



Phase I Environmental Site Assessment

0 Elizabeth Street
Espanola, Ontario

Prepared for:

XP Developments

12 Pioneer Court
St. Catharines, Ontario L2N 7B6

August 15, 2024

Pinchin File: 345897



Phase I Environmental Site Assessment

0 Elizabeth Street, Espanola, Ontario
XP Developments

August 15, 2024
Pinchin File: 345897

Issued To:	XP Developments
Issued On:	August 15, 2024
Pinchin File:	345897
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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on July 31, 2024, through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by XP Developments (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 0 Elizabeth Street, Espanola, Ontario (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition and financing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*” dated November 2001 (reaffirmed 2022), including a review of readily available historical records, a review of readily accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

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

This report has been issued without having received a response from the Ministry of the Environment, Conservation and Parks. Once a response from this regulatory body is received, the information will be reviewed by Pinchin, and if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.



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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on July 31, 2024, through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by XP Developments (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 0 Elizabeth Street, Espanola, Ontario (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition and financing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*” dated November 2001 (reaffirmed 2022), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on August 6, 2024, and was accompanied by the Site owner (Client) since 2024, and hereafter referred to as the Site Representative.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located immediately north of Elizabeth Street, approximately 130 metres (m) west of the intersection of Elizabeth Street and Jean Street in Espanola, Ontario. The Site is situated in an area that predominantly consists of vacant and residential land uses. Figure 2 illustrates the Site and surrounding area.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area gradually slope to the southeast.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining property to north. The adjoining properties to the south and east are approximately 1 m lower in elevation than the Site. The adjoining property to the west is approximately



Topic	Findings
	1 m higher in elevation than the Site.
Subsurface Soils	Sand to approximately 8.5 m below ground surface (mbgs) overlaying silty clay to a depth of 98.5 mbgs based on a review of the Ministry of the Environment, Conservation and Parks (MECP) well records database.
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	Quartz-felspar sandstone, argillite and conglomerate based on a review of the GeologyOntario geoscience database.
Inferred Bedrock Depth	Greater than 98.5 mbgs based on a review of the MECP well records database.
Inferred Groundwater Depth	Approximately 1.0 mbgs based on a review of the MECP well records database.
Nearest Open Water Body	An unnamed creek is located approximately 25 m west of the Site. The creek likely flows northwest and discharges into the Spanish River located approximately 975 m northwest of the Site.
Inferred Groundwater Flow Direction	Northwest based on the nearest body of water.

2.3 Site Operations

The Site is vacant and undeveloped, free of any permanent structures and/or buildings. The Site is a forested lot with a total area of approximately 0.1 hectares (0.25 acres). The topography at the Site is generally flat.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site is currently vacant and there have been no historical buildings and/or structures on the Site;
- No dry-cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.



3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1945, 1951, 1970 and 1989 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2012, 2017 and 2021. It should be noted that accurate details could not be determined from the 1945, 1951, 1970 and 1989 aerial photographs due to the large reference scale and the low resolution of the photographs.

A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1945 - 2021.	The Site appeared to consist of vacant forested land, similar to the current configuration.

The Site appeared to consist of vacant forested land since as early as 1945. Based on Pinchin's review of the aerial photographs, nothing was identified at the Site that is likely to result in potential subsurface impacts at the Site.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1945.	Present-day 2 nd Avenue followed by vacant forested land to beyond 200 m from the Site.	Vacant land followed by inferred residential dwellings to beyond 200 m from the Site.	Vacant land to beyond 200 m from the Site.	Vacant forested land and an unnamed creek to beyond 200 m from the Site.
1951.	Similar to 1945.	Vacant land followed by present-day Jean Street and inferred residential dwellings to beyond 200 m from the Site.	Similar to 1945.	
1970.	Present-day 2 nd Avenue and inferred residential dwellings, followed by present-day Haig Street and	Inferred residential dwellings and present-day Jean Street, followed by additional inferred residential	Present-day Elizabeth Street followed by vacant forested land to beyond 200 m from the Site.	Similar to 1945.



Year of Photograph	North	East	South	West
	additional inferred residential dwellings to beyond 200 m from the Site.	dwellings to beyond 200 m from the Site similar to the current configuration.		
1989 - 2012.	Similar to 1970.		Present-day Elizabeth Street followed by inferred residential dwellings and vacant forested land to beyond 200 m from the Site similar to the current configuration.	Vacant forested land and an unnamed creek, followed by inferred residential dwellings to beyond 200 m from the Site similar to the current configuration.
2017 – 2021.	Inferred residential dwellings and present-day 2 nd Avenue followed by additional inferred residential dwellings and present-day Haig Street to beyond 200 m from the Site similar to the current configuration.	Similar to 1970.	Similar to 1989.	Similar to 1989.

The area surrounding the Site appeared to consist of residential dwellings since as early as 1945. Based on Pinchin's review of the aerial photographs, nothing was identified in the area surrounding the Site that is likely to result in potential subsurface impacts at the Site.

3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. Opta provided a written response dated August 13, 2024, indicating there were no records on-file for the Site. A copy of Opta's response is provided in Appendix I.



3.4 City Directories

At the time of writing this report, no city directories were available at the Library and Archives of Canada for the Town of Espanola, Ontario.

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review, and according to the Client, none are available.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Client and was advised that there is no regulatory information with respect to the Site.

4.2 Ministry of the Environment, Conservation and Parks

An MECP Freedom of Information request was submitted to the MECP for information on file with respect to the Site. Specifically, the MECP was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. At the time of writing this report, no response had been received from the MECP. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the MECP is provided in Appendix II of this report.

Pinchin conducted a search of the MECP *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition (RSC) has not been filed for the Site or neighbouring properties within a 250 m radius of the Site.

Pinchin conducted a search of the MECP regulated *Excess Soil Registry* as administered by the Resource Productivity and Recovery Authority. Based on the results of Pinchin's search, an excess soil notice has not been filed for the Site or neighbouring properties within a 250 m radius of the Site.



