

PROJECT NO.: SM 188450-E

**NOVEMBER 7, 2018
REISSUED: MAY 18, 2021**

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
9 AND 11 KERMAN AVENUE
GRIMSBY, ONTARIO**

PREPARED FOR:

TARBUTT CONSTRUCTION



BY

**SOIL-MAT ENGINEERS & CONSULTANTS LTD.
130 LANCING DRIVE
HAMILTON, ONTARIO
L8W 3A1**

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SOIL-MAT ENGINEERS & CONSULTANTS LTD.

www.soil-mat.ca info@soil-mat.ca TF: 800.243.1922

Hamilton: 130 Lancing Drive L8W 3A1 T: 905.318.7440 F: 905.318.7455

Milton: PO Box 40012 Derry Heights PO L9T 7W4 T: 800.243.1922



PROJECT No.: SM 188450-E

November 7, 2018
Reissued: May 18, 2021

TARBUTT CONSTRUCTION
189 South Service Road
Grimsby, Ontario
L3M 4H6

Attention: Mr. Jim Tarbutt

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
9 AND 11 KERMAN AVENUE
GRIMSBY, ONTARIO**

Dear Mr. Tarbutt,

Further to your recent authorization, we have completed the Phase One Environmental Site Assessment ["ESA"] for the above noted property. The assessment included a historical search of various documents (library archive research and aerial photograph overview), records review (environmental compliance, landfill inventory, etc.) and a site reconnaissance of the subject property, which generally follows the protocol of Ontario Regulation 153/04 [as amended]. The Phase One Environmental Site Assessment conducted for this Site consisted of a historical records review, interviews and a site reconnaissance.

At the time of this Report, the portion of the Site recognised with the municipal address of 11 Kerman Avenue was occupied by a two-storey dwelling with a basement. A partially detached garage was observed adjacent the south side of the dwelling. An asphaltic-concrete driveway ran along the southern edge of the property, which served to connect both the 11 and 9 Kerman Avenue properties to Kerman Road. There was a small paver stone surfaced area adjacent to the dwelling. The remaining area of the 11 Kerman Avenue property was primarily comprised of landscaped areas, with some flower bed/garden areas.

The portion of the Site recognised with the municipal address of 9 Kerman Avenue was occupied by a large greenhouse building, with some office space. The building was observed to occupy the majority of the property. A single-storey dwelling, with a basement level, was also observed on the eastern edge of property. In addition, an aboveground swimming pool was observed to the south of the dwelling. A temporary aluminum frame storage tent was observed on the southern edge of the Site. An asphaltic-concrete parking lot was present to the east of the main structure and was observed to connect to the driveway lane toward Kerman Avenue. Access was also available to the property from Main Street via a gravel-covered laneway located off of the southern limit of the property. The remainder of the property was comprised primarily of landscaped areas.



A chain link fence was erected at the assumed north and eastern limits of the Site. The remaining property lines were separated from the adjacent properties with bushes.

The Phase One ESA research did not reveal any readily available records that indicate any past industrial operations having occurred on the Site.

The Phase One ESA research revealed four [4] PCAs on the site, including the following:

- The property has historically been utilized as a commercial greenhouse operation
- Select portions of the Site have historically been utilized as orchard lands
- A fixed aboveground fuel storage tank was present in one of the on-Site buildings
- An area inside the main greenhouse building historically housed the boiler heaters and associated fuel oil storage tank, as identified by the current owner.

The lands in the general vicinity of the Site are comprised primarily of commercial, institutional, residential and wooded lands.

The Phase One ESA research revealed one [1] PCA on these lands within the Study Area that may pose an environmental liability to the Site, including the following:

- The EcoLog ERIS report revealed the historical presence of fuel storage tanks as well as a reported UST leak at 249 Main Street West located approximately 125 metres south-southeast of the Site. As noted above, from a due diligence perspective, the potential for negative impact to the Site from this PCA is considered to be relatively low. However, there would be a requirement for data to confirm this in order to support the filing of an RSC on the Site.

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time.



To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the environmental liabilities listed above, further assessment activities are recommended. Each environmental liability, and our rationale for further assessment activities, is provided below:

Environmental Liability	Recommendation	Rationale
1. PCA No.: 28: Gasoline and Associated Products Storage in Fixed Tanks	Advance one to two [2] boreholes and install a monitoring well to the north [down-gradient] of the AST on Site. The COCs should include Petroleum Hydrocarbons [CCME Fractions 1-4] and BTEX.	Confirm or refute the presence of soil and/or groundwater impact from the on-site aboveground storage tank.
2. PCA No.: 28: Gasoline and Associated Products Storage in Fixed Tanks	Advance one to two [2] boreholes and install a monitoring well within the footprint of the former boiler room. The COCs should include Petroleum Hydrocarbons [CCME Fractions 1-4] and BTEX.	Confirm or refute the presence of soil and/or groundwater impact from the former on-site fuel oil powered boilers.
3. PCA No.: 40 Pesticides (including Herbicides, Fungicides and Anti- Fouling Agents) manufacturing, Processing, Bulk Storage and Large- Scale Applications.	Advance a series of shallow hand dug test pits throughout the Site, including inside the current greenhouse operation. The COCs should include Organochlorine pesticides and Metals.	Confirm or refute the presence of near surface soil impact from the past orchard/vineyards and current commercial greenhouse operation.
4. PCA No.:28 Gasoline and Associated Products Storage in Fixed Tanks	Advance one to two [2] boreholes and install a monitoring well near the southeast limits of the Site. The COCs should include Petroleum Hydrocarbons [CCME Fractions 1-4] and BTEX	Confirm or refute the presence of soil and/or groundwater impact from the up-gradient UST.

Although not considered an environmental liability to the Site, given the construction date of the on-Site buildings, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.

In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per Ontario Regulation 903 – Water Wells.

We trust that this Phase One Environmental Site Assessment is satisfactory for your purposes.

Our Phase One Environmental Site Assessment findings are presented herein.



1.0 INTRODUCTION

Tarbutt Construction retained SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] to conduct a Phase One Environmental Site Assessment [ESA] for the property located at 9 and 11 Kerman Avenue in the Town of Grimsby, Ontario, hereinafter referred to as the 'Site'.

1.1 PROJECT SCOPE

The Phase One ESA generally follows the protocol outlined in *Ontario Regulation 153/04 [as amended]*, which suggests a four-step approach to Phase One Environmental Site Assessments, including the following;

1. RECORDS REVIEW: including aerial photographs, property use records, title search, previous Phase One ESA reports, regulatory agency documentation, company records, Site specific geotechnical reports and any other relevant material;
2. SITE VISITATION: including a visual reconnaissance of the Site, suspect adjacent properties, and the different land uses within the vicinity of the Site;
3. INTERVIEWS: including persons that may have pertinent information with regard to the Site, including contacts from the Town of Grimsby, Ministry of Environment, Conservation and Parks [MOE], and current / previous land owners, etc.;
4. EVALUATIONS: Based on the information gathered, a professional evaluation of the property is presented in a final Phase One ESA Report.

Ontario Regulation 153/04 [as amended] lists fifty-nine [59] potentially contaminating activities [PCAs] that require intrusive assessment activities, i.e. a Phase Two ESA, to determine if an adverse environmental impact is present on the Site if a PCA is found to have occurred on the Phase One ESA Site. In some circumstances a Phase Two ESA may be required if a PCA has occurred on a neighbouring or nearby property within the Phase One ESA study area if deemed necessary by the Qualified Person [QP] overseeing the Phase One ESA. However, it is noted that under *Ontario Regulation 153/04 [as amended]* the mandatory Phase Two ESA activities apply only to properties that are subject to a Record of Site Condition. It is our understanding that this Phase One ESA report is required as a supporting document for the submission of a Record of Site Condition for the Site.

2.0 SITE DESCRIPTION

The Site is comprised of an irregular shaped parcel of land on the north side of Main Street West between Kerman Avenue and Linden Lane in the Town of Grimsby, Ontario.

At the time of this Report, the portion of the Site recognised with the municipal address of 11 Kerman Avenue was occupied by a two-storey dwelling with a basement. A partially detached garage was observed adjacent the south side of the dwelling. An asphaltic-concrete driveway ran along the southern edge of the property, which served to connect both the 11 and 9 Kerman Avenue properties to Kerman Road. There was a small paver stone surfaced area adjacent to the dwelling. The remaining area of the 11 Kerman Avenue property was primarily comprised of landscaped areas, with some flower bed/garden areas.

The portion of the Site recognised with the municipal address of 9 Kerman Avenue was occupied by a large greenhouse building, with some office space. The building was observed to occupy the majority of the property. A single-storey dwelling, with a basement level, was also observed on the eastern edge of property. In addition, an aboveground swimming pool was observed to the south of the dwelling. A temporary aluminum frame storage tent was observed on the southern edge of the Site. An asphaltic-concrete parking lot was present to the east of the main structure and was observed to connect to the driveway lane toward Kerman Avenue. Access was also available to the property from Main Street via a gravel-covered laneway located off of the southern limit of the property. The remainder of the property was comprised primarily of landscaped areas.

A chain link fence was erected at the assumed north and eastern limits of the Site. The remaining property lines were separated from the adjacent properties with bushes.

The Site was bounded to the north by institutional lands [Blessed Trinity Catholic Secondary School], to the east by Kerman Avenue and residential lands, to the south by residential lands and Main Street West and to the west by residential lands.

For descriptive purposes, Kerman Avenue has been designated as having a north-south alignment.

The legal description of the Site is "Part Lot 13, Concession 2 North Grimsby as in RO119550, RO189941, RO773096, Part 2 30R5445, Part 2 30R10174 Subject to RO783167; Grimsby".

The geographic coordinates of the Site using a hand held global positioning unit are [NAD 83] 17T 615448E/ 4783439N.

A general site location drawing and overview of the Phase One ESA study area are included in Appendix 'A' for reference.

A summary of Site and on-site structures is presented below:

Site Feature	Description
Area of Site	~2.24 hectares
Number of on-site Buildings	Three [3] total: A large commercial greenhouse with attached office, a single-storey dwelling with a basement level and a two-storey dwelling with a basement level.
Approximate Area of Building	Greenhouse: ~510 metres ² Single-storey dwelling: ~195 metres ² Two-storey dwelling: ~255 metres ²
Approximate Date of Construction	Greenhouse: circa 1965 and 1978 with final additions between 2000 and 2006 Single-storey dwelling: circa 1934 and 1954 with additions thereafter Two-storey dwelling: circa 1934 and 1954 with additions thereafter
Floor Surfaces	Greenhouse: Concrete, Bare earth, Interlock brick Single-storey dwelling: Ceramic tile, hardwood, carpet Two-storey dwelling: Ceramic tile, carpet
Ceiling Surfaces	Greenhouse: Glass paneling with exposed metal joists, metal sheeting Single-storey dwelling: Drywall Two-storey dwelling: Drywall
Interior Walls	Greenhouse: Clear acrylic sheeting, drywall, metal sheeting Single-storey dwelling: Drywall Two-storey dwelling: Drywall
Exterior Walls	Greenhouse: Clear acrylic sheeting, stucco Single-storey dwelling: Brick, vinyl siding Two-storey dwelling: Brick, wood siding
Heating/ Cooling	Greenhouse: Natural Gas fired boilers, and HVAC system Single-storey dwelling: Natural gas fired HVAC Two-storey dwelling: Natural gas fired HVAC
Landscaped Areas	The majority of the property was landscaped with grass and some flower beds/garden areas.
Asphalt Covered Areas	A driveway connecting the greenhouse parking area to the dwellings to Kerman Avenue.
Granular Covered Areas	A driveway connecting the southern part of the greenhouse property to Main Street West.
Other Structures	An aluminum frame storage tent was constructed along the southern edge of the property. An aboveground pool with a wooden deck structure was located to the south of the single-storey dwelling.

2.1 PHASE ONE ESA STUDY AREA

The Phase One ESA Study Area consists of the lands generally in a 250-metre radius from the limits of the Phase One ESA property. These lands are primarily comprised of residential and parklands. The research undertaken during this Phase One ESA revealed information that suggests there is a PCA on one of these lands that may result in an area of potential environmental concern [APEEC] on the Phase One ESA property.

2.2 SERVICES AND UTILITIES

The following services are available in the general vicinity of the Site:

- Natural Gas
- Electrical
- Municipal Water Supply
- Storm Water Sewers
- Sanitary Sewers

2.3 GEOLOGIC SETTING

A review of the Ministry of Northern Development and Mine's "Quaternary Geology of the Grimsby Area, Southern Ontario Sheet Map P0993" and the "Paleozoic Geology of the Grimsby Area, Southern Ontario Sheet Map M2343", revealed the Site to be underlain by glaciolacustrine deposits of sand, in turn, underlain by Upper Ordovician Queenston Formation shale bedrock.

The portion of the Site recognised as 11 Kerman Avenue is relatively flat and level with a slight relief toward the east and western limits of the property. Surface water on this portion of the Site is generally directed to catch basins within the pavement structure on Kerman Avenue.

The portion of the Site recognised as 9 Kerman Avenue is also relatively flat and level, with a small drainage swale running along the exterior of the greenhouse building. In addition, there were two localized lower elevation areas, one being just south of the dwelling and the other being the loading bay located on the south east corner of the greenhouse building. Surface water on this portion of the Site is generally directed to the drainage swale that runs along the edge of the greenhouse as well as to catch basins in the localized lower elevation areas described above.

Regional groundwater flow is expected to the north towards Lake Ontario.

Surface water was not encountered on the Site during SOIL-MAT ENGINEERS' Site visit. In addition, there are no water bodies in the Phase One ESA Study Area.

2.4 DESCRIPTION OF ADJACENT LAND USE

The adjacent properties are comprised of a mixture of residential, institutional, community and commercial lands.



A description of the adjacent properties, based on visual observations made from the Site, is presented below:

	North	East	South	West
Adjoining Property/ Operation	Institutional lands [Blessed Trinity Catholic Secondary School]	Residential lands and Kerman Avenue	Residential lands and Main Street West	Residential lands
Potential Hazardous Materials	None observed	None observed	None observed	None observed
Potential Storage Tanks	None observed	None observed	None observed	None observed
Direction with respect to the inferred ground water flow	Down-gradient	Trans-gradient	Up-gradient	Trans-gradient
General Vicinity	Residential lands/ Community lands [St. Joseph Roman Catholic Church]	Residential lands	Commercial lands [Enterprise Rentacar]/ Residential / Wooded land / Niagara Escarpment	Residential lands

The visual observations of the adjoining lands did not reveal any existing operations that are considered a potential contaminating activity [PCA].



3.0 HISTORICAL RECORDS REVIEW

3.1 SITE INTERVIEWS AND RECORDS REVIEW

There were no existing Site records available for viewing at the time of the Site reconnaissance.

3.2 AERIAL PHOTOGRAPHS

Aerial photographs from 1934, 1954, 1965, 1978, 2000, 2006, 2009, 2013, and 2017 were available for the Site and surrounding lands and were reviewed by SOIL-MAT ENGINEERS.

A summary of information obtained from the photographs is presented below:

Aerial Photo	Site Description	Description of Adjacent Lands
1934 [1:3,050]	There are multiple connected greenhouse buildings erected on the north west portion of the Site. The remaining portion of the Site consists of vacant agricultural land and an orchard on the north east corner of the Site. A gravel surfaced driveway connects the greenhouse operation to Kerman Avenue.	The surrounding lands are comprised of wooded lands to the south, orchard lands to the north and west, and some residential along Main Street West.
1954 [1:3,250]	Another greenhouse has been erected adjacent to the north of the existing greenhouse complex. In addition, a dwelling has been erected to the east of the greenhouse complex. A dwelling has also been erected on the eastern edge of the Site.	With the exception of some residential development along Kerman Avenue and Main Street West, there are no significant changes to the surrounding lands.
1965 [1:3,250]	Additional greenhouse structures have been erected to the north and south of the existing greenhouse operation on the Site. Some of the orchards on the Site have been removed and replaced with grass surfaced areas.	There is residential development to the east of the Site.
1978 [1:3,250]	The greenhouse buildings have been demolished and a new greenhouse structure has been erected. The driveway connecting to Kerman Avenue appears to have been resurfaced with either granular or asphaltic-concrete.	Livingston Avenue has been extended to the west of Kerman Avenue and now runs north of the Site. There is residential development along the extension of Livingston Avenue as well as to the east of Kerman Avenue.



2000 [1:3,300]	The remaining orchard lands on the Site have been removed and replaced with grass cover. Additional greenhouse structures have been erected.	The remaining orchard lands in the study area have been removed and replaced with commercial greenhouse operations to the west, residential development [under construction] immediately adjacent to the west of the Site and institutional/community/parkland uses immediately adjacent to the north.
2006 [1:3,300]	The greenhouse operation has been expanded to the current extent and an office building has been erected as observed in the site reconnaissance completed for this report.	With the exception of the secondary school being expanded to the north and the residential lands to the west being fully constructed, there are no significant changes to the surrounding lands.
2009 [1:2,950]	There are no significant changes to the Site.	With the exception of residential development to the west, there are no significant changes to the surrounding lands.
2013 [1:3,300]	There are no significant changes to the Site.	With the exception of the parking lot for the secondary school being expanded, there are no significant changes to the surrounding lands.
2017 [1:2,950]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.

With the exception of the greenhouse operations and former orchard lands on the Site, the review of the noted aerial photographs did not reveal any information that would suggest there is a potential environmental liability on the Site.

The aerial photographs are included in Appendix 'B' for reference.