4.3 ERIS

Pinchin submitted a request to Environmental Risk Information Service Ltd. (ERIS) for a review of select databases as they pertain to the Site and surrounding properties:

- “Commercial Fuel Oil Tanks”;
- “Delisted Fuel Tanks”;
- “List of Expired Fuels Safety Facilities”;
- “Fuel Storage Tank”;
- “Fuel Storage Tank – Historic”;
- “Ontario Regulation 347 Waste Generators Summary”;
- “TSSA Historic Incidents”;
- “Fuel Oil Spills and Leaks”;
- “Inventory of PCB Storage Sites”;
- “Pipeline Incidents”;
- “Private and Retail Fuel Storage Tanks”;
- “Retail Fuel Storage Tanks”;
- “Ontario Spills”;
- “Variances for Abandonment of Underground Storage Tanks”;
- “Waste Disposal Sites - MOE CA Inventory”; and
- “Waste Disposal Sites – MOE 1991 Historical Approval Inventory”.

In addition, Pinchin reviewed the following publications prepared by Intera Technologies Inc. for the MECP:

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

A copy of the ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin;
- The Ontario Spills database indicated that on August 24, 2018, an unknown quantity of natural gas was released to the air at 693 Elizabeth Street due to a pipeline strike. The report indicated that minor environmental impacts were anticipated as a result of the



release. This property is located approximately 50 m southeast of the Site. Based on the distance between the property and the Site, as well as the nature of the release (i.e., atmospheric), it is Pinchin's opinion that the historical release at this property is unlikely to result in potential subsurface impacts at the Site; and

- Additional surrounding properties were registered with the various above-noted databases; however, based on the information provided within the ERIS report, the locations/distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

4.4 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on August 6, 2024, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the Site. At the time of the Site reconnaissance, the ground surface was dry, and the weather was sunny. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

No evidence of hazardous materials was observed at the time of the Site reconnaissance.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks were observed on-Site and none were reported by the Site Representative.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (i.e., vent/fill pipes) was observed on-Site, and none were reported by the Site Representative.



5.3 Water and Wastewater

Stormwater would likely percolate naturally through the soil or flow overland, discharging into a creek located west of the Site or into catch basins connected to the municipal storm sewer situated along Elizabeth Street, south of the Site.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common until Canada banned its use in 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. These regulations required the decommissioning of equipment containing high levels of PCBs (>500 ppm) in 2009. Additionally, the regulations require decommissioning of light ballasts, pole top transformers, capacitors and electrical equipment containing greater than 50 mg/kg PCBs by December 31, 2025. Cables, pipelines and equipment associated with natural gas, petroleum and petroleum products, and fusion sealed capacitors for use in communication equipment and electrical control equipment are exempt from the decommissioning requirement.

No equipment potentially containing PCBs was observed at the time of the Site reconnaissance as no buildings and/or permanent structures were present at the Site. No transformers were observed at the Site.

5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings). Asbestos use in building products declined in use starting in the 1970s with the majority of products being phased out by circa 1990. Asbestos use in Canada was formally banned in December 2018.

Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction, including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards and numerous other products until circa 1990. A limited number of non-friable asbestos products remained in use until the end of 2018; examples include friction materials, gaskets, cement pipes, sealants, adhesives and caulking.



No ACMs were observed at the time of the Site reconnaissance as no permanent buildings and/or structures were present at the Site.

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints and paint on furniture, and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm, and in 2010, the limit was further reduced to 90 ppm; however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed, and as of this date, any paint sold should not contain more than 90 ppm even if sold for anti-corrosion purposes.

No lead-containing paints were observed at the time of the Site reconnaissance as no permanent buildings and/or structures were present at the Site.

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

5.9 Radon

Radon is a naturally occurring radioactive gas formed by the breakdown of uranium in soil, rocks and even groundwater. Radon is invisible, odourless and colourless, and as such cannot be detected by humans. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building, the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerels per cubic metre (Bq/m³). Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.



No mould or microbial contamination was observed at the time of the Site reconnaissance as no buildings and/or permanent structures were present at the Site.

5.11 Air Emissions

No air emissions were observed at the time of the Site reconnaissance as no buildings and/or permanent structures were present at the Site.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

5.13 Non-Hazardous Wastes

The storage of non-hazardous wastes was not observed at the time of the Site reconnaissance.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in a suburban area that predominantly consists of vacant and residential land uses. A description of the adjacent properties is summarized in the following table based on Pinchin's observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Residential dwellings and 2 nd Avenue followed by additional residential dwellings and Haig Street to beyond 200 m from the Site.	Residential dwellings and Jean Street followed by additional residential dwellings to beyond 200 m from the Site.	Elizabeth Street, followed by residential dwellings and vacant forested land to beyond 200 m from the Site.	An unnamed creek and vacant forested land followed by residential dwellings to beyond 200 m from the Site.
Direction with Respect to Inferred Groundwater Flow	Down/transgradient.	Up/transgradient	Up/transgradient	Down/transgradient
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.



Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 0 Elizabeth Street, Espanola, Ontario at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations and specific Client requests as applicable to this Site. The scope of work completed by Pinchin as part of this Phase I ESA is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of XP Developments (Client), subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based to a large degree upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The



scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.); and therefore, these materials may be present in concealed areas.

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

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022) does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 REFERENCES

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

1. Site owner since 2024 [Site Representative].
2. ERIS report entitled 0 Elizabeth Street, Espanola ON P5E 1M6, dated August 10, 2024 (ERIS Project # 345897).
3. Opta Information Intelligence 0 Elizabeth Street, Espanola, ON, and dated August 13, 2024 (Opta Order ID: 147814).
4. Ministry of the Environment, Conservation and Parks. (2024). Map: well records. *Government of Ontario*. <https://www.ontario.ca/page/map-well-records>
5. GeologyOntario. (2024). *Geology Ontario Spatial Search*. Ministry of Mines. [GeologyOntario \(gov.on.ca\)](https://www.geologyontario.gov.on.ca)
6. Toporama – Topographic Maps: <http://atlas.gc.ca/site/english/maps/topo/map>.
7. Canadian Centre for Occupational Health & Safety: http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
8. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2022.
9. National Air Photo Library, Ottawa, Ontario.
10. Library and Archives of Canada, Ottawa, Ontario.



Phase I Environmental Site Assessment

0 Elizabeth Street, Espanola, Ontario
XP Developments

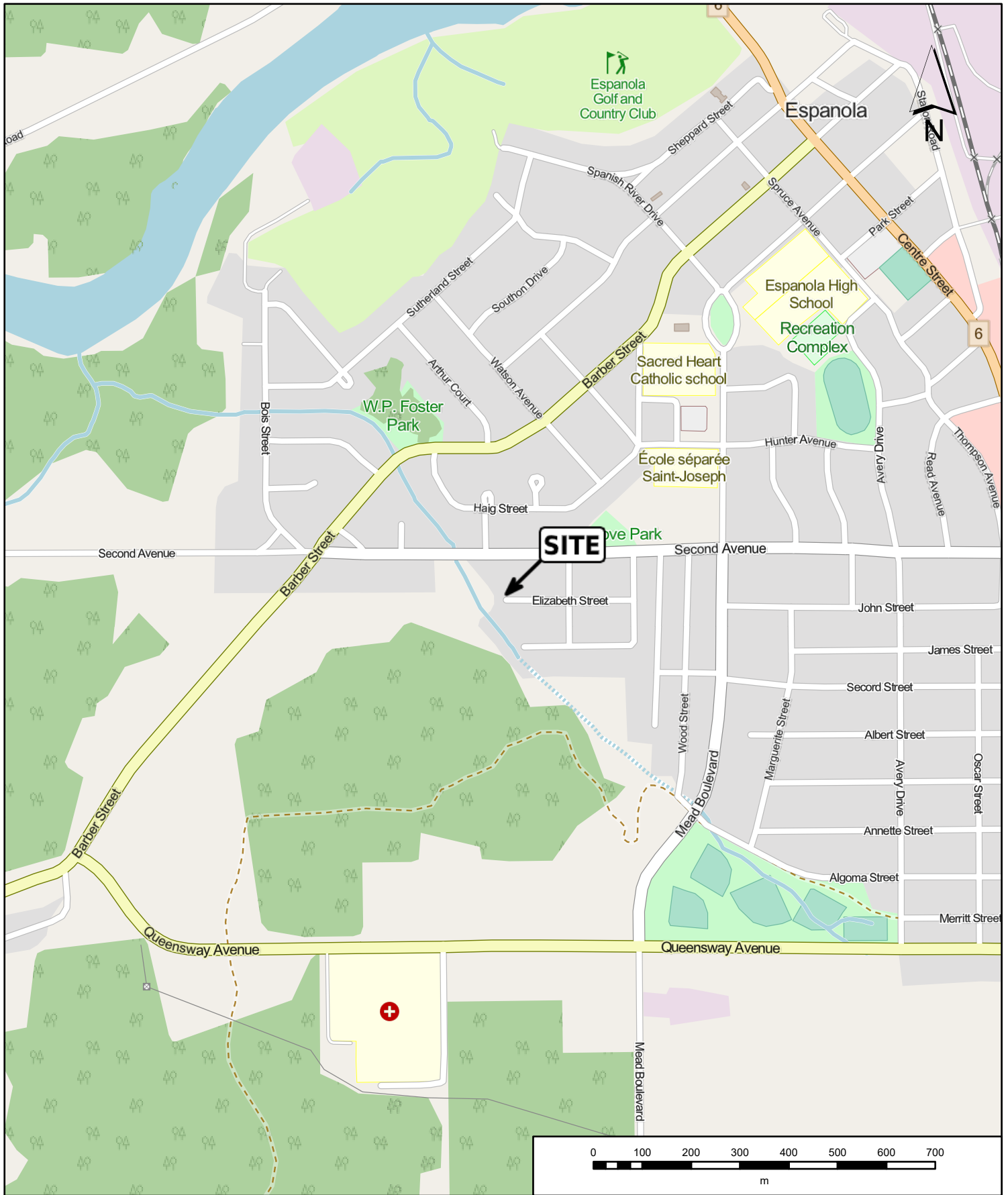
August 15, 2024
Pinchin File: 345897


11. Ministry of the Environment, Conservation and Parks.
12. MECP Brownfields Environmental Site Registry.
13. Google Earth™.
14. Health Canada. *Cross-Canada Survey of Radon Concentrations in Homes – Final Report*, dated March 2012.
15. Report entitled *Inventory of Coal Gasification Plant Waste Sites in Ontario* prepared by Intera Technologies Inc. for the Ontario Ministry of the Environment and dated April 1987.
16. Report entitled *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario* prepared by Intera Technologies Inc. for the Ontario Ministry of the Environment and dated November 1988.

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Template: Master Report for Phase I ESA - Ontario, EDR, July 18, 2024

FIGURES



	PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT					
	CLIENT NAME: XP DEVELOPMENTS					
	PROJECT LOCATION: ELIZABETH STREET, ESPANOLA, ONTARIO					
	FIGURE NAME: KEY MAP					FIGURE NUMBER:
	PROJECT NUMBER: 344897	SCALE: 1:15,000	DRAWN BY: NJ	REVIEWED BY: OK	DATE: AUGUST 2024	1



LEGEND

— SITE BOUNDARY

RES RESIDENTIAL

— CREEK

LEGEND IS COLOUR DEPENDENT.
NON-COLOUR COPIES MAY ALTER
INTERPRETATION.

PROJECT NAME:

PHASE I
ENVIRONMENTAL
SITE ASSESSMENT

CLIENT NAME:

XP DEVELOPMENTS

PROJECT LOCATION:

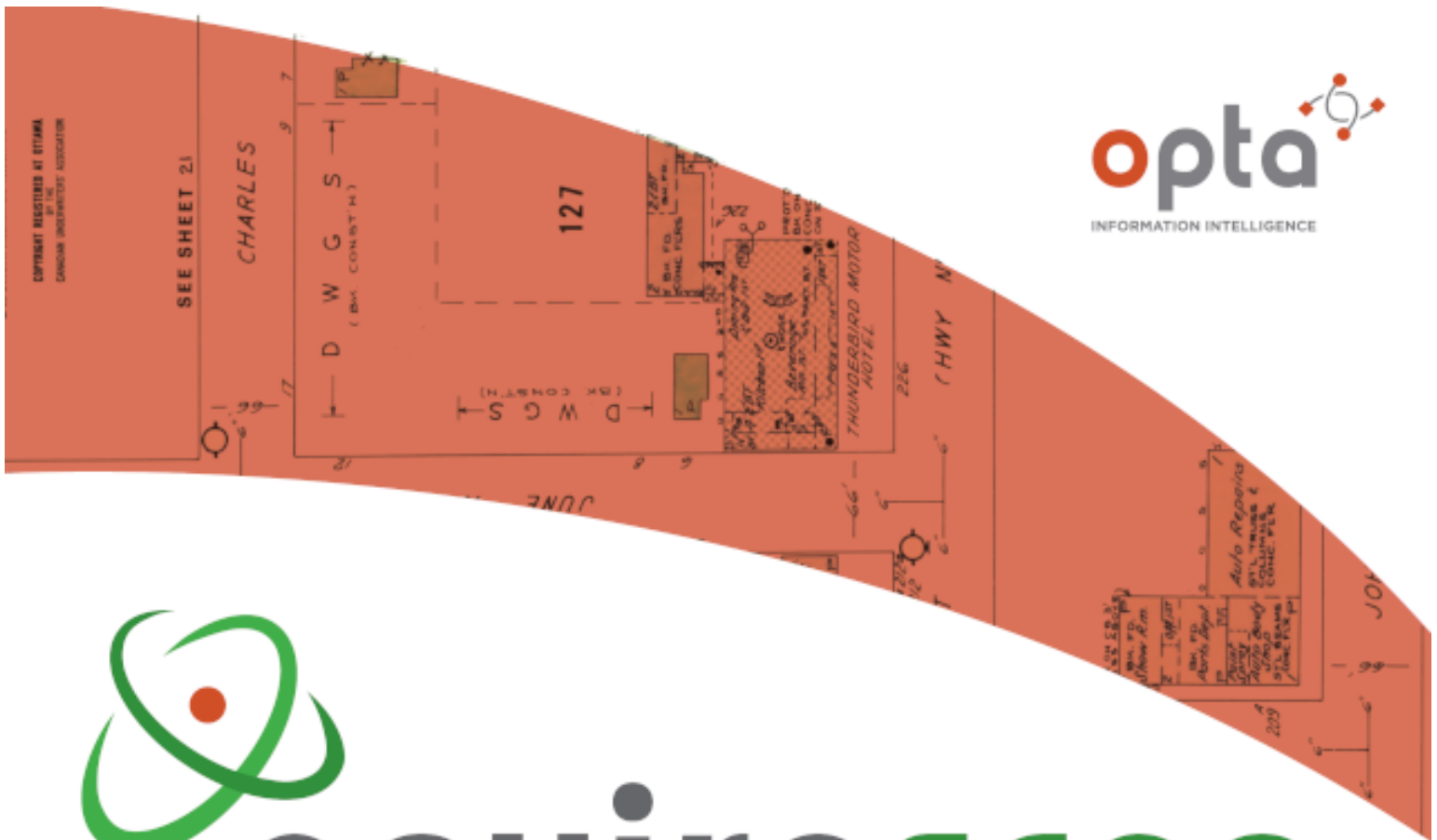
ELIZABETH STREET,
ESPANOLA, ONTARIO

FIGURE NAME:

SITE AND SURROUNDING
SITE USE PLAN

PROJECT NUMBER: 345897	SCALE: AS SHOWN
DRAWN BY: NJ	REVIEWED BY: OK
DATE: AUGUST 2024	FIGURE NUMBER: 2

APPENDIX I
Opta Response



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Midori

Site Address:

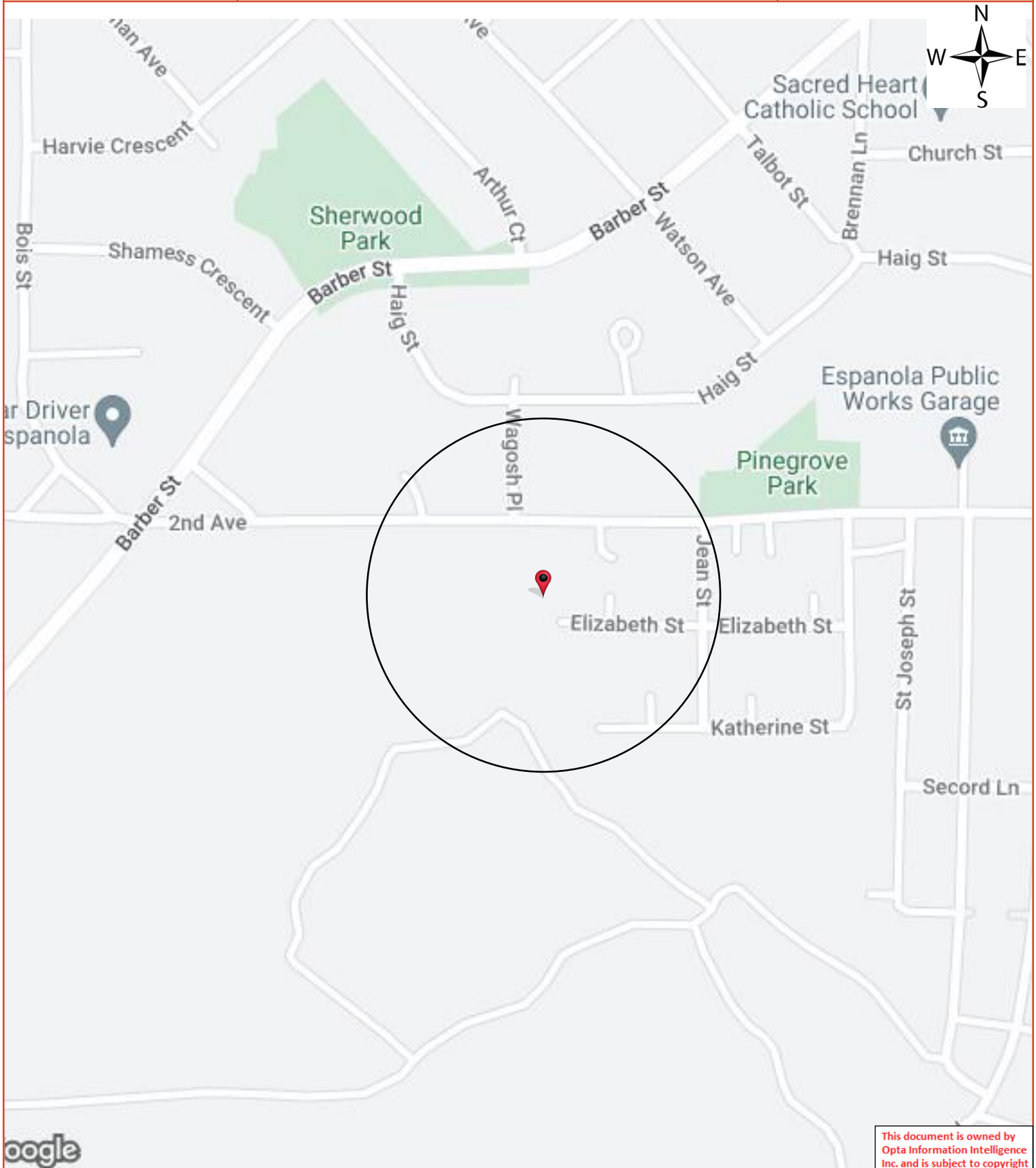
0 Elizabeth Street, Espanola, ON

Project No:
24080600673

Opta Order ID:
147814

Requested by:
Eleanor Goolab
ERIS

Date Completed:
8/13/2024 1:07:34 PM



Opta Historical Environmental Services Enviroscan
Terms and Conditions

Requested by:

Eleanor Goolab

Date Completed: 08/13/2024 13:07:34



OPTA INFORMATION INTELLIGENCE

Opta Historical Environmental Services EnviroscanTM

Terms and Conditions

Report

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

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Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Requested by:
Eleanor Goolab

Date Completed: 08/13/2024 13:07:34



OPTA INFORMATION INTELLIGENCE

No Records Found



APPENDIX II
Correspondence with Regulatory Agencies

**Ministry of the Environment,
Conservation and Parks**

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



August 7, 2024

Ms. Yvette Smallwood
Pinchin Ltd.
662 Falconbridge Road, Unit 3
Sudbury, Ontario P3A 4S4
ysmallwood@pinchin.com

Dear Yvette Smallwood:

**RE: MECP FOI A-2024-05091 / Your Reference 345897 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act. **The search will be conducted on the following:**

0 Elizabeth Street, Espanola

Timeframe: January 1st, 1970 to August 6th, 2024

If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

If you have any questions, please contact Adeolu Paul-Taiwo at adeolu.paul-taiwo@ontario.ca.

Yours truly,
Adeolu Paul-Taiwo
MECP Access and Privacy Office

APPENDIX III
ERIS Report



DATABASE REPORT

Project Property:	<i>Phase I ESA 0 Elizabeth St Espanola ON P5E 1M6</i>
Project No:	<i>345897</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>24080600673</i>
Requested by:	<i>Pinchin Ltd.</i>
Date Completed:	<i>August 10, 2024</i>

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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: *Phase I ESA
0 Elizabeth St Espanola ON P5E 1M6*

Project No: *345897*

Coordinates:

Latitude: *46.2565831*
Longitude: *-81.7786452*
UTM Northing: *5,122,850.89*
UTM Easting: *439,987.08*
UTM Zone: *17T*

Elevation: *663 FT
201.95 M*

Order Information:

Order No: *24080600673*
Date Requested: *August 6, 2024*
Requested by: *Pinchin Ltd.*
Report Type: *Standard Report*

Historical/Products:

ERIS Xplorer [*ERIS Xplorer*](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AST	Aboveground Storage Tanks	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CDRY	Dry Cleaning Facilities	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	N	-	-	-
CHM	Chemical Register	N	-	-	-
CNG	Compressed Natural Gas Stations	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	N	-	-	-
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EMHE	Emergency Management Historical Event	N	-	-	-
EPAR	Environmental Penalty Annual Report	N	-	-	-
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	N	-	-	-
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	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-
NCPL	<i>Non-Compliance Reports</i>	N	-	-	-
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	N	-	-	-
NDSP	<i>National Defense & Canadian Forces Spills</i>	N	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	N	-	-	-
NEBI	<i>National Energy Board Pipeline Incidents</i>	N	-	-	-
NEBP	<i>National Energy Board Wells</i>	N	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	N	-	-	-
NPCB	<i>National PCB Inventory</i>	N	-	-	-
NPR2	<i>National Pollutant Release Inventory 1993-2020</i>	N	-	-	-
NPRI	<i>National Pollutant Release Inventory - Historic</i>	N	-	-	-
OGWE	<i>Oil and Gas Wells</i>	N	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	N	-	-	-
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	N	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	N	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	N	-	-	-
PES	<i>Pesticide Register</i>	N	-	-	-
PFCH	<i>NPRI Reporters - PFAS Substances</i>	N	-	-	-
PFHA	<i>Potential PFAS Handlers from NPRI</i>	N	-	-	-
PINC	<i>Pipeline Incidents</i>	Y	0	2	2
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	N	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	N	-	-	-
RSC	<i>Record of Site Condition</i>	N	-	-	-
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	N	-	-	-
SPL	<i>Ontario Spills</i>	Y	0	2	2
SRDS	<i>Wastewater Discharger Registration Database</i>	N	-	-	-
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	N	-	-	-
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		<hr/>			
		<i>Total:</i>	0	4	4

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	SPL	Union Gas Limited	693 Elizabeth St Espanola ON	ESE/98.2	0.49	13
1	PINC	PIPELINE HIT 1/2"	693 ELIZABETH ST,,ESPANOLA,ON,P5E 1M6,CA ON	ESE/98.2	0.49	13
2	SPL	Union Gas Limited	660 katherine street Espanola ON	ESE/245.8	2.03	14
2	PINC	PIPELINE HIT 1 1/4"	660 KATHERINE ST,,ESPANOLA,ON,P5E 1M6,CA ON	ESE/245.8	2.03	15