3.3 TOPOGRAPHIC MAPS

Readily available topographic maps for the Site and Phase One ESA study area were reviewed as part of this Phase One ESA and revealed the following information:

Map Year [Scale]	Site Description	Description of Surrounding Lands
1907 [1:63,360]	There are no buildings illustrated on the Site.	The Phase One ESA Study Area is comprised primarily of undeveloped lands.
1938 [1:63,360]	There are no buildings illustrated on the Site.	The Phase One ESA Study Area is comprised of a mixture of developed and undeveloped lands.
1968 [1:50,000]	There are three [3] greenhouse structures illustrated on the Site.	The Phase One ESA Study Area is comprised of primarily developed lands with some undeveloped lands to the west.
1996 [1:50,000]	There is a dwelling and two [2] greenhouse structures illustrated on the Site.	The Phase One ESA Study Area is comprised of primarily developed lands with some undeveloped lands to the west.

With the exception of the former greenhouse operations on the Site, the review of the topographic maps did not reveal any information that would suggest there is a potential environmental liability on the Site.



A copy of the topographic maps is included in Appendix 'C' for reference.

3.4 HISTORICAL SITE USE AND CONDITIONS/ PAST LAND USES

The Vernon City Directory series were reviewed to establish the general historical land use on and in the immediate vicinity of the Site. However, to date, the Vernon City Directory series does not include the general vicinity of the Site.

3.5 TITLE SEARCH

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site at the Land Registry Office in St. Catharines, Ontario.

The title search of the Site did not reveal any past owners of the Site that may suggest there is a potential environmental liability on the Site.

The Site was owned by Van Geest Bros. Holdings Limited at the time of the title search.

The chain of previous ownership is presented below:

Lot 13, Con 2 [Formerly Parcel 5]; Grimsby	
Owner	Date
Van Geest Bros. Holdings Limited	January 1, 2004 - Present
Van Geest Bros. Limited	June 20, 1988 – January 1, 2004
Margaret Sweet	June 9, 1969 – June 20, 1988
Walter Williams	June 16, 1949 – June 9, 1969
Terence Jeffries	January 13, 1947 – June 16, 1949
Harold Jeffries	November 17, 1945 – January 13, 1947
Eve Graham and Elizabeth Whiteside	October 21, 1941 – November 17, 1945
The Landed Banking Loan Company	March 26, 1917 – October 21, 1941
Adolpheus and Julia Pettit and Robert Kerman	August 8, 1905 – March 6, 1917
Julia Pettit and Cecelia Woolverton	February 11, 1885 – August 8, 1905
Dennis Nixon	August 12, 1846 – February 11, 1885
William Nixon	January 18, 1835 – August 12, 1846
Robert Nixon	November 17, 1802 – January 18, 1835
Allen Nixon	February 10, 1797 – November 17, 1802
The Crown	Up to February 10, 1797



Lot 13, Con 2 [Formerly Parcel 20]; Grimsby	
Owner	Date
Van Geest Bros. Holdings Limited	January 1, 2004 - Present
Van Geest Bros. Limited	July 24, 2001 – January 1, 2004
Patricia Ann Susnyar	March 1, 1996 – July 24, 2001
Robert Nicholas and Patricia Ann Susnyar	May 17, 1994 – March 1, 1996
Mike Kolikowich	August 13, 1946 – May 17, 1994
Harold Jeffries	November 17, 1945 – August 13, 1946
Eve Graham and Elizabeth Whiteside	October 21, 1941 – November 17, 1945
The Landed Banking Loan Company	March 26, 1917 – October 21, 1941
Adolpheus and Julia Pettit and Robert Kerman	August 8, 1905 – March 6, 1917
Julia Pettit and Cecelia Woolverton	February 11, 1885 – August 8, 1905
Dennis Nixon	August 12, 1846 – February 11, 1885
William Nixon	January 18, 1835 – August 12, 1846
Robert Nixon	November 17, 1802 – January 18, 1835
Allen Nixon	February 10, 1797 – November 17, 1802
The Crown	Up to February 10, 1797

Lot 13, Con 2 [Formerly Parcel 34]; Grimsby	
Owner	Date
Van Geest Bros. Holdings Limited	January 1, 2004 - Present
Van Geest Bros. Limited	October 3, 2000 – January 1, 2004
Cornelius Van Geest	December 16, 1969 – October 3, 2000
Cecil P Gowland	June 20, 1949 – December 16, 1969
Terence Jeffries	January 13, 1947 – June 20, 1949
Harold Jeffries	November 17, 1945 – January 13, 1947
Eve Graham and Elizabeth Whiteside	October 21, 1941 – November 17, 1945
The Landed Banking Loan Company	March 26, 1917 – October 21, 1941
Adolpheus and Julia Pettit and Robert Kerman	August 8, 1905 – March 6, 1917
Julia Pettit and Cecelia Woolverton	February 11, 1885 – August 8, 1905
Dennis Nixon	August 12, 1846 – February 11, 1885
William Nixon	January 18, 1835 – August 12, 1846
Robert Nixon	November 17, 1802 – January 18, 1835
Allen Nixon	February 10, 1797 – November 17, 1802
The Crown	Up to February 10, 1797



Lot 13, Con 2 [Formerly Parcel 9]; Grimsby	
Owner	Date
Van Geest Bros. Holdings Limited	January 1, 2004 - Present
Van Geest Bros. Limited	May 23, 1969 – January 1, 2004
Lawrence Hysert	September 14, 1950 – May 23, 1969
Canada Permanent Mortgage Co.	Unknown – September 14, 1950
The Landed Banking Loan Company	March 26, 1917 – Unknown
Adolpheus and Julia Pettit and Robert Kerman	August 8, 1905 – March 6, 1917
Julia Pettit and Cecelia Woolverton	February 11, 1885 – August 8, 1905
Dennis Nixon	August 12, 1846 – February 11, 1885
William Nixon	January 18, 1835 – August 12, 1846
Robert Nixon	November 17, 1802 – January 18, 1835
Allen Nixon	February 10, 1797 – November 17, 1802
The Crown	Up to February 10, 1797

Lot 13, Con 2 [Formerly Parcel 30]; Grimsby	
Owner	Date
Van Geest Bros. Holdings Limited	January 1, 2004 - Present
Van Geest Bros. Limited	March 31, 1965 – January 1, 2004
Lawrence Hysert	September 14, 1950 – March 31, 1965
Canada Permanent Mortgage Co.	Unknown – September 14, 1950
The Landed Banking Loan Company	March 26, 1917 – Unknown
Adolpheus and Julia Pettit and Robert Kerman	August 8, 1905 – March 6, 1917
Julia Pettit and Cecelia Woolverton	February 11, 1885 – August 8, 1905
Dennis Nixon	August 12, 1846 – February 11, 1885
William Nixon	January 18, 1835 – August 12, 1846
Robert Nixon	November 17, 1802 – January 18, 1835
Allen Nixon	February 10, 1797 – November 17, 1802
The Crown	Up to February 10, 1797

Lot 13, Con 2 [Formerly Parcel 22]; Grimsby	
Owner	Date
Van Geest Bros. Holdings Limited	January 1, 2004 - Present
Van Geest Bros. Limited	November 15, 1984 – January 1, 2004
Barbara and Cornelius Van Geest	September 6, 1984 – November 15, 1984
Kees Van Leeuwen	August 31, 1984 – September 6, 1984
Ethel Anderson	December 4, 1947 – August 31, 1984
Terence Jeffries	January 13, 1947 – December 4, 1947
Harold Jeffries	November 17, 1945 – January 13, 1947
Eve Graham and Elizabeth Whiteside	October 21, 1941 – November 17, 1945
The Landed Banking Loan Company	March 26, 1917 – October 21, 1941
Adolpheus and Julia Pettit and Robert Kerman	August 8, 1905 – March 6, 1917
Julia Pettit and Cecelia Woolverton	February 11, 1885 – August 8, 1905
Dennis Nixon	August 12, 1846 – February 11, 1885
William Nixon	January 18, 1835 – August 12, 1846
Robert Nixon	November 17, 1802 – January 18, 1835
Allen Nixon	February 10, 1797 – November 17, 1802
The Crown	Up to February 10, 1797

A copy of the title search is included in Appendix 'D' for reference.

3.6 FIRST DEVELOPED USE OF SITE

Based on the available information compiled during the completion of this Report, the first developed use of the Site is prior to 1934 as a commercial greenhouse operation.

3.7 PREVIOUS PHASE ONE REPORTS

SOIL-MAT ENGINEERS contacted the Town of Grimsby Planning Department to request a copy of previous environmental reports for the Site that may be on file with the Town. However, the results of the request did not reveal the existence of a previous Phase One ESA for the property.

A copy of SOIL-MAT ENGINEERS' correspondence with the Town of Grimsby is included in Appendix 'E' of this Report for reference.

In addition, a search of the MOE's *Brownfields Environmental Site Registry* did not reveal a previous Phase One ESA that may have been undertaken on the Site.

3.8 LANDFILL SITE DIRECTORY

A review of the Ministry of Environment and Energy's "Waste Disposal Site Inventory", June 1991, indicates no active and three [3] inactive landfill sites within a 2km radius of the Site.

A list of the landfill properties is provided below for reference.

MOE Site No.	Municipality	Location	Date Closed	Class	Distance to Site
X 0062	Grimsby	Christie & Olive	1946	A7	1.65km NE
X 0063	Grimsby	Livingston & Nelles	1960	A7	0.90km NE
X 8055	Grimsby	Robinson St.	1960	NP	1.93km SE

With respect to the inactive waste disposal sites, class 'A7' sites are registered to receive municipal and domestic wastes and are located in an urban setting. In the case of the class 'A7' waste disposal sites listed above, given the location of these properties to the Site with respect to the inferred ground water flow direction [trans-gradient or down-gradient] and the distance between these properties and the Site an adverse environmental impact to the Site from these properties are considered remote.

With respect to the inactive waste disposal site, class 'NP' sites are registered as having no potential for impact on humans or the environment. Given this, an adverse environmental impact to the Site from this property is considered remote.

It is noted that not all of the inactive and active landfill sites are listed in the document. It is noted that although the waste disposal site inventory is very comprehensive not all of the inactive landfill sites are listed in the inventory.

In addition, no Municipal Coal Gasification Plants or Coal Tar Distillation Plants were in operation in the area.

3.9 FIRE INSURANCE MAPPING (UNDERWRITER'S BUREAU LIMITED)

The Underwriter's Survey Bureau Limited Fire Insurance Plans were reviewed for the purpose of identifying structures, building materials and/ or underground storage tanks that may have been present on/ or near the Site. A summary of SOIL-MAT ENGINEERS' findings is presented on the following:

Date of Plan	Findings
April 1928	The plan does not cover the Site; however, it does cover the eastern portion of the study area. The review of the plan did not reveal any information that would be considered a potential liability to the Site.

3.10 REVIEW OF MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS DATABASE

The Ministry of Environment's Freedom of Information and Protection of Privacy Office was contacted to determine if any spills have been reported in the area of the Site, if any buried tanks are recorded to be on-site, or if there are any orders and/or notices on file outstanding against the Owner of the Site. The results of the database search did not reveal any information that would result in a PCA on the Site.

SOIL-MAT ENGINEERS' MOE database search request and response is attached in Appendix 'F' for reference.

3.11 SITE SPECIFIC GEOTECHNICAL REPORTS

SOIL-MAT ENGINEERS were retained by Tarbutt Construction to perform a site-specific geotechnical investigation for the subject Site. The results of this investigation will be forwarded to the client under a separate cover once completed.

A summary of the subsurface soils encountered on the Site are presented below:

Pavement Structure

Borehole No. 1 was advanced through the pavement structure of the existing driveway, which was found to consist of approximately 50 millimetres of asphaltic concrete overlying 500 millimetres of compact granular base. Borehole No. 10 was advanced inside the existing greenhouse where the ground surface was found to consist of 90 millimetre thick interlocking tile overlaying approximately 100 millimetres of compact granular base.

Sand and Gravel Fill

A surficial veneer of sand and gravel fill, associated with the gravel laneway and parking areas, was encountered in Borehole Nos. 2, 3, 6 and 7 to depths of approximately 75 to 300 millimetres. It should be noted the depth of sand and gravel fill may vary across the site and from the thickness measured at the borehole locations.

Topsoil

A surficial veneer of topsoil approximately 125 to 750 millimetres in thickness was encountered in Borehole Nos. 4, 5, 8 and 9. It should be noted that the depth of topsoil may vary across the site and from the thicknesses measured at these borehole locations. It should be noted too that the term "topsoil" has been used strictly from a geotechnical point of view and does not necessarily reflect the soils nutrient content or ability to support plant life.

Silty Sand

Silty sand was encountered beneath the pavement structure, sand and gravel fill or topsoil at all boreholes. This fine grained granular soil is brown in colour, contains trace clay and gravel, as well as some coarser sand seams, and is generally in a compact to dense state. The upper levels of the silty sand have a 'reworked' appearance, in a loose condition, likely associated with agricultural use, as well as being exposed to continual freeze/thaw cycles. It is noted too that the silty sand soils tend to be in a wet condition which makes them more sensitive to disturbance, such as from drilling. This may have influenced some of the measure N-values to be artificially low in the upper levels. The native silty sand was proven to termination to depths of approximately 4.8 to 5.3 metres at all borehole locations.

A review of available published information [Quaternary Geology of Ontario, Southern Sheet Map 2556] indicate the subsurface soils to consist of coarse-textured glaciolacustrine deposits of sand and gravel, with minor silt and clay, consistent with our experience in the area and observations during our fieldwork."

It is noted that no visual or olfactory evidence of potential hydrocarbon impact was noted for the subsurface soil conditions in all advanced boreholes.

3.12 EcoLOG ERIS REPORT

A review of historical records and regulatory agency databases was completed for the Site and lands located within 250 metres from the boundaries of the Phase One ESA Site. The report includes information from the following sources:

- Abandoned Aggregate Inventory
- Aggregate Inventory
- Borehole
- Certificates of Approval
- Environmental Registry
- ERIS Historical Searches
- Fuel Storage Tanks
- Ontario Regulation 347 Waste Generators Summary
- Private and Retail Fuel Storage Tanks
- Record of Site Conditions
- Ontario Spills
- Water Well Information Systems

The EcoLog ERIS report revealed the historical presence of fuel storage tanks as well as a reported UST leak at 249 Main Street West located approximately 125 metres south-southeast of the Site. Given the location of the property to the Site with respect to the inferred groundwater flow direction [up-gradient], the former USTs and historic spill on the property is considered a potential environmental concern to the Site.

It is noted that during the geotechnical investigation completed for the Site, no visual or olfactory evidence of petroleum hydrocarbon impact was noted at all borehole locations, including the borehole located on the south east corner of the Site. In addition, previous works by SOIL-MAT ENGINEERS within the road allowance along Main Street West immediately adjacent to the property mentioned above noted no visual or olfactory evidence of a potential hydrocarbon impact within the subsurface soils.

From a due diligence standpoint, the fuel storage tanks and historic UST leak on the 249 Main Street West property does not pose a significant environmental liability to the Site at this time. However, in the future, additional soil and ground water sampling along the south east portion of the Site will be warranted to support the filing of an RSC.

The EcoLog ERIS report is attached in 'Appendix G' for reference.

3.13 PCB STORAGE INVENTORY

A review of the Ministry of Environment and Energy's "Ontario Inventory of PCB Storage Sites", October, 1991, does not indicate any major or minor storage sites within a 1.5km radius of the Site. It is noted that although the inventory is very comprehensive not all of the storage sites are listed in the inventory.

4.0 SITE RECONNAISSANCE

A site reconnaissance was carried out on June 28, 2018 by a representative of this Office. The weather conditions at the time of the site reconnaissance did not limit the visual observations of the Site.

A summary of the reconnaissance is provided below.

4.1 FLAMMABLE LIQUIDS

There was no visual evidence of flammable liquids maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, flammable liquids are not considered an issue at this time.

4.2 POLYCHLORINATED BIPHENYLS [PCBs]

The use of PCBs in electrical equipment, such as hydroelectric transformers, fluorescent lamp ballast and capacitors, was phased out circa 1980.

There was no visual evidence of PCBs maintained on-site during the Site visit. However, given the construction date of the site buildings, [prior to 1980], it is possible that PCB containing electrical equipment is present in the buildings.

4.3 ASBESTOS CONTAINING MATERIALS [ACMs]

ACMs are typically found in construction materials used in buildings constructed prior to 1985.

Friable asbestos is described as ACMs that can be crumbled, crushed or broken into a powder with little force [such as hand pressure]. Friable asbestos is typically found in boiler and pipe insulation and spray fireproofing materials in buildings constructed prior to 1985.

Non-friable asbestos is described as ACMs that can't be crumbled, crushed or broken with little force. Non-friable asbestos is typically found in construction materials such as vinyl floor tiles, roofing tars, ceiling tiles, and asbestos cement, etc.

There was no visual evidence of ACMs maintained on-site during the Site visit. However, given the construction date of the site building [prior to 1985], it is possible that ACMs are present in the buildings.

4.4 UREA-FORMALDEHYDE FOAM INSULATION [UFFI]

UFFI was historically used as an insulating agent in residential and commercial buildings constructed prior to the early 1980's.

There was no visual evidence of urea-formaldehyde foam insulation maintained on-site during the Site visit. However, given the construction date of the site building, [prior to 1980], it is possible that UFFI is present in the buildings.

4.5 OZONE-DEPLETING SUBSTANCES [ODSs]

The production and use of Chlorofluorocarbons [CFCs] in Canada ceased circa 1993, however, their use in existing equipment is still permitted provided that the equipment is serviced by a licensed contractor and that the equipment is sealed and does not allow the release of CFCs into the environment during operation or servicing.

There was no visual evidence of ozone-depleting substances maintained on-site during the Site visit. However, given the construction date of the site building [prior to 1993], it is possible that ODSs are present in the buildings.

4.6 LEAD-BASED PAINTS

The use of lead based paints on interior and exterior surfaces susceptible to deterioration and paint flaking was phased out circa 1976, however, some paint that manufactured between 1976 and 1980 has been found to contain trace levels of lead.

There was no visual evidence of lead-based paints maintained on-site during the Site visit. However, given the construction date of the site building [prior to 1978], it is possible that lead-based paints are present in the buildings.

Various industrial paints may still contain concentrations of lead.

4.7 FUEL STORAGE TANKS

The reconnaissance of the Site revealed the presence of an aboveground fuel storage tank [AST] and no evidence of an underground fuel storage tank(s) [UST] on the Site.

The AST was observed to the north east corner of the greenhouse building and was utilised as fuel storage for a backup power for the boilers to heat the greenhouse. In the AST storage room, sawdust was placed as insulation around the tank to the edges of the storage room. The floor was not visible underneath the tank.

The AST was fixed in place and as such is considered a PCA and warrants further investigation.

In addition to the above, during the site reconnaissance, the current owner identified an area in the main greenhouse building where the former boiler room and associated fuel oil storage tank was located. As there was a fixed AST in the area of the former boiler room, the former AST is considered a PCA and warrants further investigation.

4.8 GROUND WATER WELLS OR CISTERN

The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected ground water well or cistern.

A review of the MOECP water well records did not reveal any potable ground water wells or monitoring wells on the Phase One ESA Site.

In addition, the well records did not reveal any potable groundwater wells on the Site. An irrigation round water well and a groundwater monitoring well are reportedly present within the general Phase One ESA study area. The irrigation water well is located approximately 125 metres north-northwest of the Site and reportedly terminates at a depth of 18.3 metres bgs. The monitoring well is located approximately 160 metres south west from the Site and reportedly terminates at a depth of 7.6 metres bgs.

4.9 SUSPECTED FILL MATERIAL

With the exception of the gravel driveway and the granular fill utilised in the construction of the asphaltic-concrete paved driveway/ parking lot that connect to Kerman Avenue, the reconnaissance of the Site did not reveal any obvious visual evidence of significant fill material on the Site.

4.10 SURFACE STAINING

The reconnaissance of the Site did not reveal any areas that exhibited significant surface staining.

4.11 UNUSUAL ODOURS

The reconnaissance of the Site did not reveal any areas that exhibited unusual odours.

4.12 UNHEALTHY OR DAMAGED VEGETATION

The reconnaissance of the Site did not reveal any areas of apparent unhealthy or damaged vegetation.

4.13 SURFACE WATER

Surface water was not encountered during the Site reconnaissance.

In addition, there are no other bodies of water in the Phase One ESA Study Area.

4.14 WASTE GENERATION, STORAGE AND DISPOSAL

With the exception of general residential/commercial waste and organic waste associated with a greenhouse [i.e. Flower stems, leaves, etc.], the reconnaissance of the Site did not reveal any waste generation, storage and/or disposal.



4.15 UNIDENTIFIED SUBSTANCES

The reconnaissance of the Site did not reveal any unidentified substances.

4.16 ADJACENT PROPERTIES

The adjacent properties are comprised of primarily of institutional, residential, and commercial lands.

The visual observations of the adjacent properties did not reveal the presence of typical items of concern, including but not limited to:

- aboveground fuel storage tanks;
- vent/fill pipes associated with underground storage tanks;
- chemical storage in aboveground tanks, drums, containers, etc.;
- sheens on surface/ ponded water, and;
- areas exhibiting significant surface stains or unusual odours.

All observations were made from select portions of the Site that presented views of the neighbouring lands. It was not possible to have a complete view of all the neighbouring lands due to visual obstructions caused by existing structures, trees, fence lines etc.



5.0 INTERVIEWS

A representative of SOIL-MAT ENGINEERS contacted a number of regulatory agencies and other persons having a direct knowledge of the Site.

The findings of each interview are presented below.

5.1 THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS

The MOE's Freedom of Information and Protection of Privacy Office was contacted to determine if any spills have been reported in the area of the Site, if any buried tanks are recorded to be on-site, or if there are any orders and/or notices on file outstanding against the Owner of the Site. The results of the database search did not reveal any information that would result in a PCA on the Site.

SOIL-MAT ENGINEERS' MOE database search request and response is attached in Appendix 'F' for reference.

5.2 THE TOWN OF GRIMSBY – PLANNING DEPARTMENT

SOIL-MAT ENGINEERS contacted the Town of Grimsby Planning Department to request a copy of previous environmental reports for the Site that may be on file with the Town. However, the results of the request did not reveal the existence of a previous Phase One ESA for the property.

Our e-mail correspondence with the Town is included in Appendix 'E' of this Report for reference.

5.3 TECHNICAL STANDARDS AND SAFETY AUTHORITY (FUELS SAFETY BRANCH)

SOIL-MAT ENGINEERS contacted Mr. Prem Lal of the Technical Standards and Safety Authority [T.S.S.A.] to undertake a search of the Site and neighbouring properties for the registered presence of any underground storage tanks. However, the results of the search were not available during the writing of this report.

It is noted that the T.S.S.A. does not have records of USTs installed prior 1987. In addition, "private use" USTs were not registered with the agency until 1990, and even then many owners of "private use" USTs do not register the tanks with T.S.S.A.

SOIL-MAT ENGINEERS' correspondence with the T.S.S.A. is included in Appendix 'H' for reference.

6.0 SUMMARY & RECOMMENDATIONS

The Phase One Environmental Site Assessment conducted for this Site consisted of a historical records review, interviews and a site reconnaissance.

At the time of this Report, the portion of the Site recognised with the municipal address of 11 Kerman Avenue was occupied by a two-storey dwelling with a basement. A partially detached garage was observed adjacent the south side of the dwelling. An asphaltic-concrete driveway ran along the southern edge of the property, which served to connect both the 11 and 9 Kerman Avenue properties to Kerman Road. There was a small paver stone surfaced area adjacent to the dwelling. The remaining area of the 11 Kerman Avenue property was primarily comprised of landscaped areas, with some flower bed/garden areas.

The portion of the Site recognised with the municipal address of 9 Kerman Avenue was occupied by a large greenhouse building, with some office space. The building was observed to occupy the majority of the property. A single-storey dwelling, with a basement level, was also observed on the eastern edge of property. In addition, an aboveground swimming pool was observed to the south of the dwelling. A temporary aluminum frame storage tent was observed on the southern edge of the Site. An asphaltic-concrete parking lot was present to the east of the main structure and was observed to connect to the driveway lane toward Kerman Avenue. Access was also available to the property from Main Street via a gravel-covered laneway located off of the southern limit of the property. The remainder of the property was comprised primarily of landscaped areas.

A chain link fence was erected at the assumed north and eastern limits of the Site. The remaining property lines were separated from the adjacent properties with bushes.

The Phase One ESA research did not reveal any readily available records that indicate any past industrial operations having occurred on the Site.

The Phase One ESA research revealed four [4] PCAs on the site, including the following:

- The property has historically been utilized as a commercial greenhouse operation
- Select portions of the Site have historically been utilized as orchard lands
- A fixed aboveground fuel storage tank was present in one of the on-Site buildings
- An area inside the main greenhouse building historically housed the boiler heaters and associated fuel oil storage tank, as identified by the current owner.

The lands in the general vicinity of the Site are comprised primarily of commercial, institutional, residential and wooded lands.

The Phase One ESA research revealed one [1] PCA on these lands within the Study Area that may pose an environmental liability to the Site, including the following:

- The EcoLog ERIS report revealed the historical presence of fuel storage tanks as well as a reported UST leak at 249 Main Street West located approximately 125 metres south-southeast of the Site. As noted above, from a due diligence perspective, the potential for negative impact to the Site from this PCA is



considered to be relatively low. However, there would be a requirement for data to confirm this in order to support the filing of an RSC on the Site.

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time.

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the environmental liabilities listed above, further assessment activities are recommended. Each environmental liability, and our rationale for further assessment activities, is provided below:

Environmental Liability	Recommendation	Rationale
1. PCA No.: 28: Gasoline and Associated Products Storage in Fixed Tanks	Advance one to two [2] boreholes and install a monitoring well to the north [down-gradient] of the AST on Site. The COCs should include Petroleum Hydrocarbons [CCME Fractions 1-4] and BTEX.	Confirm or refute the presence of soil and/or groundwater impact from the on-site aboveground storage tank.
2. PCA No.: 28: Gasoline and Associated Products Storage in Fixed Tanks	Advance one to two [2] boreholes and install a monitoring well within the footprint of the former boiler room. The COCs should include Petroleum Hydrocarbons [CCME Fractions 1-4] and BTEX.	Confirm or refute the presence of soil and/or groundwater impact from the former on-site fuel oil powered boilers.
3. PCA No.: 40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) manufacturing, Processing, Bulk Storage and Large-Scale Applications.	Advance a series of shallow hand dug test pits throughout the Site, including inside the current greenhouse operation. The COCs should include Organochlorine pesticides and Metals.	Confirm or refute the presence of near surface soil impact from the past orchard/vineyards and current commercial greenhouse operation.
4. PCA No.:28 Gasoline and Associated Products Storage in Fixed Tanks	Advance one to two [2] boreholes and install a monitoring well near the southeast limits of the Site. The COCs should include Petroleum Hydrocarbons [CCME Fractions 1-4] and BTEX	Confirm or refute the presence of soil and/or groundwater impact from the up-gradient UST.

Although not considered an environmental liability to the Site, given the construction date of the on-Site buildings, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.

In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per Ontario Regulation 903 – Water Wells.



7.0 REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of Tarbutt Construction. The material in it reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.



We trust that this Phase One Environmental Site Assessment is satisfactory for your purposes. Please feel free to contact the undersigned if you have any questions.

Sincerely,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Ross Keiller
Project Manager

A handwritten signature in blue ink, appearing to be "I. Shaw".

Ian Shaw, P.Eng., QP^{ESA}
Review Engineer



Reissued

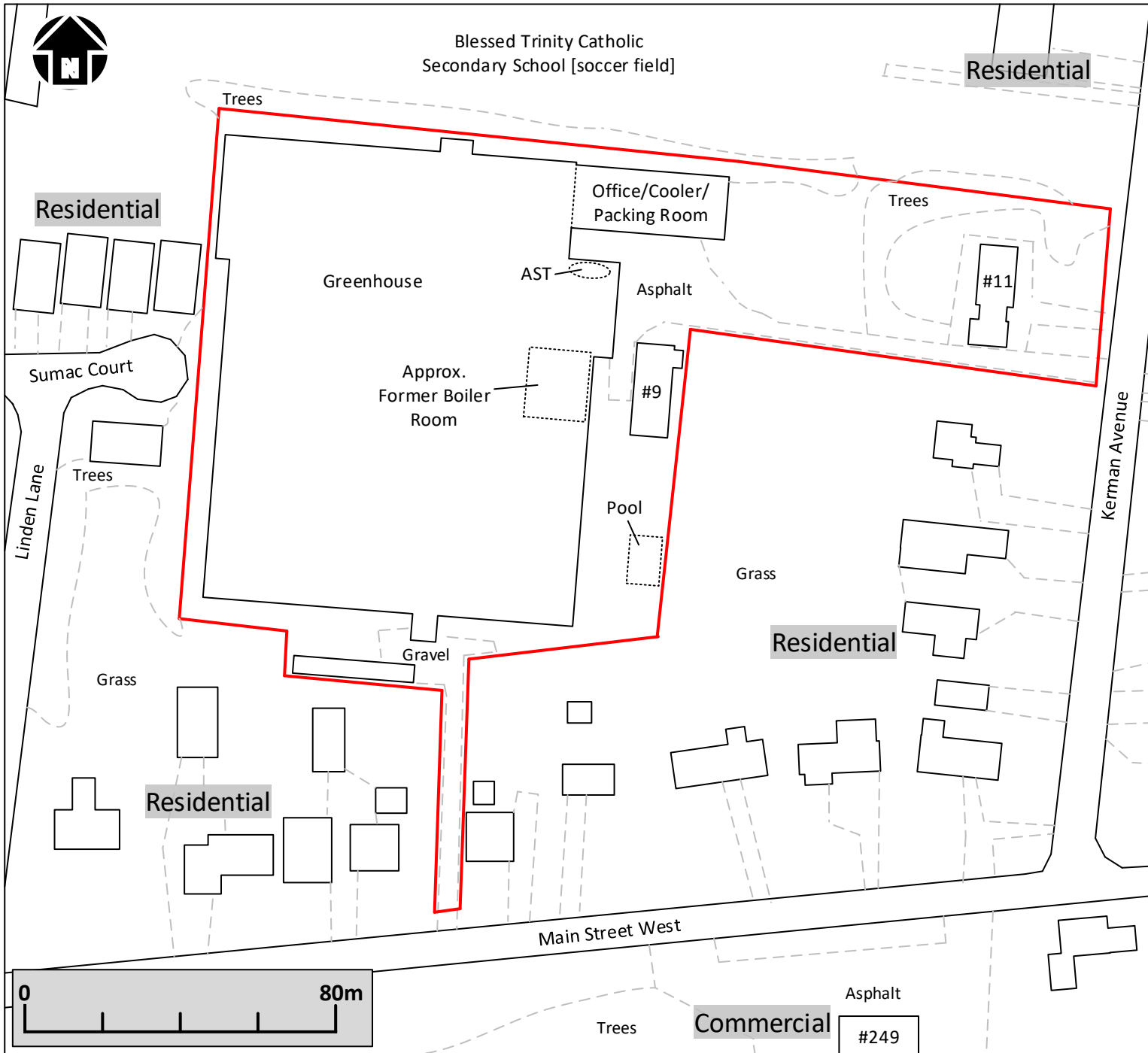
Keith Gleadall, B.A., EA Dipl.
Environmental Manager

Distribution: TARBUTT CONSTRUCTION [pdf by email]

Enclosures: Appendix 'A' Conceptual Site Plan and General Site Drawings;
 Appendix 'B' Aerial Photographs
 Appendix 'C' Topographic Maps
 Appendix 'D' Chain of Title
 Appendix 'E' Town of Grimsby Correspondence
 Appendix 'F' MOECP Database Search Request
 Appendix 'G' EcoLog ERIS Report
 Appendix 'H' T.S.S.A. Correspondence
 Appendix 'I' Qualifications of Assessors

Appendix 'A'

1. Drawing No.: 1.: Site Plan;
2. Drawing No.: 2: Study Area View;
3. Drawing No.: 3: Site Location.



LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 188450-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

Tarbutt Construction

PROJECT TITLE

Phase One Environmental Site Assessment
9 and 11 Kerman Avenue
Grimsby, Ontario

DRAWING TITLE

Study Area View

PROJECT No. SM 188450-E

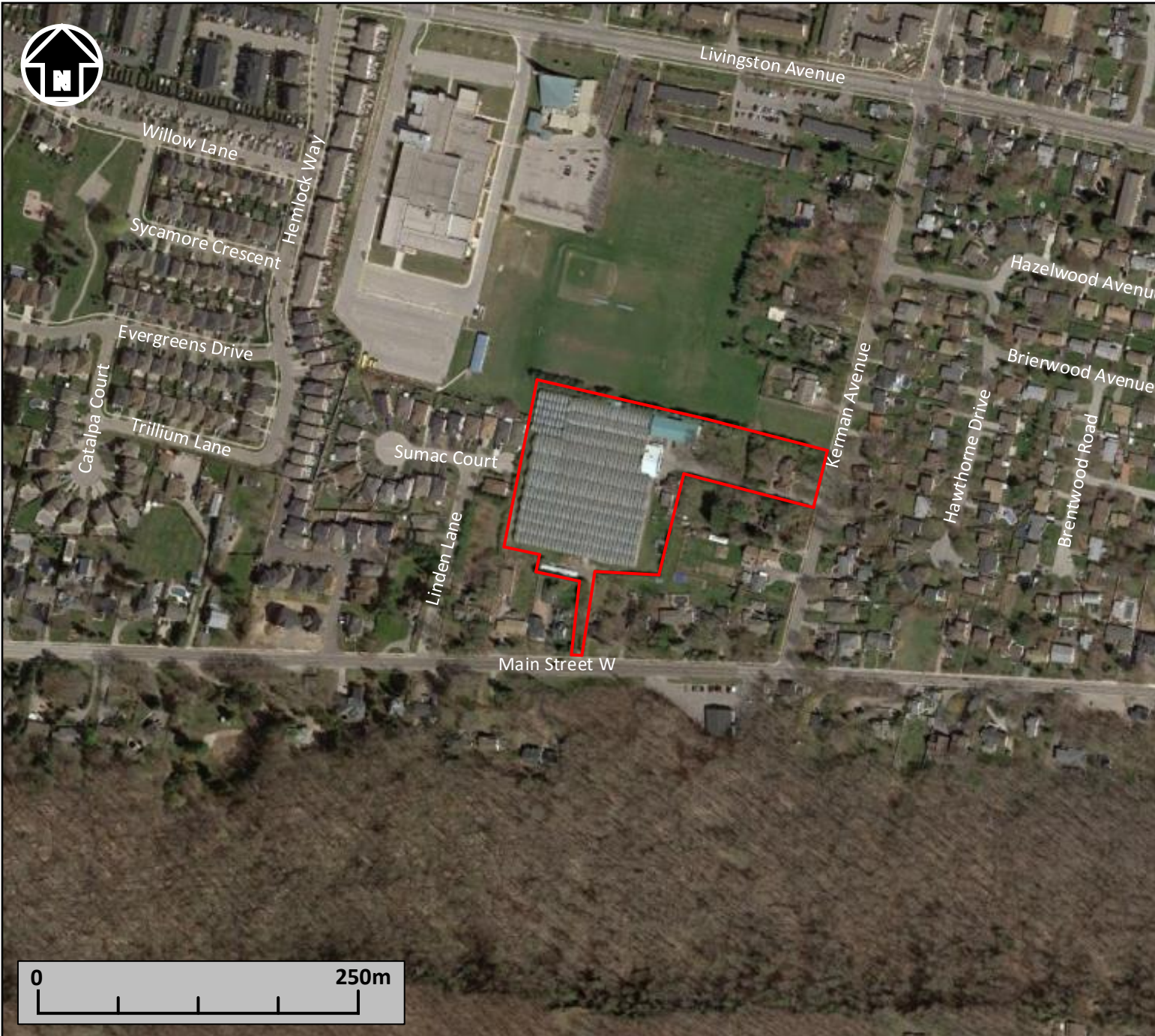
DATE August 2018

CHECKED KG

DRAWN RK

FILE NAME
188450 Site Plan.vsd

DRAWING No. 1



LEGEND

 = Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 188450-E
2. Base map provided by: © 2018 Google