Executive Summary: Summary By Data Source

PINC - Pipeline Incidents

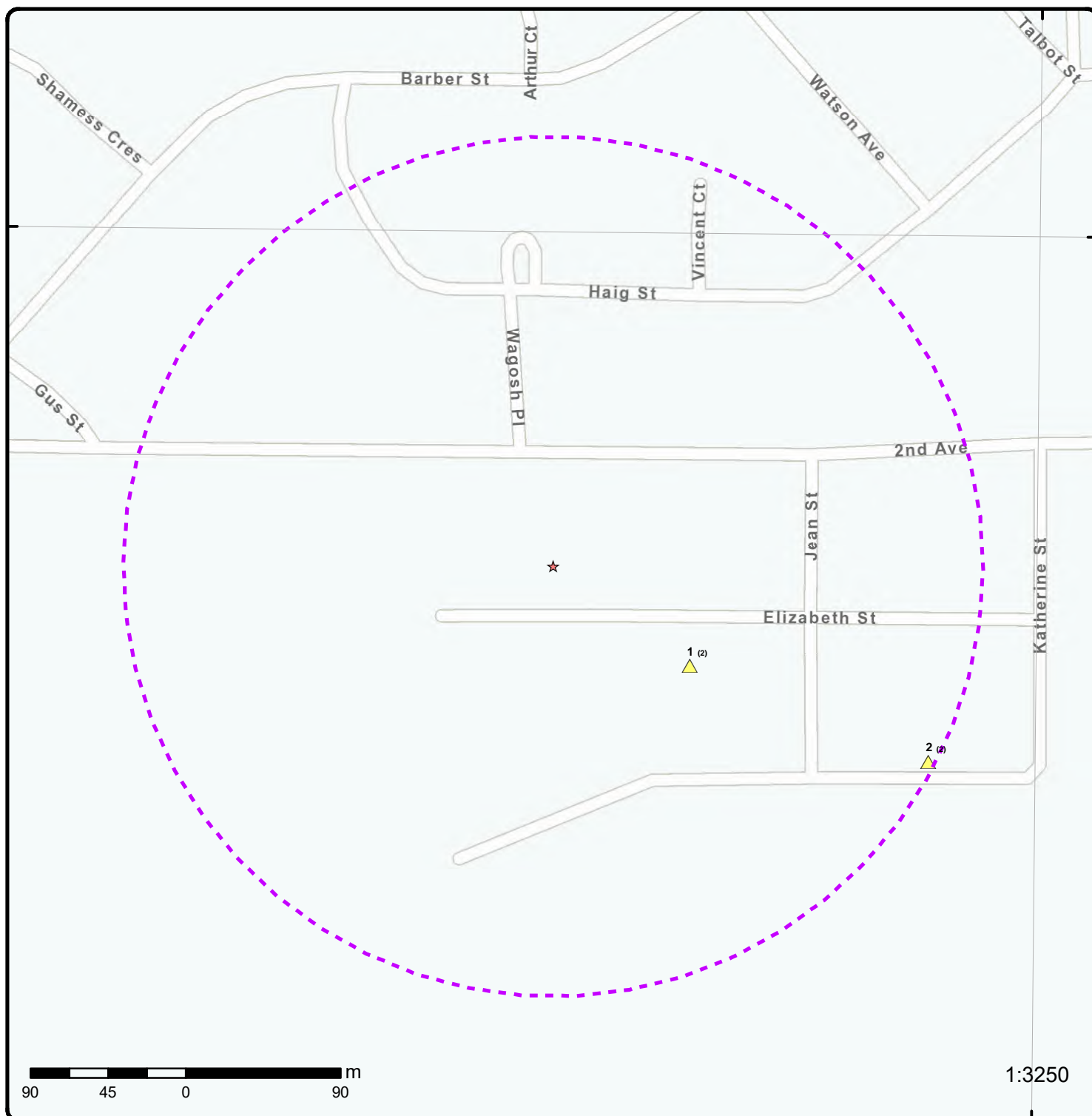
A search of the PINC database, dated Feb 28, 2021 has found that there are 2 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PIPELINE HIT 1/2"	693 ELIZABETH ST,,ESPANOLA,ON, P5E 1M6,CA ON	ESE	98.20	<u>1</u>
PIPELINE HIT 1 1/4"	660 KATHERINE ST,,ESPANOLA,ON, P5E 1M6,CA ON	ESE	245.82	<u>2</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jan 2023; see description has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Union Gas Limited	693 Elizabeth St Espanola ON	ESE	98.20	<u>1</u>
Union Gas Limited	660 katherine street Espanola ON	ESE	245.82	<u>2</u>



Map: 0.25 Kilometer Radius

Order Number: 24080600673

Address: 0 Elizabeth St, Espanola, ON



★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⬡ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
○ Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