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CLIENT

Tarbutt Construction

PROJECT TITLE

Phase One Environmental Site Assessment
9 and 11 Kerman Avenue
Grimsby, Ontario

DRAWING TITLE

Study Area View

PROJECT No. SM 188450-E

DATE August 2018

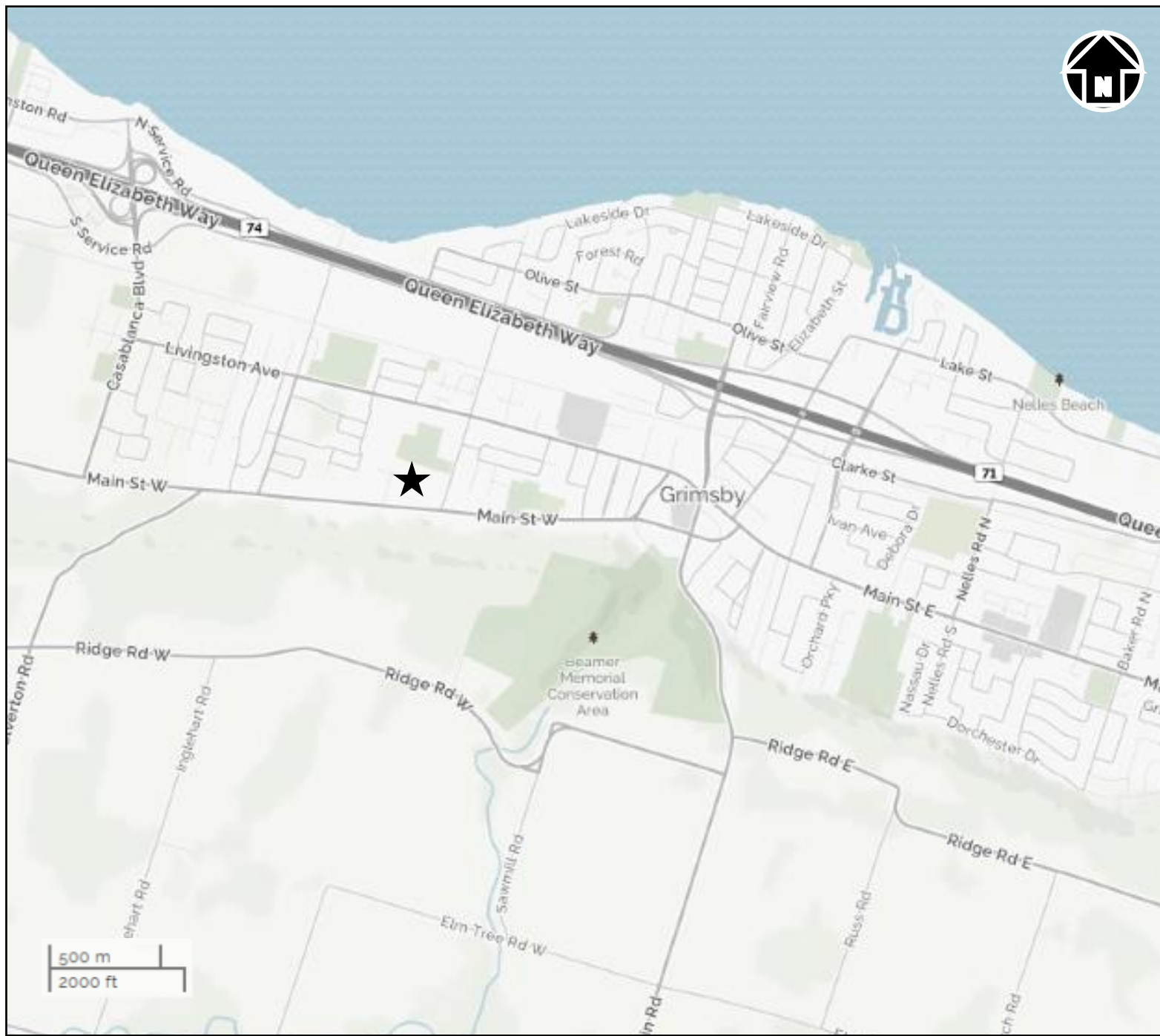
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FILE NAME

188450 Site Plan 2.vsd

DRAWING No. 2



LEGEND

★ = Site Location

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 188450-E
2. Base map provided by: © 2018 Mapquest

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PROJECT TITLE

Phase One Environmental Site Assessment
9 and 11 Kerman Avenue
Grimsby, Ontario

DRAWING TITLE

Site Location Plan

PROJECT No. SM 188450-E

DATE August 2018

CHECKED KG

DRAWN RK

FILE NAME

188450 Site Location.n.vsd

DRAWING No. 3

Appendix 'B'

1. 1934 Aerial Photograph;
2. 1954 Aerial Photograph;
3. 1965 Aerial Photograph;
4. 1978 Aerial Photograph;
5. 2000 Aerial Photograph
6. 2006 Aerial Photograph;
7. 2009 Aerial Photograph;
8. 2013 Aerial Photograph, and;
9. 2017 Aerial Photograph;

Aerial Photo - 1934



Site

Kerman Avenue

Main Street West

Scale - 1: 3,050



Aerial Photo - 1954



Site

Kerman Avenue

Main Street West

Scale – 1: 3,250



Aerial Photo - 1965



Site

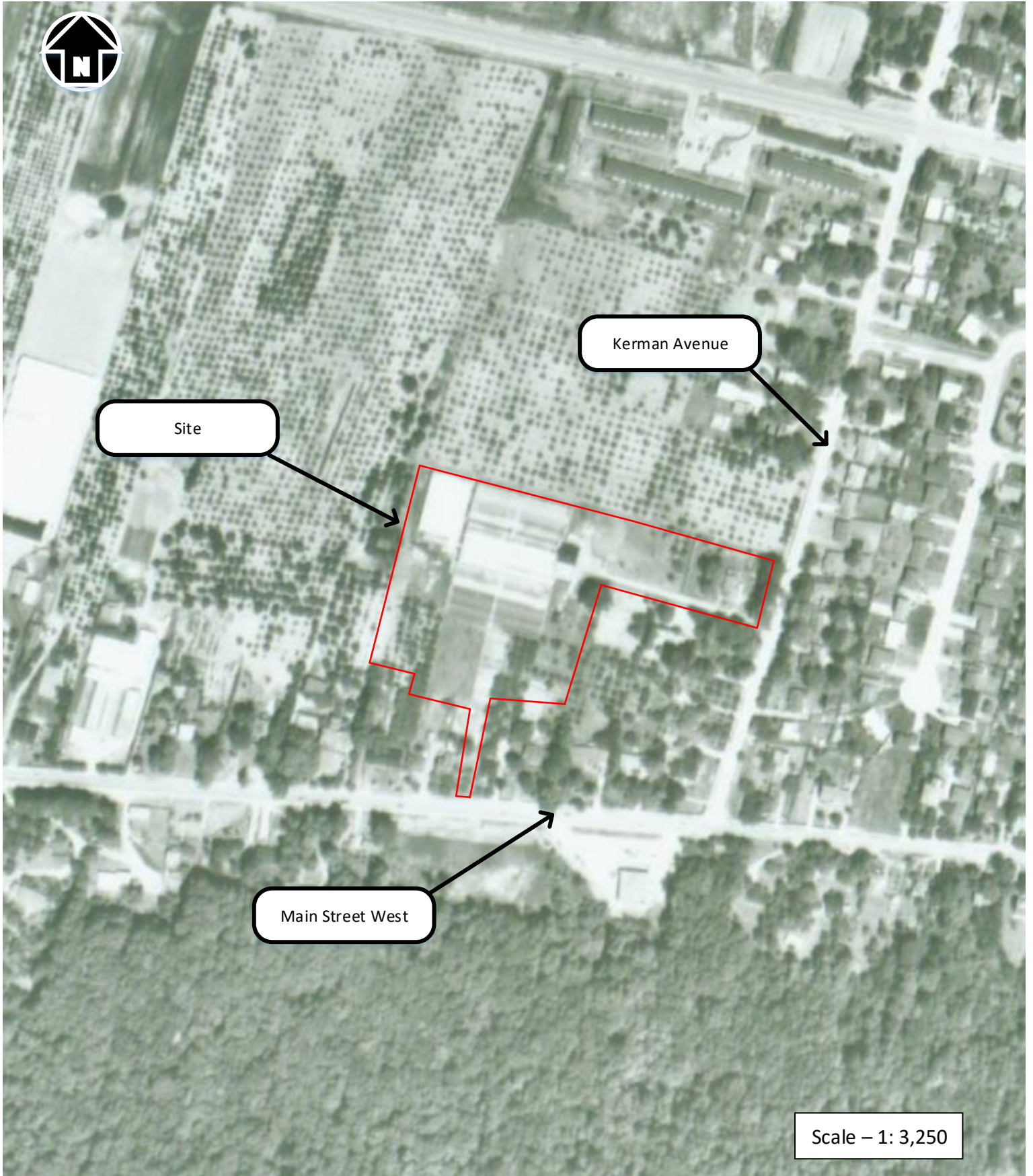
Kerman Avenue

Main Street West

Scale - 1: 3,250



Aerial Photo - 1978



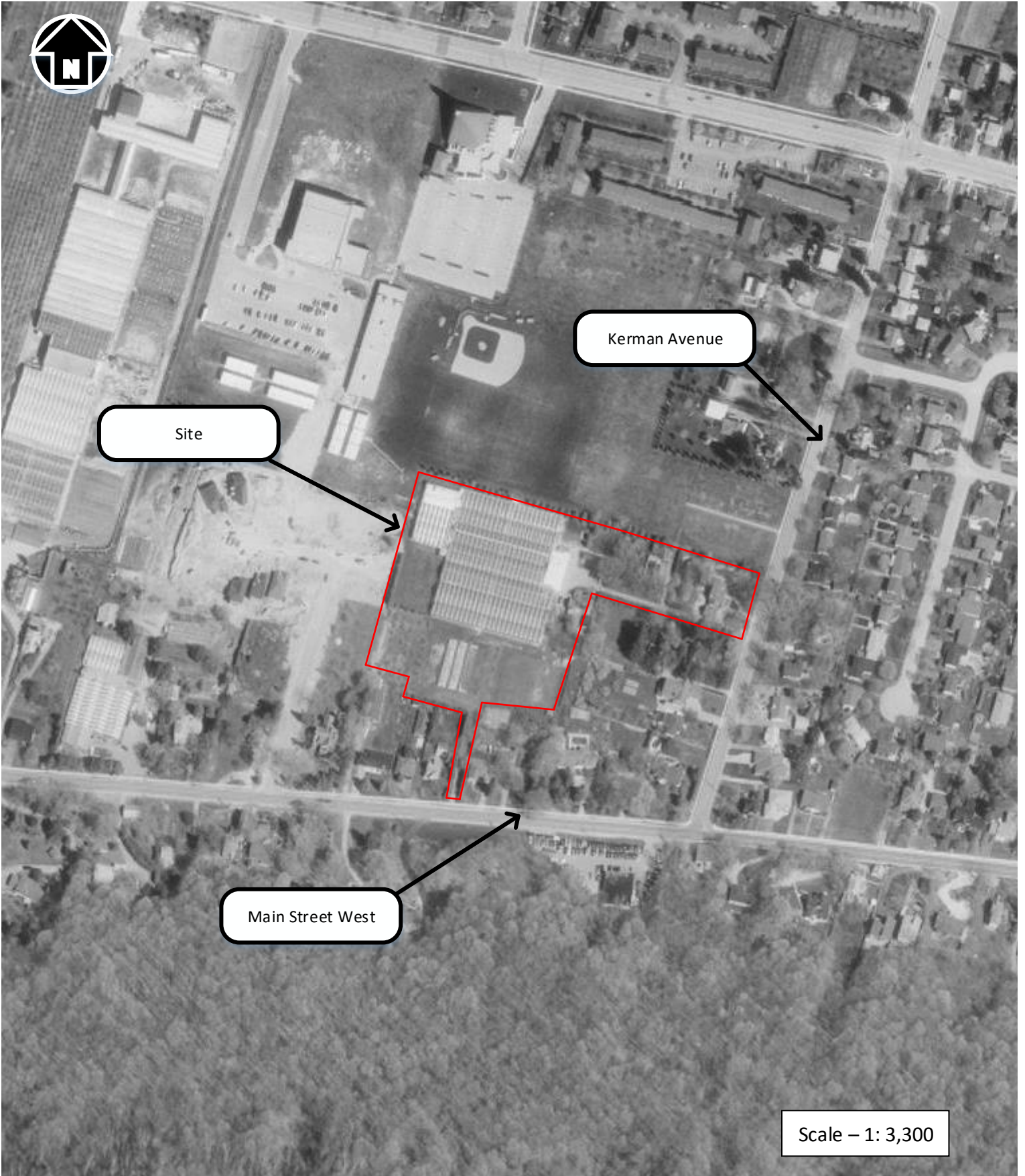
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Kerman Avenue

Main Street West

Scale - 1: 3,250

Aerial Photo - 2000



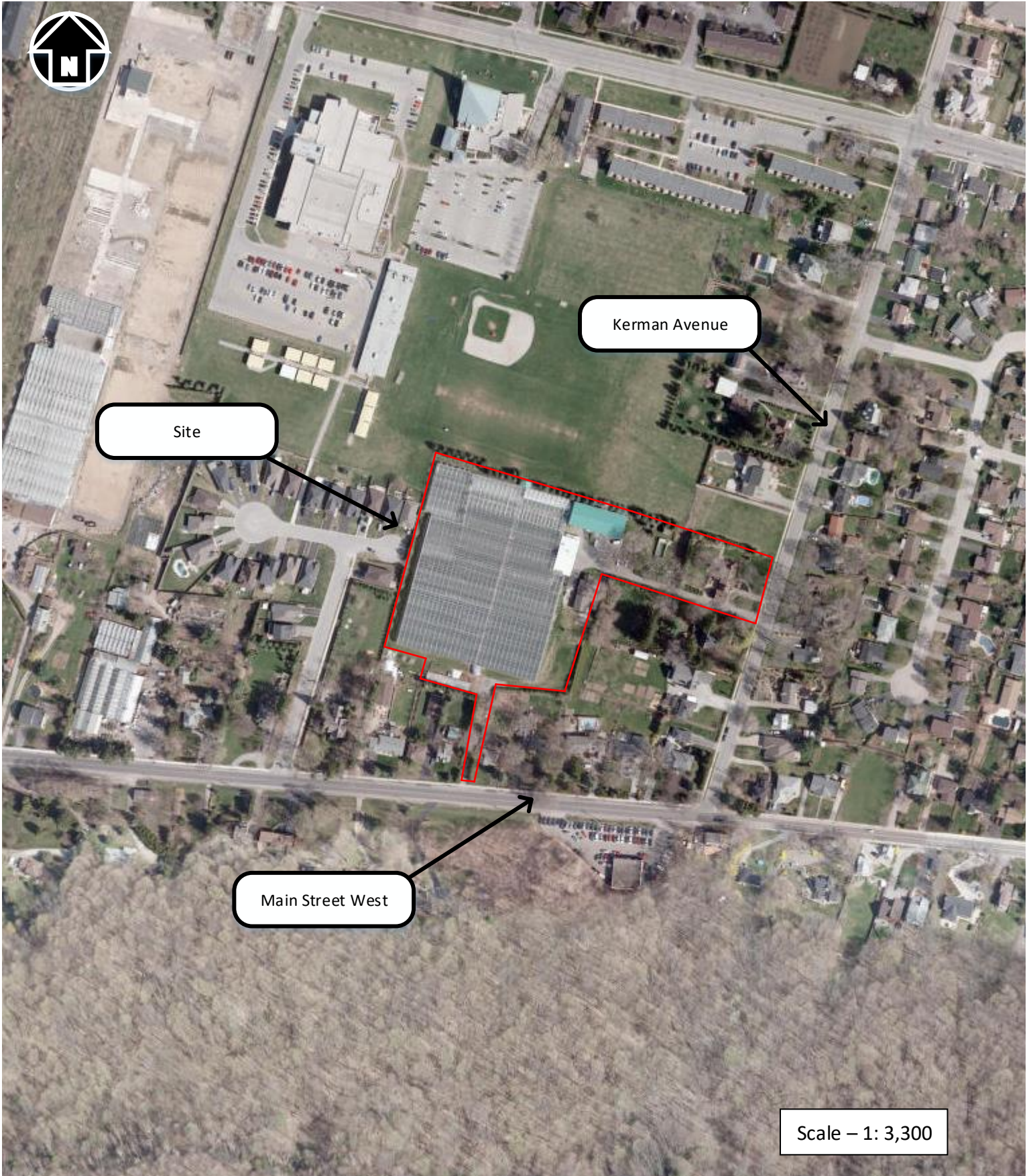
Site

Kerman Avenue

Main Street West

Scale - 1: 3,300

Aerial Photo - 2006

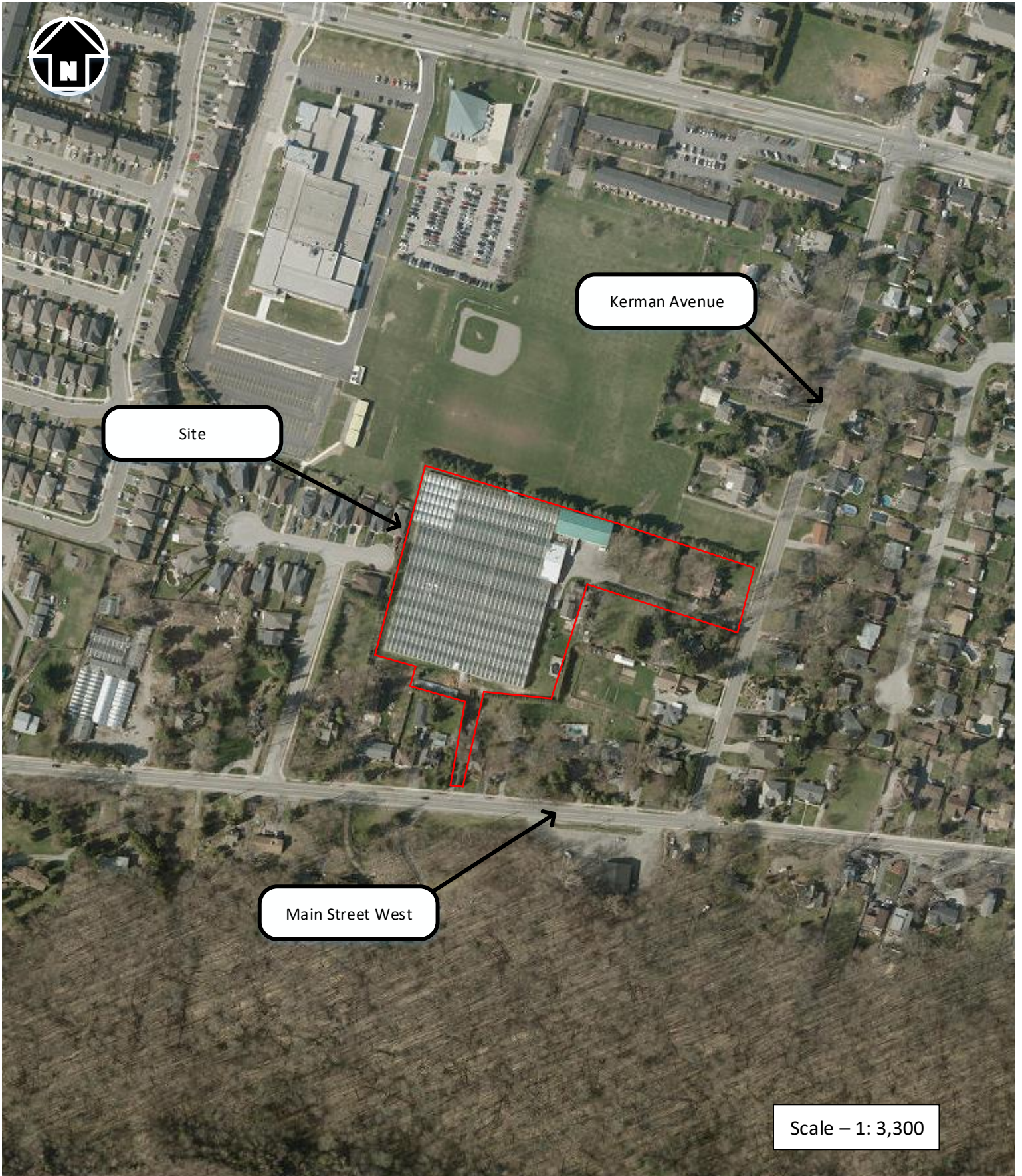


Scale – 1: 3,300

Aerial Photo - 2009



Aerial Photo - 2013



Aerial Photo - 2017



Site

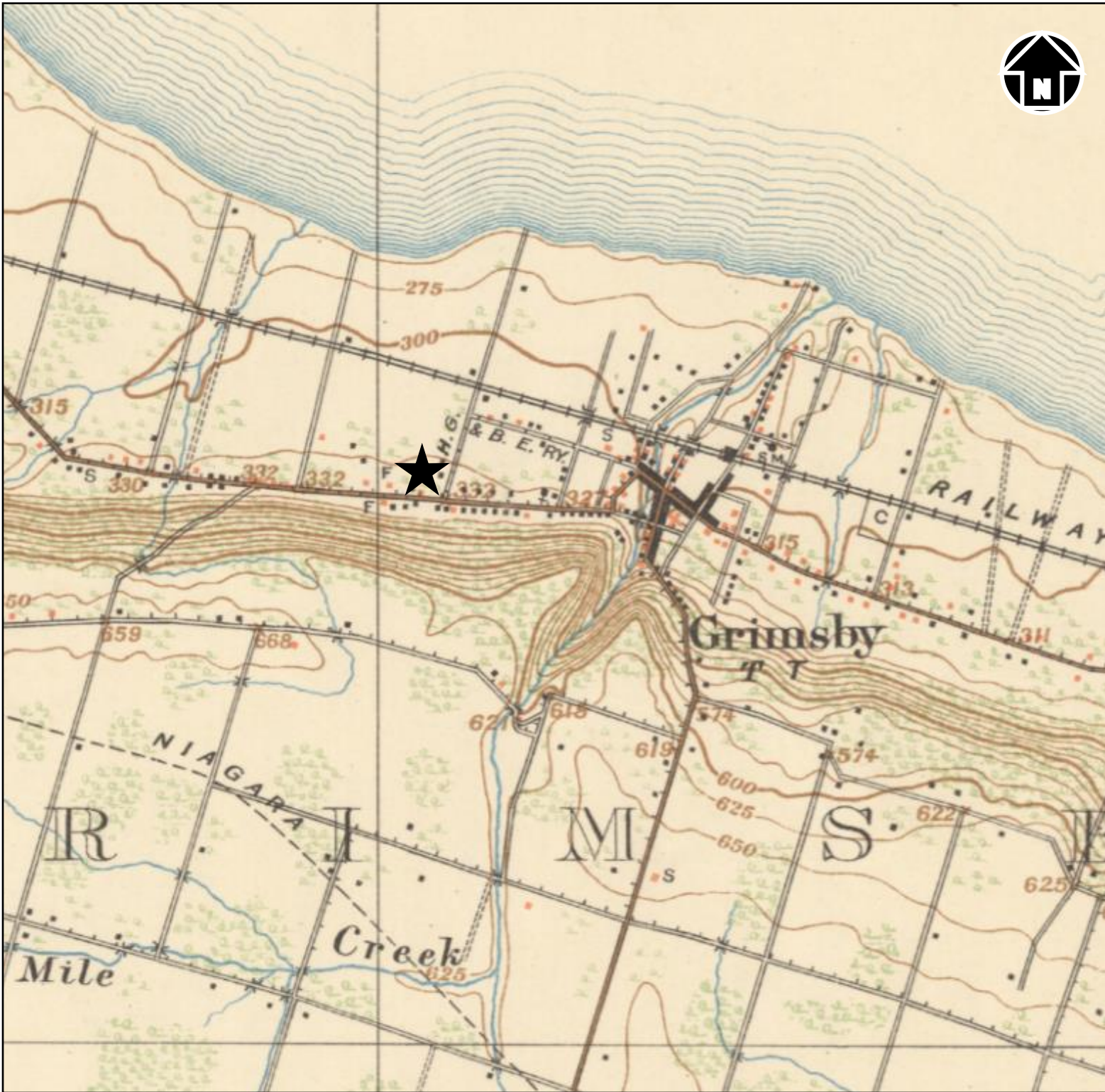
Kerman Avenue

Main Street West

Scale - 1: 2,950

Appendix 'C'

1. 1907 Topographic Map;
2. 1938 Topographic Map;
3. 1968 Topographic Map, and;
4. 1996 Topographic Map.



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 188450-E
2. Topographic Map of Ontario, Grimsby Sheet 30M/4
3. Base map provided by: "Department of Militia and Defence, 1907".

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CLIENT

Tarbutt Construction

PROJECT TITLE

Phase One Environmental Site Assessment
9 and 11 Kerman Avenue
Grimsby, Ontario

DRAWING TITLE

Topographic Map 1907

PROJECT No. SM 188450-E

SCALE 1: 63,360

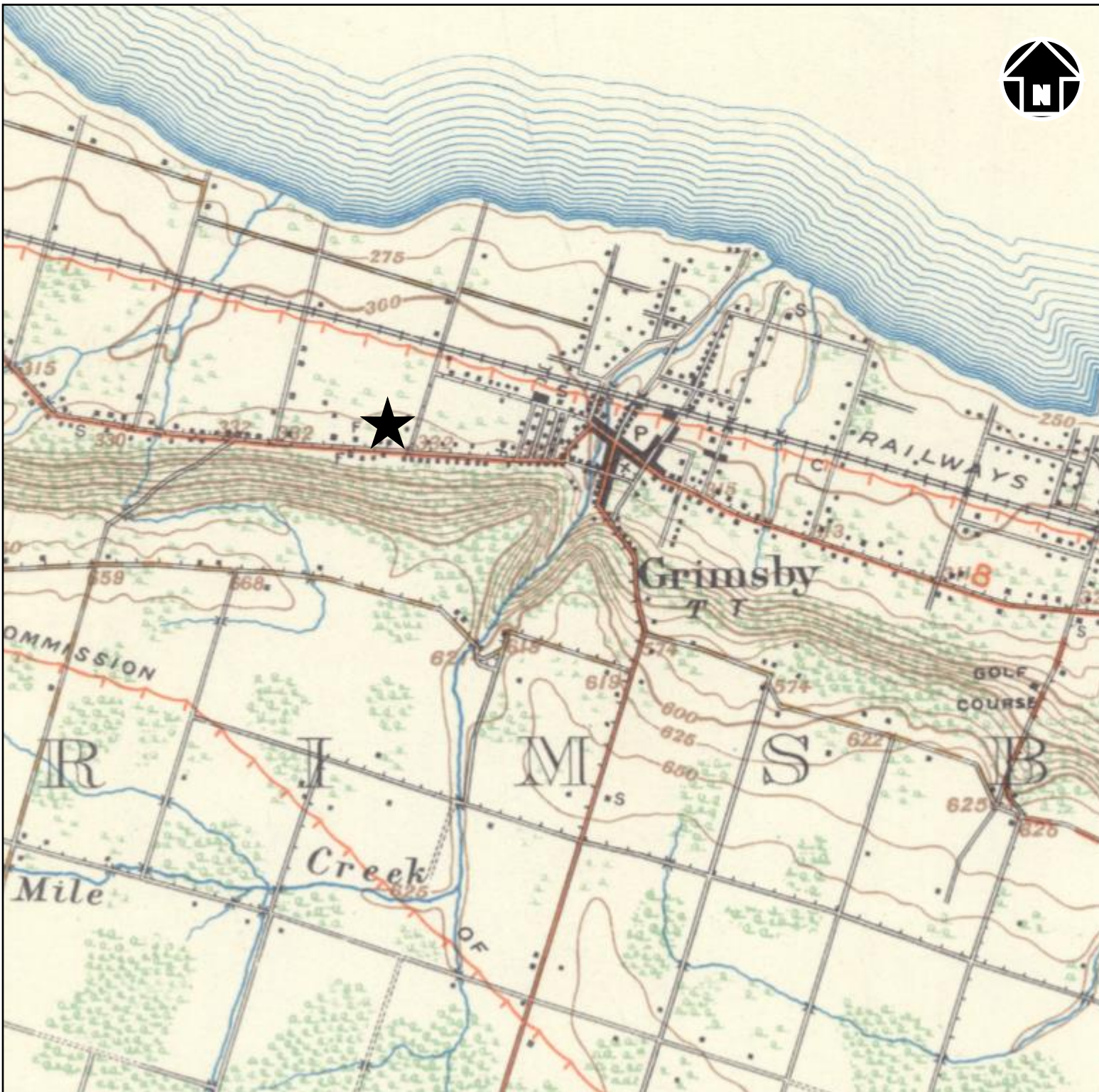
DATE August 2018

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FILE NAME 188450 Topo 1907.vsd

DRAWING No. 4a



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 188450-E
2. Topographic Map of Ontario, Grimsby Sheet 30M/4
3. Base map provided by: "Geographical Section, General Staff; Department of National Defence, 1938".

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CLIENT

Tarbutt Construction

PROJECT TITLE

Phase One Environmental Site Assessment
 9 and 11 Kerman Avenue
 Grimsby, Ontario

DRAWING TITLE

Topographic Map 1938

PROJECT No. SM 188450-E

SCALE 1: 63,360

DATE August 2018

CHECKED KG

DRAWN RK

FILE NAME 188450 Topo 1938.vsd

DRAWING No. 4b



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 188450-E
2. Topographic Map of Ontario, Grimsby Sheet 30M/4E, Edition 4
3. Base map provided by: "Mapping and Charting Establishment, Department of National Defence, 1968".

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CLIENT

Tarbutt Construction

PROJECT TITLE

Phase One Environmental Site Assessment
9 and 11 Kerman Avenue
Grimsby, Ontario

DRAWING TITLE

Topographic Map 1968

PROJECT No. SM 188450-E

SCALE 1: 50,000

DATE August 2018

CHECKED KG

DRAWN RK

FILE NAME 188450 Topo 1968.vsd

DRAWING No. 4c



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 188450-E
2. Topographic Map of Ontario, Grimsby Sheet 30M/4, Edition 7
3. Base map provided by: "©1996, Her Majesty The Queen in Right of Canada".

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CLIENT

Tarbutt Construction

PROJECT TITLE

Phase One Environmental Site Assessment
9 and 11 Kerman Avenue
Grimsby, Ontario

DRAWING TITLE

Topographic Map 1996

PROJECT No. SM 188450-E

SCALE 1: 50,000

DATE August 2018

CHECKED KG

DRAWN RK

FILE NAME 188450 Topo 1996.vsd

DRAWING No. 4d



Appendix 'D'

1. Title Search Documents

LAND
REGISTRY
OFFICE #30

46010-0096 (LT)

PAGE 1 OF 2
PREPARED FOR RK
ON 2018/06/26 AT 12:17:34

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

PROPERTY DESCRIPTION: PT LT 13 CON 2 NORTH GRIMSBY AS IN R0119550, R0189941, R0773096, PT 2 30R5445, PT 2 30R4018, PT 2, 3 30R10174 S/T R0783167; GRIMSBY

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN R0565442. PLANNING ACT CONSENT AS IN R0487953. PLANNING ACT CONSENT AS IN R0783166. PLANNING ACT CONSENT AS IN R0200545.
PLANNING ACT CONSENT AS IN R0110179.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 46010-0213

PIN CREATION DATE:
2003/03/24

OWNERS' NAMES
VAN GEEST BROS. HOLDINGS LIMITED

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/03/21 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2003/03/24 **</p>						
R0119550	1965/03/31	TRANSFER	\$1		VAN GEEST BROS. LIMITED	C
R0189941	1969/05/23	TRANSFER	\$1		VAN GEEST BROS. LIMITED	C
		REMARKS: PLAN ATTACHED				
30R4018	1984/11/14	PLAN REFERENCE				C
R0487953	1984/11/15	TRANSFER	\$1		VAN GEEST BROS. LIMITED	C
30R5445	1988/06/08	PLAN REFERENCE				C
R0565442	1988/06/20	TRANSFER	\$20,000		VAN GEEST BROS. LIMITED	C
R0773096	2000/10/03	TRANSFER		VAN GEEST, CORNELIUS	VAN GEEST BROS. LIMITED	C
30R10174	2001/05/14	PLAN REFERENCE				C
R0783166	2001/07/24	TRANSFER	\$41,250	SUSNYAR, PATRICIA ANN	VAN GEEST BROS. LIMITED	C

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<i>REMARKS: PLANNING ACT CONSENT RE; PTS 2 & 3 30R10174</i>						
NR15241	2004/01/21	APL CH NAME OWNER		VAN GEEST BROS. LIMITED	VAN GEEST BROS. HOLDINGS LIMITED	C
NR108346	2006/06/29	CHARGE		*** COMPLETELY DELETED *** VAN GEEST BROS. HOLDINGS LIMITED	ROYAL BANK OF CANADA	
NR214744	2009/07/24	CHARGE		*** COMPLETELY DELETED *** VAN GEEST BROS. HOLDINGS LIMITED	CANADIAN IMPERIAL BANK OF COMMERCE	
NR217643	2009/08/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
<i>REMARKS: RE: NR108346</i>						
NR360842	2014/08/21	CHARGE	\$4,085,000	VAN GEEST BROS. HOLDINGS LIMITED	THE BANK OF NOVA SCOTIA	C
NR364137	2014/09/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
<i>REMARKS: NR214744.</i>						



Appendix 'E'

1. Town of Grimsby Correspondence

Ross Keiller

From: Nancy Simon <nsimon@grimsby.ca>
Sent: Thursday, August 9, 2018 9:14 AM
To: Ross Keiller
Subject: RE: Information on a Property

Hello Ross, unfortunately we do not have this information.