81°46'30"W

46°15'N



46°15'N

Aerial

Year: 2021

Order Number: 24080600673

Address: 0 Elizabeth St, Espanola, ON



Source: ESRI World Imagery

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81°48'W

81°46'30"W

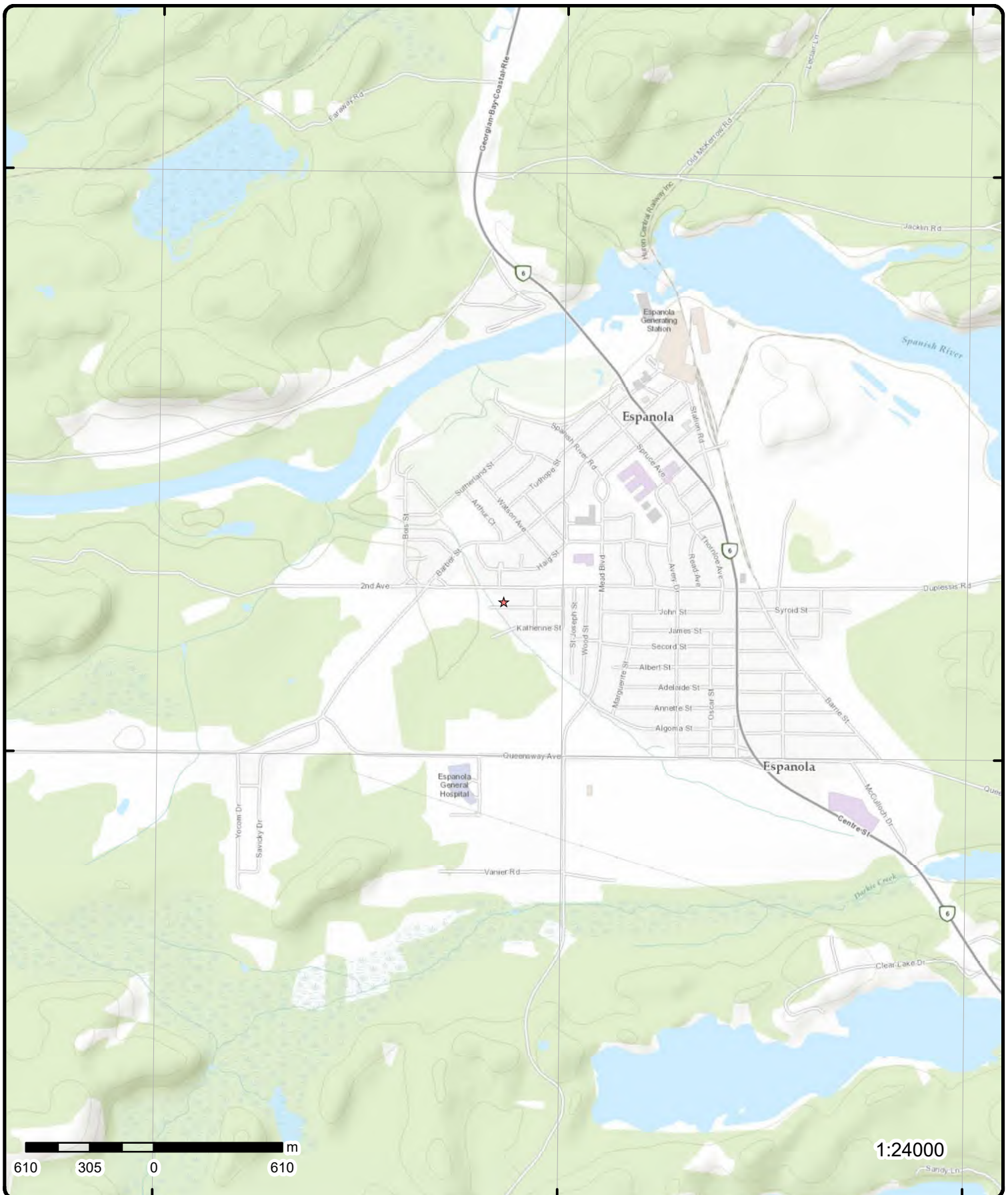
81°45'W

46°16'30"N

46°16'30"N

46°15'N

46°15'N



Topographic Map

Address: 0 Elizabeth St, ON

Source: ESRI World Topographic Map

Order Number: 24080600673



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 2	ESE/98.2	202.4 / 0.49	Union Gas Limited 693 Elizabeth St Espanola ON	SPL
<div> <div> Ref No: 7564-B3XN77 Year: Incident Dt: 2018/08/24 Dt MOE Arvl on Scn: MOE Reported Dt: 2018/08/24 Dt Document Closed: Site No: NA MOE Response: No Site County/District: District of Sudbury Site Geo Ref Meth: Site District Office: Sudbury Nearest Watercourse: Site Name: residential<UNOFFICIAL> Site Address: 693 Elizabeth St Site Region: Northern Site Municipality: Espanola Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: 5122800 Easting: 440062 Incident Cause: Incident Preceding Spill: Leak/Break Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see incident description System Facility Address: Client Name: Union Gas Limited Client Type: Corporation Source Type: Pipeline/Components Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: 1075 Receiving Medium: Air Incident Reason: Operator/Human Error Incident Summary: TSSA - Union Gas, 1/2" plastic service LP line damaged, made safe Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Miscellaneous Communal SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill Call Report Locatn Geodata: </div> <div> Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 2 - Minor Environment Agency Involved: </div> </div>					
1	2 of 2	ESE/98.2	202.4 / 0.49	PIPELINE HIT 1/2" 693 ELIZABETH ST,,ESPANOLA,ON,P5E 1M6,CA ON	PINC

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> Incident Id: Incident No: 2382152 Incident Reported Dt: 8/27/2018 Type: FS-Pipeline Incident Status Code: Tank Status: Pipeline Damage Reason Est Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: PIPELINE HIT 1/2" Incident Address: 693 ELIZABETH ST.,,ESPANOLA,ON,P5E 1M6,CA Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes: </div> <div> Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details: </div> </div>					
2	1 of 2	ESE/245.8	204.0 / 2.03	Union Gas Limited 660 Katherine Street Espanola ON	SPL
<div> <div> Ref No: 1246-B3GP2U Year: Incident Dt: 2018/08/09 Dt MOE Arvl on Scn: MOE Reported Dt: 2018/08/09 Dt Document Closed: Site No: NA MOE Response: No Site County/District: District of Sudbury Site Geo Ref Meth: Site District Office: Sudbury Nearest Watercourse: Site Name: Line strike<UNOFFICIAL> Site Address: 660 Katherine Street Site Region: Northern Site Municipality: Espanola Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: 5122728.99 Easting: 440247.12 Incident Cause: Incident Preceding Spill: Leak/Break Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see incident description System Facility Address: Client Name: Union Gas Limited Client Type: Corporation Source Type: Pipeline/Components Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) </div> <div> Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 2 - Minor Environment Agency Involved: </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:		1075			
Receiving Medium:		Air			
Incident Reason:		Operator/Human Error			
Incident Summary:		TSSA - Service damage Katherine Street			
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type:		Miscellaneous Industrial			
SAC Action Class:		Primary Assessment of Spills			
Call Report Locatn Geodata:					

Unplottable Summary

Total: 6 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
GEN	CP RAIL	SUDBURY YARD ELIZABETH STREET	SUDBURY ON	
GEN	CP RAIL 08-302	SUDBURY YARD ELIZABETH STREET	SUDBURY ON	
GEN	UNION GAS LIMITED	VARIOUS SITES WITHIN THE MOE NORTHERN REGION	(SEE SCHEDULE "B") ON	
GEN	CANADIAN PACIFIC RAILWAY COMPANY	SUDBURY YARD ELIZABETH STREET	SUDBURY ON	
SPL	Union Gas Limited		Greater Sudbury ON	
SPL	Union Gas Limited		Greater Sudbury ON	

Unplottable Report

Site: CP RAIL
SUDBURY YARD ELIZABETH STREET SUDBURY ON

Database:
GEN

Generator No: ON0048112
SIC Code: 3261
SIC Description: RAILROAD ROLLING ST.
Approval Years: 97
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Class: 121
Waste Class Name: ALKALINE WASTES - HEAVY METALS

Waste Class: 221
Waste Class Name: LIGHT FUELS

Waste Class: 251
Waste Class Name: OIL SKIMMINGS & SLUDGES

Site: CP RAIL 08-302
SUDBURY YARD ELIZABETH STREET SUDBURY ON

Database:
GEN

Generator No: ON0048112
SIC Code: 3261
SIC Description: RAILROAD ROLLING ST.
Approval Years: 92,93,96
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 121
Waste Class Name: ALKALINE WASTES - HEAVY METALS