Nancy Simon
Zoning Clerk
Planning Department
Town of Grimsby
905-309-2019
nsimon@grimsby.ca

From: Ross Keiller <rkeiller@soilmat.ca>
Sent: August-08-18 4:25 PM
To: Planning General Mail-Box <planning@grimsby.ca>
Subject: Information on a Property

Hi there,

I am looking for some information on a property in the Town of Grimsby.

The municipal address of the property is identified as 9 and 11 Kerman Avenue and I am looking to see if the Planning department has any Phase One Environmental Site Assessments on file in regards to this property.

Thanks,
Ross

ROSS KEILLER
ENVIRONMENTAL TECHNICIAN
SOIL-MAT ENGINEERS & CONSULTANTS LTD.
M: 905.807.3525 TF: 800.243.1922 www.soil-mat.ca

HAMILTON: 130 Lancing Drive L8W 3A1 T: 905.318.7440 F: 905.318.7455
MILTON: PO Box 40012 Derry Heights PO L9T 7W4 T: 800.243.1922

This e-mail, including any attachments, is privileged, confidential and subject to copyright. Any unauthorized use or disclosure is prohibited. If you are not the intended recipient please notify the sender immediately by return e-mail and delete the message and any attachments from your system.

 *Please consider the environment before printing this email*

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Appendix 'F'

1. MOECP Database Search Request



Soil-Mat Engineers & Consultants Ltd.

Geotechnical/Construction Testing/Environmental Engineers

130 Lancing Drive, Hamilton, Ontario L8W 3A1

Tel: (905) 318-7440 Inwats: 1-800-243-1922

Fax: (905) 318-7455

e-mail: info@soil-mat.on.ca

Fax Cover Page

To:	Lydia	From:	Ross Keiller
Company:	MOECC	Date:	June 28, 2018
Phone:	(416)314-4075	Pages:	3 (inclusive)
Fax:	(416)314-4285	Our Ref. #:	SM 188450-E

Comments:

Please undertake a search as per the attached request form.

Please feel free to contact me in our Office if you have any questions.

Sincerely,

Ross Keiller
Environmental Technician

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only		
Name, Title, Company Name and Mailing Address of Requester Ross Keiller Environmental Technician Soil-Mat Engineers & Consultants Ltd. 130 Lancing Drive Hamilton, Ontario L8W 3A1 Email Address: rkeiller@soilmat.ca			FOI Request No.	FOI Co-ordinator Review date	
			Date Request Received	Fee Paid ACCT-CHQ-VISA-MC- CASH	
			Response Due Date		
Telephone/Fax Nos. Tel : (905) 318-7440 Fax : (905) 318-7455	Your Project/Reference No. SM 188450-E	Signature of Requester	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/>		
Request Parameters					
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 9 and 11 Kerman Avenue, Grimsby [These properties are adjacent to each other]					
Present Property Owner(s) and Date(s) of Ownership Van Geest Bros. Holdings Limited					
Previous Property Owner(s) and Date(s) of Ownership					
Present/Previous Tenant(s), (if applicable)					
Search Parameters			Specify Year(s) Requested		
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.					
Environmental concerns (General correspondence, occurrence reports, abatement)			1990-Present		
Orders			1990-Present		
Spills			1990-Present		
Investigations/prosecutions ▶ Owner/tenant information must be provided			1990-Present		
Waste Generator number/classes			1990-Present		
Certificates of Approval ▶ Proponent information must be provided					
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.					
			SD	Specify Year(s) Requested	
air - emissions					
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)					
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations					
waste water - industrial discharge					
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites					
waste systems	- haulers: sewage, non-hazardous & hazardous waste				
	- mobile waste processing units				
	- PCB destruction				
pesticides - licenses					

Ministry of the Environment,
Conservation and Parks

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



Freedom of Information and
Protection of Privacy Office

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

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075

July 25, 2018

Ross Keiller
Soil-Mat Engineers & Consultants Ltd.
130 Lancing Drive
Hamilton, ON L8W 3A1

Dear Ross Keiller:

**RE: *Freedom of Information and Protection of Privacy Act Request*
Our File #: A-2018-04395, Your Reference #: SM188450-E**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 9, 11 Kerman Avenue, Grimsby.

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

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

• Search Time 1 hour @ \$30/hour	\$ 30.00
• Copying 73 pages @ \$0.20/page	\$ 14.60
• Delivery	3.00
• Total	\$ 47.60
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 17.60

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

If you have any questions regarding this matter, please contact Moliann Weir at Moliann.Weir4@ontario.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "M. Dadufalza".

Janet Dadufalza
FOI Manager

Attachments



INCIDENT REPORT

Reference Number:	2757-AKULTR	Module Type:	Legislation Non-Compliance
Status:	In progress	File Storage Number:	NI-GR-KE-100
Program:	Compliance Summary	Activity:	No Entry

Caller or PO Reporting/Receiving Information

First Name:	Last Name:	Branch/Region:	Section:
Christopher	Medland	West-Central Region	Niagara District Office
Municipality/Unorganized Twp:			
Date Reported to MOE:	2017/03/27	Time Reported to MOE:	12:02
Date of Incident:	2017/02/07	Time of Incident:	
Incident Date Confirmation:	Estimated		

Client(s)

Client Details
Van Geest Bros. Limited Mailing Address: 11 Kerman Ave, Grimsby, Ontario, Canada, L3M 3W3 Physical Address: 11 Kerman Ave, Grimsby, Town, Regional Municipality of Niagara, Ontario, Canada, L3M 3W3 Telephone: (905)945-5944, FAX: (905)945-5033, email: rob@vangeestbros.ca Client #: 1692-8ZUM6Y, Client Type: Corporation, NAICS: 111422, 1114

Site(s)

Site Details
9 Kerman Ave. Address: 9 Kerman Ave, Grimsby, Town, Regional Municipality of Niagara, L3M 3W3 District Office: Niagara GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GIS Software, UTM Easting: 615609, UTM Northing: 4783413, UTM Location Description: driveway entrance, Site #: 3972-AK83FA, NAICS: 111422

Incident Summary:

Violation OWRA Section 53.

Initial Incident Description (as reported):

Created: Christopher Medland () - 2017/03/27 12:02:42 PM

Violation OWRA Section 53. Company to create Abatement Plan to deal with unapproved discharges and/or apply for ECA.

SAC Action Class:	
Non-Standard Procedure:	No

Incident Description:

Incident Description Continuation:
Not Available

Incident Update:
Not Available

Was there an MOE field response?	Yes
Site Visit (other than inspection or ERP Response):	No
Inspection:	Yes
ERP Response:	No
Date of Arrival at Site: 2017/02/07	Time of Arrival at Site: 11:00
Were there samples collected / analyzed at any time?	No
Health / Environmental Consequences at the Time of Incident	
Health / Environmental Consequences:	2 - Minor Environment

Has a Water Body been impacted?	
Receiving Environment:	
Incident Event:	
Incident Reason:	
MOE/Other Agencies Involved:	
Was there a discharge / emission / spill of a contaminant to the environment?	
Yes	

Contaminants Table

Contaminant Name	Description	Code	UN#	Limit	Quantity	[units]	[freq]

Environmental Compliance Reporting (ECR)

<p>Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?</p> <p>(legislation, certificate of approval, order, or guideline)</p> <p>No</p>
--

Voluntary / Mandatory Abatement

Was there Non-Compliance/Non-Conformance Identified?	<input checked="" type="radio"/> Yes <input type="radio"/> No
<p>Voluntary / Mandatory Abatement Items</p> <p>Type: VA Parent Ref. No.: 2757-AKULTR Comp. Date: 06/30/2017 Attained Date: Compliance Pending Work Summary: Within ninety (90) days of receipt of this report the Company shall submit, to this officer, an Abatement Plan, following the attached Abatement Plan Information Sheet, that will assess all sewage discharge sources from the greenhouse operation (ie: tile drains, storm water, boiler blow down, sumps, process water overflow etc), and address steps to mitigate unapproved discharges of storm and process waste water from the greenhouse operation. Said Abatement Plan shall include a monitoring program as described in the attached "Storm Water Self Assessment" sheet.</p> <p>Type: VA Parent Ref. No.: 2757-AKULTR Comp. Date: 04/30/2018 Attained Date: Compliance Pending Work Summary: In the event that the discharge from the stormwater management pond cannot be removed the Company shall apply for a Section 53 OWRA Environmental Compliance Approval for a Stormwater Management System no later than April 30, 2018.</p> <p>Type: VAI Parent Ref. No.: 1260-AK83ME Comp. Date: 06/28/2017 Attained Date: VA not Required Work Summary: In the event that the discharge from the stormwater management pond cannot be removed the Company shall apply for a Section 53 OWRA Environmental Compliance Approval for a Stormwater Management System no later than April 30, 2018.</p> <p>Type: VAI Parent Ref. No.: 1260-AK83ME Comp. Date: 06/28/2017 Attained Date: VA not Required Work Summary: Within ninety (90) days of receipt of this report the Company shall submit, to this officer, an Abatement Plan, following the attached Abatement Plan Information Sheet, that will assess all sewage discharge sources from the greenhouse operation (ie: tile drains, storm water, boiler blow down, sumps, process water overflow etc), and address steps</p>	

to mitigate unapproved discharges of storm and process waste water from the greenhouse operation. Said Abatement Plan shall include a monitoring program as described in the attached "Storm Water Self Assessment" sheet.




Offence(s)

Suspected Violation(s)/Offence(s):		
---	--	--

Waste / EGR Information

Waste / EGR Information entries:
Not Available

Document Related Information

Cross Reference:	RSV 8887-AK83DJ  (doc link)	Task Link:	8050-AKULYG 
Originating Document:	Inspections 8887-AK83DJ 	Created by:	Christopher Medland
Date Created:	2017/03/27	Date Completed:	
Office Receiving Incident Report:	Niagara District Office	Incident Info Received By:	Christopher Medland
Bring Forward Date:		Bring Forward Reason:	

Signatures



Provincial Officer:

Name: Badge No: Work Unit: District/Area Office: Date: Signature:	
--	--

District/Area Supervisor:

Name: Work Unit: District/Area Office: Date: Signature:	
--	--

RECORD OF SITE VISIT

Reference Number:	8887-AK83DJ	File Storage Number:	NI-GR-KE-100
Module:	Inspections	Module Type:	Compliance Summary
Cross Reference:	(doc link)	Task Link:	3275-AK83M9 
Originating Document:		Created by:	Christopher Medland
Incident Report Reference Number:		2757-AKULTR	
Date Created:	2017/03/06	Date Completed:	2017/03/27
Bring Forward Date:		Bring Forward Reason:	
Status:	Final Signed-Off		
Program	Compliance Summary	Activity:	Inspections – Cross Program

Client(s)

Client Details	
Van Geest Bros. Limited Mailing Address: 11 Kerman Ave, Grimsby, Ontario, Canada, L3M 3W3 Physical Address: 11 Kerman Ave, Grimsby, Town, Regional Municipality of Niagara, Ontario, Canada, L3M 3W3 Telephone: (905)945-5944, FAX: (905)945-5033, email: rob@vangeestibros.ca Client #: 1692-8ZUM6Y, Client Type: Corporation, NAICS: 111422, 1114	

Site(s)

Site Details	
9 Kerman Ave. Address: 9 Kerman Ave, Grimsby, Town, Regional Municipality of Niagara, L3M 3W3 District Office: Niagara GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GIS Software, UTM Easting: 615609, UTM Northing: 4783413, UTM Location Description: driveway entrance, Site #: 3972-AK83FA, NAICS: 111422	

General

Date of Last Inspection:		Inspection Due Date:	
Inspection Start Date:	2017/02/07	Inspection Finish Date:	2017/02/07
Inspection Pass/Fail:	Fail	Risk Score:	
With Minor Admin Violation:	No	IJM Score:	A2
Site Region:	West Central		
File Review:			
Comments:			

Compliance Level	IJM Score
In Compliance	A0 to F0
In Compliance with Comments	A1, B1 and C1
Significant Non-Compliance	Other than above

Inspection Time Of Day

Inspection Time of Day
Indicate if this inspection was conducted during a week day (normal hours) or during an evening, night, weekend or holiday (after hours)
<input checked="" type="radio"/> Normal Hours Inspection <input type="radio"/> After Hours Inspection

Risk Assessment

Plan Category	Planned	Fiscal year	2016/2017
Media	Multimedia		
Facility Selection Rationale			
Anticipated	Actual		
<input type="checkbox"/> HE	<input type="checkbox"/> HE		A: Known Significant Human Health and/or Environmental Impact/Impairment
<input type="checkbox"/> CV	<input type="checkbox"/> CV		A: Previous Record of Convictions/Charges Laid (Non-Administrative)
<input type="checkbox"/> NC	<input type="checkbox"/> NC		A: A Record of Significant (Non-Administrative) Non-Compliance
<input type="checkbox"/> DI	<input type="checkbox"/> DI		A: Lack of Demonstrated Improvement towards Compliance/Remediation (an outright failure (non-administrative) in previous inspection where compliance has not been achieved.
<input type="checkbox"/> AN	<input type="checkbox"/> AN		B: Human Health and/or Environmental Impairment is Anticipated/Suspected.
<input type="checkbox"/> VS	<input type="checkbox"/> VS		B: Violation of a Legal Requirement is Suspected (with human health and/or environmental impact.
<input checked="" type="checkbox"/> BP	<input checked="" type="checkbox"/> BP		B: Nature of Site Operations/Business Represent an Inherent Level of Risk (where impact to human health and/or environment is anticipated due to nature of site/Facility Processes and Waste Streams and/or Discharges)
<input type="checkbox"/> ES	<input type="checkbox"/> ES		B: Emerging Sectors (where knowledge is limited but concern for environmental impacts exists)
<input type="checkbox"/> UK	<input type="checkbox"/> UK		C: Risk Unknown/New Facility and/or General Deterrent
<input type="checkbox"/> CP	<input type="checkbox"/> CP		C: Corporate Priority
<input type="checkbox"/> LP	<input type="checkbox"/> LP		C: Low Priority
Risk Category Anticipated			B: Anticipated Human Health or Environmental Impact
Risk Category Actual			B: Anticipated Human Health or Environmental Impact
Reason for Risk Change			No change
Risk Change Discussed with and Approved by District Manager			No
Why were changes made to Risk Information?			



Compliance Summary Inspection Report

Client:	Van Geest Bros. Limited Mailing Address: 11 Kerman Ave, Grimsby, Ontario, Canada, L3M 3W3 Physical Address: 11 Kerman Ave, Grimsby, Town, Regional Municipality of Niagara, Ontario, Canada, L3M 3W3 Telephone: (905)945-5944, FAX: (905)945-5033, email: rob@vangeestbros.ca Client #: 1692-8ZUM6Y, Client Type: Corporation, NAICS: 111422, 1114		
Inspection Site Address:	9 Kerman Ave. Address: 9 Kerman Ave, Grimsby, Town, Regional Municipality of Niagara, L3M 3W3 District Office: Niagara GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GIS Software, UTM Easting: 615609, UTM Northing: 4783413, UTM Location Description: driveway entrance, Site #: 3972-AK83FA, NAICS: 111422		
Contact Name:	Byran Van Geest	Title:	
Contact Telephone:	(855)945-5944 ext	Contact Fax:	
Last Inspection Date:			
Inspection Start Date:	2017/02/07	Inspection Finish Date:	2017/02/07
Region:	West Central		

1.0 INTRODUCTION

Background

Since March 2010, the Ministry and the Ontario Ministry of Agriculture and Food have been working with The Ontario Greenhouse Alliance, the Ontario Greenhouse Vegetable Growers and Flowers Canada to develop a greenhouse environmental strategy. This strategy is designed to promote environmental best practices, enhance competitiveness of the Ontario greenhouse sector and improve overall environmental practices.

In 2011 the MOECC Samia and Niagara Districts conducted outreach and education sessions for the greenhouse sector, providing them with "toolkits", enabling them to move forward in a streamlined fashion to obtain the necessary approvals from the MOECC. This tool kit includes an outline of an abatement plan which provides a grower with step by step instructions to assess their existing facility and develop changes or actions that they will undertake to improve their environmental performance and bring themselves into compliance with applicable legislation and approvals (e.g. Environmental Compliance Approval (ECA) and/or Permit to Take Water).

Inspections in the greenhouse sector will continue to facilitate the identified need for further education and outreach. A copy of the toolkit contents accompanies this report.

Industrial sewage approvals have always been required under the Ontario Water Resources Act by the greenhouse industry if any of their collected wastewater or stormwater is discharged off site. Over the years, compliance with this requirement has not been pro-actively sought by the industry and the need for better environmental practices has brought this requirement to the forefront. In order to assist the greenhouse community in achieving environmental performance and compliance, this Ministry has completed outreach sessions with the greenhouse sector, providing them with information (called the "toolkit") enabling them to move forward in a streamlined fashion to obtain the necessary approvals from the Ministry. This toolkit includes an outline of an abatement plan which provides a grower with step by step instructions to assess their existing facility and develop changes or actions that they will undertake to

improve their environmental performance and bring themselves into compliance with applicable legislation and approvals (e.g. Environmental Compliance Approval (formerly referred to as Certificates of Approval), Permit to Take Water approval).

Description of Operation

Van Geest Bros Ltd. operates an approximately 1.1 hectare greenhouse primarily producing cut gerbera. All mother stock is grown in pots on raised benches.

Municipal water is used for irrigation. Fertilizer is added to an irrigation water cistern. Irrigation methods are overhead with drip irrigation. Excess irrigation water is collected in tile drains installed under the growing areas which drain to wet wells. Contents of wells are pumped back to the irrigation water cistern. Irrigation water is treated via ultra violet radiation and an electro chemical activation system prior to reuse.

Overflow from the nutrient enriched irrigation cistern discharges to the municipal sanitary system.

The focus of this inspection was to assess the fate of process / storm / waste waters generated in the greenhouse operation. The inspection was not exhaustive and may not completely reflect all sources of wastewater discharges associated with the operation.

2.0 INSPECTION OBSERVATIONS

All inspection observations have been summarized in the attached form called "Greenhouse Inspection Form VanGeest"

2.1 AREA OF FOCUS

This inspection is being conducted under the following Ministry of Environment and Climate Change program(s) and/or activities:

Greenhouses
Outreach / Pollution Prevention
Sewage – Industrial
Stormwater - Industrial

Specifics:

Summary of Process Waste and Storm Water Discharges

- 1) Reject nutrient water is discharged to municipal sanitary system
- 2) Engineered stormwater retention pond discharges to historic ag tile drains.
- 3) Domestic sewage discharged to municipal sanitary sewer system.
- 3) Boiler blowdown and floor drains in non-production areas go to historic ag tile drains.

2.2 COMPLIANCE OVERVIEW

Operating without required approval(s)

As there is a designed off-site discharge, the engineered irrigation pond meets the strict definition of an industrial sewage works (see Background section of Introduction), therefore an Ontario Water Resources Act, Section 53, Environmental Compliance Approval is required.

Other

Other process waters not associated with the growing areas (boiler blowdown, nutrient mixing station and loading dock, etc.) are collected in a number of catchbasins throughout the facility and drain to a historic off-site tile drain. These discharges also meet the strict definition of sewage and also require a Section 53, OWRA approval.

Specifics:

3.0 REVIEW OF PREVIOUS NON-COMPLIANCE ISSUES

No previous ministry record

Specifics:

4.0 SUMMARY OF INSPECTION FINDINGS (HEALTH/ENVIRONMENTAL IMPACT)

Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate?

No

Specifics:

Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material ?

No

Specifics:

Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment ?

Yes

Specifics:

Unapproved storm water management system with potential to discharge to natural environment (Section 53 OWRA). It should be noted that while this is a violation of the OWRA this officer does not believe that the discharge could cause a human health impact or environmental impairment.

Was there any indication of a potential for environmental impairment during the inspection and/or the review of relevant material ?

No

Specifics:

Was there any indication of minor administrative non-compliance?

No

Specifics:

5.0 ACTION(S) REQUIRED

1. Within ninety (90) days of receipt of this report the Company shall submit, to this officer, an Abatement Plan, following the attached Abatement Plan Information Sheet, that will assess all sewage discharge sources from the greenhouse operation (ie: tile drains, storm water, boiler blow down, sumps, process water overflow etc), and address steps to mitigate unapproved discharges of storm and process waste water from the greenhouse operation. Said Abatement Plan shall include a monitoring program as described in the attached "Storm Water Self Assessment" sheet.
2. In the event that the discharge from the stormwater management pond cannot be removed the Company shall apply for a Section 53 OWRA Environmental Compliance Approval for a Stormwater Management System no later than April 30, 2018.

6.0 OTHER INSPECTION FINDINGS

Specifics:
None.

7.0 INCIDENT REPORT

Applicable
2757-AKULTR 

8.0 ATTACHMENTS

GH Inspection Form VanGeest.docx

PREPARED BY:
Environmental Officer:
Name:
District Office:
Date:
Signature

Christopher Medland
Niagara District Office
2017/03/27



REVIEWED BY:
District Supervisor:
Name:
District Office:
Date:

Paul Widmeyer
Niagara District Office
2017/03/27

Signature:



File Storage Number: NI-GR-KE-100

Note:

This inspection report does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

The "Greenhouse Checklist" has been developed as general guidance to assist greenhouse growers and Provincial Officers when inspections are conducted.

Please be aware that this checklist may be revised without notice.

These revisions may result in the inspecting Provincial Officer requiring information from the operator not contemplated by the current document.

The checklist does not limit nor is it intended to limit the information that may be requested by a Provincial Officer, however, all informational requests by the Provincial Officer are restricted to those permitted by his or her authority under the Environmental Protection Act, the Ontario Water Resources Act, the Nutrient Management Act and the Pesticides Act.

Greenhouse Checklist

Client Information

Client Number: Bryan VanGeest
Legal Name: Van Geest Bros. Limited
Operating Name: _____
Aliases: _____
Mailing Address: 9 Kerman Ave.
Grimsby, ON
L3M3W3

Contact Name: Bryan Van Geest
Position: _____

Email: bryan@vangeestbros.ca
Telephone: 1-855-945-5944

1. Basic Information

RSV # or Cameo Ref #: 1260-AK83ME
Inspection Date: March 1, 2017
Inspector Name: Christopher Medland
Facility Type: Production
Inspection Contact Name: Bryan Van Geest
Site Address: 9 Kerman Drive

Comments:

2. Operation

What types of crops does the greenhouse produce?

Cut Flowers

How many months of the year does the greenhouse have crops growing? 12months

Where production at the greenhouse is not continuous (e.g. 12 months/year), describe production cycle (e.g. times of year when greenhouse is not active and periods when crops are changed out):

If they grow seedlings, do they ship to other operations? No

Which of the following associations is the operation affiliated with? Check all that apply.

- No affiliation to any association

If they are members of one or more of these associations, are they aware of the environmental resources and staff available to them from these associations?

N/A

Are there other agricultural operations associated/affiliated with the greenhouse operation?

No

If yes, what are they? (e.g. field crop operation, vineyards, ornamental nurseries, orchards, livestock)

Comments:

3A. Physical Features of Greenhouse

Year greenhouse established:

Approx. 1870

Have there been any additions since then? Yes

If yes, please specify:

Greenhouse Size:

Indoor Production Area (under glass/plastic): 120,000 ft²

Covering: Glass

Expansions planned in the next 12 months: No

If yes, please specify:

Are they growing in the soil? No

If not growing in the soil, what type of floor is in the indoor greenhouse production area?

Earthen (packed)

3B. If the greenhouse floor is earthen:

Is the ground beneath the greenhouse tiled? Yes

If it is tiled, is the water from the tiles recirculated? yes

If tile water is not recirculated, where does it discharge to? Please describe:

Agricultural Tile

If the greenhouse has outdoor container production areas:

Is the outdoor production area on an impermeable surface? No

If on an impermeable surface, is the excess fertilizer solution and incidental precipitation captured and recirculated? N/A

If it is not recirculated, where does it go? Please describe:

Is the outdoor container production area on a surface that is water permeable? N/A

If so, is the excess fertilizer solution captured and recirculated? N/A

If not captured and recirculated, where does the spent fertilizer solution from the outdoor container production go? Please describe:

Comments:

4. Production Practices

What irrigation system is used in the greenhouse? Choose all that apply.

- Pressurized LV drip emitter

What production system is used? Choose all that apply.

- Potted or Container

If plants are grown in the soil, what is the soil texture? Choose all that apply.

- N/A

If plants are grown in soilless substrate, which do they use? Choose all that apply.

- Organic-based: untreated (e.g. coco-coir)

Comments:

5A. Water Usage

Water Sources and Estimated Total Annual Taking:

Municipal

20 cubic
metres/day

Water usages: (Choose all that apply)

Irrigation

Drinking water

Does the facility monitor the volume of water they use for production?

No

How is the water volume monitored?

Metered

Other (please describe below)

Geo-Reference of Water Taking Points NAD 83 (for on-site water taking only)

Source Name	Taking Purpose	Method of Collection	Accuracy Estimate	Easting	Northing	UTM Zone

*Note: please enter additional source information on the back of this page

Comments:

5B

Generally, anything other than municipal, taking greater than 50,000L/day requires a permit, however, generally a rainwater capture pond does not require a permit.

Is the facility subject to the requirement for a PTTW?

No

Does the facility have a permit if required?

N/A

If a PTTW has been issued, are they operating in compliance with conditions?

N/A

If non-compliance with PTTW conditions, identify reasons. Choose all that apply.

If the facility is subject to the requirement for a PTTW, are they reporting their water taking annually as required by O. Reg 387/04?

N/A

Is the water supply treated at the greenhouse before use?

Yes

If yes, how is the water supply treated? Choose all that apply.

UV

Electro Chemical Activation

If yes, describe contaminants of concern:

Comments:

6. Water Wells

How many dug wells are on the property?

How many drilled wells (minimum 15m depth and casing of at least 6m deep)?

How many other wells?

Are there backflow preventers on wells connected to processes?

Yes No N/A

If there is a well tag on the well, what is/are the well tag number(s)?

Did observations indicate that there were maintenance issues or improper abandonment of wells?

If yes, identify issues in comments section below.

Yes No

Comments:

7. Waste Water (General)

Describe all discharge points from greenhouse property.
This includes direct discharges and discharges via ponds and tile drains.

Tile drains are designed to discharge to local farm drains. But there is no water going to them as everything is returned to cisterns.

Is the property serviced by municipal sanitary sewage services? Yes
Is the property serviced by municipal storm sewer services? Yes

Are any discharge points unknown or underground/covered? yes
In the latter case, discharge pipes from ponds are essentially covered drains which run for some distance off property, making sampling difficult.

Did observations during the inspection indicate that wastewater discharges from the facility were causing an adverse impact? No

Wastewater Discharge Point Geo-Reference

Point ID/Description	Method of Collection	Accuracy Estimate	Easting	Northing	UTM Zone

*Note: please enter additional wastewater discharge point information on the back of this page

Comments:

Greenhouse roofs drain into a detention pond. Then into local farm drain. Barn roofs drain into municipal drains. Parking lot and loading docks go into local farm drains.

8A. Stormwater Management

Is there a stormwater collection system? Yes

If yes, describe the source(s) (e.g. gutters from roof, catchbasins in parking lot/yard, loading docks) and the stormwater collection system):

Greenhouse roofs drain into a detention pond. The storm water pond was designed by engineer. It discharges to local farm drains.

Are there any process waste water streams that discharge to the stormwater collection system?

Yes No

If process waters are included in stormwater collection system, please describe the process waters:

Does the facility utilize stormwater for irrigation purposes?

No

If yes, is there a separate collection system for clean stormwater?

N/A

If separate clean water system, describe sources for clean stormwater and the clean water collection system (e.g. cistern, pond, etc.):

Municipal water supply

Is there a stormwater retention pond?

Yes

If yes, was it designed by a Professional Engineer?

Yes

If yes, was it approved by the local Conservation Authority or Municipality?

Unknown

Is the stormwater pond subject to the requirement for an ECA?

Yes

If yes, does the pond have an ECA?

No

If ECA in place, are they operating in accordance with the conditions?

N/A

If not, please indicate discrepancies:

8B. Does the facility have a PMO authorizing the discharge?

No

If yes, is the facility operating in accordance with the conditions of the PMO?

N/A

If not, please describe deficiencies in the comment section below.

Where does the pond discharge to? Choose all that apply.

Underground drain

What is the name of the receiving water body/system? N/A

Is the receiving water regulated under the Drainage Act? No

Comments:

9A. Fertilizer Solution Management

How much fertilizer does the greenhouse CURRENTLY use?

Flower Operations: _____ kg/year
Vegetable Operations: _____ kg/m²/year

Has the facility implemented improvements to its operations to reduce fertilizer use within the last five years? Yes No

What was the fertilizer use per year PRIOR to making these improvements?

Flower Operations reduction of: _____ kg/year
Vegetable Operations reduction of: _____ kg/m²/year

Improvements: (Choose all that apply)

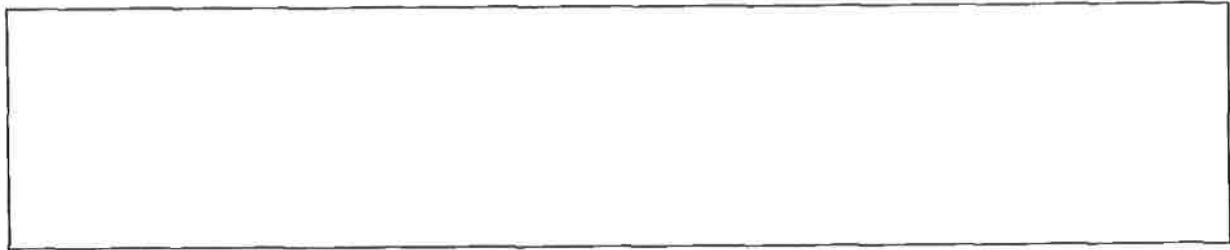
- | | |
|---|---|
| <input type="checkbox"/> Implemented recycling system | <input type="checkbox"/> Adoption of new irrigation method (e.g. LV pressure compensated drippers, sub-irrigation technology) |
| <input type="checkbox"/> Increased tank size | <input type="checkbox"/> Improved water use efficiency |
| <input type="checkbox"/> Better quality fertilizer purchased | <input type="checkbox"/> Precision fertigation |
| <input type="checkbox"/> Frequent monitoring and adjustment of fertilizer program | <input type="checkbox"/> Others (please describe below) |

Does the greenhouse sample for limiters other than electrical conductivity (EC) (e.g. Cl, SO₄, CO₃, NA)? Yes No

If yes, what is the frequency of sampling?

- | | |
|--|--|
| <input type="checkbox"/> Weekly | <input type="checkbox"/> Once a year |
| <input type="checkbox"/> Every 2 weeks | <input type="checkbox"/> Never |
| <input type="checkbox"/> Once a month | <input type="checkbox"/> Other (please describe below) |

Comments:



9B. Identify whether closed and/or open irrigation/fertilization systems are used at the facility.

Closed System (recirculation)

Area (ha, ac, ft², or m²): _____

Overhead misting

What percentage of the acreage is on closed system?

Unknown %

(e.g. hectares on recycling/total hectares x 100)

What percentage of the fertilizer solution that you use over the year is not recycled? Unknown %

(is disposed of)

What is the estimated volume of reject fertilizer solution disposed of per year?

Unknown

(m³/year or unknown)

Identify on-site treatment of fertilizer solution to improve recycling capability. Choose all that apply.

- UV Other (please describe)

How is the reject fertilizer solution (from both inside and outside operations) managed on site?

- Reject fertilizer solution is kept separate from stormwater and other process wastewater
 Other (please describe in comment section below)

If the greenhouse has a closed circulation system, how is reject fertilizer solution disposed/utilized?

- Discharge to a municipal sewage treatment plant

If the greenhouse has an open system, how is the waste fertilizer solution disposed of?

- N/A

Are there on-site storage facilities for reject fertilizer solution?

No

How much in-line storage do you have for your fertilizer solution?

N/A

Comments:

Company uses all the irrigation water again. Reject / overflow goes to sanitary sewer.

10. For the purpose of this section, storage facilities include containment from which there is no direct or indirect discharge that are made of cement, steel, metal, or other materials.

If the greenhouse is land applying reject fertilizer solution, do they have enough storage capacity to store reject fertilizer solution generated by normal operations through the winter months?

(Dec 1 – Mar 31)

N/A

Please enter size and type of storage facilities:

Types: lined earthen, unlined earthen, cement, steel, plastic, other

Storage Type	Size	Unit of Measure

If the greenhouse is land applying reject fertilizer solution, how many days of storage do they have on site for reject fertilizer solution during their peak production of reject fertilizer solution (generally the summer months)? (number of days, unknown, or N/A)

Are storage tanks equipped with a high level alarm?

N/A

Is there discharge from the facility of reject fertilizer solution to surface or ground water that is subject to the requirement for an ECA?

No

If yes, is there an ECA in place to address the discharge disposal of the reject fertilizer solution?

N/A

If yes, are they operating in compliance with the conditions of the approval?

N/A

If no, please describe discrepancies in the comments section below.

Is there a Preventative Measures Order in place authorizing the disposal?

N/A

If yes, is the facility operating in compliance with the conditions of the PMO?

N/A

If no, please describe deficiencies in the comments section below.

If the facility is land applying their spent fertilizer solution, are they registered under the NMA with OMAFRA?

N/A

If they are registered with OMAFRA, please indicate registration number:

Comments:

11A. Domestic Wastewater

How does the facility dispose of domestic wastewater? (water from toilets, sinks, showers)

Municipal sewer

- Is there a septic system on site for bathrooms/kitchen? No
- Is the septic system capacity <10,000 L/day (building code approval required)? N/A
- Is the septic system capacity >10,000 L/day (OWRA approval required)? N/A
- If the septic system is >10,000 L/day, does the facility have appropriate OWRA approval? N/A
- If OWRA approved, are they operating in accordance with approval? N/A
- If not operating in accordance with approval, please identify discrepancies in comments section below.

Comments:

11B. Other Process Wastewaters

Please check off wastewater management method(s) for each of the following Wastewater Types.

Wastewater Type	Management Method							
	Stormwater Pond (Direct Discharge)	Stormwater Pond (No Direct Discharge)	Direct to surface water	STP	Septic System	Discharge onto ground	Land Application	Other (describe below)
Blowdown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condensate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vegetable Washwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pot/Tray Washing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe)								

11C. Is there a discharge of other process wastewater from the facility that is subject to the requirement for an ECA?

No

If yes, is there an ECA in place to address disposal of the other wastewater?

N/A

If an ECA is in place, are they operating in compliance with the conditions of the approval? N/A
 If not, please describe discrepancies in comments section below.
 Does the facility have a PMO authorizing the discharge? N/A
 Is the facility operating in accordance with the conditions of the PMO? N/A
 If not, please describe discrepancies in comments section below.

Comments:

12. Spill Prevention and Contingency

Complete this section if Spill Prevention and Contingency is reviewed during the inspection.