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Class: 221
Waste Class Name: LIGHT FUELS

Waste Class: 251

Waste Class Name: OIL SKIMMINGS & SLUDGES

Site: UNION GAS LIMITED
VARIOUS SITES WITHIN THE MOE NORTHERN REGION (SEE SCHEDULE "B") ON

Database:
GEN

Generator No: ONR001006
SIC Code: 221210
SIC Description: Natural Gas Distribution
Approval Years: 2012
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Site: CANADIAN PACIFIC RAILWAY COMPANY
SUDBURY YARD ELIZABETH STREET SUDBURY ON

Database:
GEN

Generator No: ON0048112
SIC Code: 3261
SIC Description: RAILROAD ROLLING ST.
Approval Years: 98,99,00,01
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 121
Waste Class Name: ALKALINE WASTES - HEAVY METALS

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 221
Waste Class Name: LIGHT FUELS

Waste Class: 251
Waste Class Name: OIL SKIMMINGS & SLUDGES

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: Union Gas Limited
Greater Sudbury ON

Database:
SPL

Ref No: 2226-95545F
Year:
Incident Dt: 20-FEB-13
Dt MOE Arvl on Scn:
MOE Reported Dt: 20-FEB-13
Dt Document Closed:
Site No:
MOE Response: Referral to others
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name: Northwest Intersection of Municipal Road 4 and Richard Street , Whitefish <UNOFFICIAL>
Site Address:
Site Region:
Site Municipality: Greater Sudbury
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Incident Cause: Operator/Human error
Incident Preceding Spill:
Environment Impact: Confirmed
Health Env Consequence:
Nature of Impact: Air Pollution
Contaminant Qty: 0 other - see incident description
System Facility Address:
Client Name: Union Gas Limited
Client Type:
Source Type:
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Incident Reason: Operator/Human Error
Incident Summary: 2" line strike - not safe: Whitefish , Sudbury
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Pipeline/Components
SAC Action Class: Pipeline Spills - Supplement
Call Report Locatn Geodata:

Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health:
Agency Involved:

Site: Union Gas Limited
Greater Sudbury ON

Database:
SPL

Ref No: 3658-A4DGSK
Year:
Incident Dt: 11/18/2015
Dt MOE Arvl on Scn:
MOE Reported Dt: 11/18/2015
Dt Document Closed: 11/27/2015
Site No: NA
MOE Response: No
Site County/District:
Site Geo Ref Meth:
Site District Office:

Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health:
Agency Involved:

Nearest Watercourse:
Site Name: Vale property in Copper Cliff<UNOFFICIAL>
Site Address:
Site Region:
Site Municipality: Greater Sudbury
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Incident Cause:
Incident Preceding Spill:
Environment Impact:
Health Env Consequence:
Nature of Impact:
Contaminant Qty: 0 other - see incident description
System Facility Address:
Client Name: Union Gas Limited
Client Type:
Source Type:
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Incident Reason: Maintenance
Incident Summary: TSSA FSB: Controlled blowdown to 10" pipe
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Miscellaneous Industrial
SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Call Report Locatn Geodata:

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

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNRF), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2023

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-Apr 2024

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

Aboveground Storage Tanks:

Provincial

AST

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

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-Apr 30, 2024

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 2018

Certificates of Approval:Provincial [CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:Federal [CDRY](#)

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:Provincial [CFOT](#)

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:Private [CHEM](#)

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:Private [CHM](#)

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

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 -May 2024

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-May 2024

Certificates of Property Use:Provincial [CPU](#)

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

Government Publication Date: 1994 - Jun 30, 2024

Drill Hole Database:

Provincial

[DRL](#)

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

Government Publication Date: 1886 - Aug 2023

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Oct 2023

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-Jun 30, 2024

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 - Jun 30, 2024

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-Jun 30, 2024

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-Mar 31, 2024

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 ERIIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial

EPAR

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2023

List of Expired Fuels Safety Facilities:

Provincial

EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

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. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Jun 2024

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 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

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-Oct 31, 2022

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 2022

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*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 31, 2022

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2024

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, 2022

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-Nov 2023

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 Canada Energy Regulator (CER) - previously 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, 2021

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

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

Government Publication Date: 1988-2008***National Pollutant Release Inventory 1993-2020:**

Federal

NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Sep 2020**National Pollutant Release Inventory - Historic:**

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. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGWE

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

Government Publication Date: 1988-May 31, 2024**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-Aug 2023**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 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 - Jun 30, 2024

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: Oct 2011-Jun 30, 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Sep 2020

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Sep 2020

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

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 PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Jun 30, 2024

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: 1986-1990, 1992-2021

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). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Jun 2024

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-Apr 30, 2024

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

List of spills and incidents made available by the Ministry of the Environment, Conservation and Parks. 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. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests. This database includes spill incidents that occurred in Mar 2023-Mar 2024, May 2024 in addition to those listed in the Government Publication Date.

Government Publication Date: 1988-Jan 2023; see description

Wastewater Discharger Registration Database:

Provincial

SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of 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.

Government Publication Date: 1990-Dec 31, 2021

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 - Apr 2023

Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered 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.

Government Publication Date: Feb 28, 2022

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-Jun 30, 2024**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 2023

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 IV
Qualifications of Assessor



OLIVIA KING – FIELD TECHNICIAN

Olivia King is a Field Technician with the Environmental Due Diligence & Remediation group at Pinchin Ltd., located in Sudbury.

Olivia has obtained a Bachelor of Science in Biology at Laurentian University and an environmental certificate at Cambrian College. Since joining Pinchin in May 2024, Olivia has participated in conducting technical field work (i.e., drilling programs, groundwater monitoring programs and remedial excavations) at residential and commercial facilities. She also has experience conducting Phase I Environmental Site Assessments which included the collection and interpretation of field data.

APPENDIX V
Photographs



Phase I Environmental Site Assessment

0 Elizabeth Street, Espanola, Ontario

Photographs

Appendix V
Pinchin File: 345897



Photo 1 – Site (north portion).



Photo 2 – Site (south portion).



Photo 3 – Site (east portion).



Photo 4 – Site (west portion).



Photo 5 – Properties located north of the Site.



Photo 6 – Properties located south of the Site.



Photo 7 – Properties located east of the Site.



Photo 8 – Properties located west of the Site.