Does the facility have a contingency plan in the event of spills? No
 Is the SAC number posted with other emergency numbers? No
 Is there a spill clean-up kit available on site? No

Comments:

13A. Pesticides

General Questions:

Did observations indicate:

Pesticides are stored in a manner that would not impair health and safety Yes No N/A
 The storage facility is in good repair and clean Yes No N/A
 Sign G was posted in the storage entrances Yes No N/A
 Fire Department, Hospital and Poison Control contact numbers are posted Yes No N/A

Pesticides are stored in a secure area

Yes No N/A

13B. Training:

Who applies pesticides at the facility?

Owner Worker Third Party

If greenhouse staff apply pesticides, identify staff training below:

How many greenhouse staff attended the Grower Pesticide Safety Course (GPSC)? _____

Enter GPSC Certificate Numbers: _____

How many greenhouse staff have been trained as Trained Assistants? _____

Enter Trained Assistants Certificate Numbers: _____

How many greenhouse staff have a Greenhouse Interior/Plant Licence? _____

Enter Licence Numbers: _____

How many greenhouse staff are trained as Technicians? _____

Enter Technician Certificate Numbers: _____

14. Fogging:

Does the greenhouse use fogging procedures to apply pesticides?

Yes No

If fogging procedures are used:

Is the operator aware of the appropriate staffing levels?

Yes No

Are appropriate requirements for staffing levels and licence/certification in place?

Yes No

Is the operator aware of proper signage and access restriction requirements during fogging procedure?

Yes No

Pesticide Class:	Persons Required:
2	2 GPSC Holders or licenced exterminators
3	2 GPSC Holders or licenced exterminators or 1 GPSC/Exterminator and 1 trained assistant/technician
4	1 GPSC/Exterminator or 1 trained assistant/technician
Note: Only GPSC holders can supervise trained assistants and only Licenced Exterminators can supervise technicians	

Personal Protection Equipment:

Is the operator aware of the requirement to have personal protection equipment for the application of pesticides? Yes No

Is personal protection equipment available near the storage?

Yes No



OCCURENCE REPORT

Location of Occurrence: GRIMSBY TOWN 9 KERMAN STREET GRIMSBY ONTARIO

Source: VANGEEST BROS. LIMITED 9 KERMAN STREET GRIMSBY ONTARIO

Reg: 2 Dist: WL Municipality: 18402

Sector: AG Source: SIC:

UTM: N: [] E: [] Zone: []

Entered: ORIS No. 9224000026

Abstracts: Diaries:

Received By: PESTICIDES

Batch: I. E. B. No.

Occurrence Type: C Subtype: 09

Occurrence Date:

Work Plan:

Occurrence Time:

Reported By: KELLY RUSS EMPLOYEE OF GREENHOUSE

Report to MOE: 1992/03/16

MOE at Scene: 92/03/17

Telephone No. 905-684-3646 x Alternate No. - - x

Assigned To: BILGER

Address:

ERP Contacted: Callout: [] ERP Name: NSP: []

Postal Code:

Syn: GREENHOUSE INSPECTION

Brief Summary:

1 VIOLATION OF PESTICIDES ACT

If there are related reports, record initial/master ORIS No. here >>

Followup Action: Abatement IEB Other

BF Date:

WARNING LETTER SENT

NO FURTHER ACTION

File Closed: Abatement: IEB X Other

Suspected Violation: 39

Report Prepared By: BILGER

Date: 21/04/92

IEB Investigator:

IEB BF Date

Approving Officer: MCCUBBIN

Date: 21/04/92

Reviewing Officer:

Date

Specify number(s) for routing Original [] [] [] [] [] []

Continued [] Yes

Specify number(s) for copy distribution [] [] [] [] [] []

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / _____ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

7. Other _____

SAC Action Class: 1: 2:

Material 1:

Amount :

Material 2:

Amount :

Material 3:

Amount :

Cause. :

Code :

UN No.:

Code :

UN No.:

Code :

UN No.:

Code. . :

Reason.....: Code..:

Person in Control: Waste GenNum:

Owner.....: Waste GenNum:

Agencies Involved.....:

Clean up and Restoration Carried out by:

[v] Controller [v] Owner [N] Other

% Cleaned up: Estimated Cost:

Were Directions or Approval Given Under

EPA Part X [v] Regulation 362 [v] Manifest No.

Waste Class : Code..:

Hauler : Code..:

Disposal Site : Code..:

Environmental Impact: Nature of Impact: Code..:

People/Business Damaged

(Other than to Owner/Controller):

Nature of Damage: Code..:



OCCURENCE REPORT

Location of Occurrence: GRIMSBY TOWN 9 KERMAN AVE

Source: VAN GEEST BROS GREENHOUSES 9 KERMAN AVE

Reg: 2 Dist: WL Municipality: 18402

Sector: AG Source: OP SIC: UTM: N: [615504] E: [478338] Zone: [9]

Entered: 2001/06/20 15:34 ORIS No. 9920008236

Abstracts: 1 Diarles: 1

Received By: WELLAND DISTRICT

Batch: 4558 I. E. B. No.

Occurrence Type: O Subtype: 01

Occurrence Date: 2001/06/13

Work Plan: SI

Occurrence Time: 10:03

Reported By: STEVE GREEN MOEE: SR.ENVIRONMENTAL OFFICER

Report to MOE : 2001/06/13 10:03 MOE at Scene: 2001/06/13 10:03

Telephone No. 905-704-3906 x Alternate No. 905-704-3900 x

Assigned To: STEVE GREEN

Address: 301 ST. PAUL STREET, 9TH FLOOR, SUITE 15 ST. CATHARINES, ONTARIO Postal Code: L2R 3M8

ERP Contacted: Callout: [] ERP Name: NSP: []

Syn: DISCHARGE OF GREENHOUSE WATER INTO MUNICIPAL DRAIN, STORM SEWER.

Brief Summary: SITE INSPECTION CONDUCTED, GREENHOUSE WATER FROM IRRIGATION OF FLOWERS INDOORS COLLECTED AND DISCHARGED INTO MANHOLE LOCATED ON SOUTHEAST CORNER OF PROPERTY, GPS LOCATION 17T0615504/4783389. WATER POTENTIALLY CONTAINS PESTICIDE AND FERTILIZER RESIDUE. PROVINCIAL OFFICER ORDER PENDING. AUGUST 3, 2001 ISSUED P203-01-413-027 TO VAN GEEST BROTHERS. 2001/12/31 COMPLIANCE REPORT RECEIVED, ORDER HAS BEEN COMPLIED WITH WORK ONGOING TO DIRECT PROCESS WATER TO SANITARY. RELATED ORIS #9900037680

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other

BF Date: FOLLOW ORDER COMPLIANCE. ORDER COMPLIED WITH, DISCHARGE NOW TO SANITARY SEWER. NO FURTHER ACTION.

File Closed: X Abatement: IEB Other

Suspected Violation: 21

Report Prepared By: STEVE GREEN Date: 31/03/2003 IEB Investigator: IEB BF Date

Approving Officer: RICH VICKERS Date: 03/04/2003 Reviewing Officer: Date

Specify number(s) for routing Original [] [] [] [] [] [] Continued [] Yes

Specify number(s) for copy distribution [] [] [] [] [] []

1. Investigator/E.O. 2. D. O. /File 3. SAC (initial spills) 4. Reg. Dir. / Mgr. 5. IEB Reg. Spv 6. IEB H.O./file 7. Other

SAC Action Class: 1: 2:

Material 1: Amount: Material 2:

Code: UN No.: Code:

Amount :		UN No.:	
Material 3:		Code :	
Amount :		UN No.:	
Cause.....:		Code..:	
Reason.....:		Code..:	
Person in Control:		Waste GenNum :	
Owner.....:		Waste GenNum :	
Agencies Involved.....:			
Clean up and Restoration Carried out by:			
<input checked="" type="checkbox"/> Controller	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Other	
% Cleaned up:		Estimated Cost:	
Were Directions or Approval Given Under			
EPA Part X <input checked="" type="checkbox"/>	Regulation 362 <input checked="" type="checkbox"/>	Manifest No.	
Waste Class :		Code .. :	
Hauler :		Code .. :	
Disposal Site :		Code .. :	
Environmental Impact:	Nature of Impact:		
		Code .. :	
People/Business Damaged			
(Other than to Owner/Controller) :			
Nature of Damage:		Code .. :	



OCCURENCE REPORT

Location of Occurrence: GRIMSBY TOWN 9 KERMAN AVE

Reg: 2 Dist: WL Municipality: 18402

Entered: 2001/06/20 15:06 ORIS No. 9920008235

Received By: WELLAND DISTRICT

Occurrence Type: O Subtype: 01

Work Plan: PE

Reported By: STEVE GREEN MOEE: SR.ENVIRONMENTAL OFFICER

Telephone No. 905-704-3906 x Alternate No. 905-704-3900 x

Address: 301 ST. PAUL STREET, 9TH FLOOR, SUITE 15 ST. CATHARINES, ONTARIO Postal Code: L2R 3M8

Syn: PESTICIDE INSPECTION, MULTI VIOLATIONS.

Brief Summary:

SITE INSPECTION CONDUCTED, NUMEROUS VIOLATIONS OF O.R. 914 NOTED BY CHARLIE ROLAND PESTICIDES OFFICER INCLUDING UNSTABLE STORAGE, NO WARNING SIGNS, NO EMERGENCY PHONE NUMBERS DISPLAYED, SCHEDULE 2 AND 5 PESTICIDES WITHIN 2 METERS OF FLOOR DRAIN, DOOR LOCK, NO VISIBLE VENTILATION TO ATM. SCHEDULE 5 PESTICIDES STORED IN AREA NOT EXCLUSIVELY FOR PESTICIDES, PESTICIDES STORED AND LABELLED NOT FOR GREENHOUSE USE. PROVINCIAL OFFICER ORDER PENDING. 01/06/27 P.O.O. P203-01-413-026 ISSUED TO BRIAN VAN GEEST, STORAGE AREA CREATED ON NORTHEAST SIDE OF GREENHOUSE, LOCKED, CONTROLLED ACCESS, NO LOOR DRAINS, COMPLIANCE WITH ORDER #1. CONT'D. ON ABSTRACT.....

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement Y IEB Other

BF Date:

ABATEMENT ISSUE ORDER ACTION

@TO IEB 2001/11/27 - ORDER COMPLIED WITH/NO FURTHER

File Closed: Y Abatement: IEB X Other

Suspected Violation: 39

Report Prepared By: STEVE GREEN

Date: 27/11/2001

IEB Investigator:

IEB BF Date

Approving Officer

Date: 10/12/2001

Reviewing Officer:

Date

RICH VICKERS

Specify number(s) for routing Original [] [] [] [] []

Specify number(s) for copy distribution [] [] [] [] [] [] [] []

Continued [] Yes

1. Investigator/E.O.

2. D. O. /File

3. SAC (Initial spills)

4. Reg. Dir. / _____ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

7. Other _____

SAC Action Class: 1: 2:

Material 1:

Code :

Amount :
Material 2:
Amount :
Material 3:
Amount :

Cause.....:
Reason.....:
Person in Control:
Owner.....:
Agencies Involved.....:

Clean up and Restoration Carried out by:
 Controller Owner Other

% Cleaned up: Estimated Cost:
Were Directions or Approval Given Under
EPA Part X Regulation 362 Manifest No.

Waste Class :
Hauler :
Disposal Site :

Environmental Impact: Nature of Impact:

People/Business Damaged
(Other than to Owner/Controller):
Nature of Damage:

UN No.:
Code :
UN No.:
Code :
UN No.:
Code. . :
Code. . :
Waste GenNum :
Waste GenNum :

Code . . :
Code . . :
Code . . :
Code . . :
Code . . :



Ontario

MINISTRY OF THE ENVIRONMENT

INDUSTRIAL SEWAGE INSPECTION REPORT

File : GR KE 410
Star: 5509

(F)

COMPANY: Van Geest Bros. Ltd. (135442 Ont. Inc.)

MAILING ADDRESS: 9 Kerman Ave., Grimsby, L3M 3W3

INSPECTION SITE ADDRESS: Con 2, Pt. lot 13, RP 30R4018 part 2, Grimsby
Roll # 2615 020 018 01200 0000

SITE GPS COORDINATES: 17T0615504/4783389 (southeast manhole)
17T0615504/4783389 (northeast manhole)

CONTACT NAME: Brian Van Geest **TITLE:** Operations Manager

CONTACT TELEPHONE: (905) 945-5944 **FAX:** 905-685-7933

INSPECTION DATE: June 13, 2001

DATE OF LAST INSPECTION: N/A

MOE FACILITY #: N/A

1.0 INTRODUCTION

- Greenhouse cut flower production facility (Gerbera flowers). No previous records on file for this operation

2.0 INSPECTION OBSERVATIONS

- Process water including fertilizers and residue of pesticides from fogging application are collected under the rows of plants located in the southeast portion of the greenhouse and discharge into a manhole located on the southeast corner of the property.(GPS # 17T0615504/4783389).
- The other areas of the greenhouse had no collection system for process water. Process

water in this area sinks into the red clay located under the rows of plants.

- Two manholes were noted at the above GPS co-ordinates. According to residents in the area and Town of Grimsby officials the manholes are in series and form part of a natural drain running north from Main St West to a storm water catch basin located just south of Livingston Ave. This storm water discharges into a storm water management pond located near Roberts Rd. The storm water pond discharges into Lake Ontario.
- Very little discharge was noted into the southeast manhole, however a discharge could be heard in the northeast manhole but could not be seen.
- A site visit on 01/05/30 noted a flow of approximately 0.5 L/sec discharging into the southeast manhole.

2.1 PROCESS DESCRIPTION

- Greenhouse operation, water is enriched with fertilizer and injected into plants, pesticides are applied with a fogging machine, a liquid whitewash is applied to the exterior of the roof on occasion.

2.2 EFFLUENT LIMITS

- N/A

2.3 CAPACITY ASSESSMENT

- N/A

Past 3 years flow data:

Flow information			
Average daily flow m ³ /day			
Maximum daily flow m ³ /day			
Capacity design m ³ /day			

% of capacity, based on average daily flow			
--	--	--	--

2.4 SAMPLING REQUIREMENTS

- N/A

2.5 REPORTING REQUIREMENTS

- N/A

2.6 FLOW MEASUREMENT

- N/A

2.7 MINISTRY SAMPLE RESULTS

Were Ministry samples collected during the inspection ? No

Comment: Insufficient flow was discharging at the time of inspection.

2.8 FINANCIAL ASSURANCE

- N/A

3.0 REVIEW OF PREVIOUS NON-COMPLIANCE ISSUES

- N/A

4.0 SUMMARY OF INSPECTION FINDINGS (HEALTH/ENVIRONMENTAL IMPACT)

- Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate ?

No

Specifics: None were observed at the time of inspection

- Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material ?

Yes

Specifics: Process water including fertilizers and residue of pesticides from the greenhouse is discharging into two catch basins on the eastern side of the property could cause environmental impact.

- Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment ?

Yes

Specifics: Discharge of process water into a natural water way that may cause adverse effect. This officer is unable to determine at this time if this could cause a human health impact.

- Was there any indication of a potential for environmental impairment during the inspection and/or the review of relevant material ?

Yes

Specifics: See above.

5.0 ACTION(S) REQUIRED

- Comply with Provincial Officer Order P 203-01-413-027


6.0 OTHER INSPECTION FINDINGS

- See pesticide inspection report.
- On 2001/05/30 a white material was noted in a pond downstream of the greenhouse

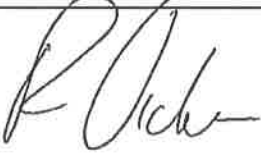
operation. It was discovered that a whitewash material had been applied to the roof of the greenhouse the day before for sun shading purposes. The material was sprayed on and run-off discharged out through the manholes on the greenhouse property into the natural drain. Samples collected from the pond and the white material confirm this link. The greenhouse operation at that time was advised to ensure no off property discharges of process water.

7.0 OCCURRENCE REPORT # : 992-8236
Provincial Officer Order P 203-01-413-027 issued.

PREPARED BY ENVIRONMENTAL OFFICER:

Steve Green		Niagara District 905-704-3906	2001/09/17
-------------	---	----------------------------------	------------

ENDORSED BY DISTRICT SUPERVISOR:

Rich Vickers		Niagara District 905-704-3904	2001/09/19
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REPORT MAILED OUT ON:

NOTE: "This inspection does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they apply or may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements."

V4 (Oct/00)

COPY
MINISTRY OF THE ENVIRONMENT
NIAGARA DISTRICT OFFICE

September 7, 2001

Brian Van Geest, Operations Manager
Van Geest Bros. Ltd.(135442 Ont. Inc.)
9 Kerman Ave.
Grimsby, Ontario
L3M 3W3

Dear Mr. Van Geest:

Re: Ministry of the Environment Industrial Sewage Inspection Report

Enclosed is the above mentioned report of inspection that was conducted on June 13, 2001, by a Provincial Officer of the Ministry of the Environment.

Please review the inspection report as it may identify actions which require your attention. You are required to correct any concerns identified in the report.

Should you have questions, or concerns, please feel free to contact me.

Yours truly,

Steve Green
Senior Environmental Officer
Niagara District Office
(905) 704-3906
1-800-263-1035, ext. 43906

Encl.

GRKE100
(please create)

Name (Name of Person (s) or Company - May be multiple parties, include business address (or home address), title, phone and fax)

<p>#1 135442 Ont. Inc. Cor Van Geest, Owner Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>	<p>#2 135442 Ont. Inc. Brian Van Geest, Operations Manager Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>
---	---

Site Location (include street address, lot, concession etc.)

9 Kerman Ave, Grimsby, Ontario

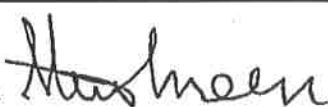
Observations

2001/05/30 - A site visit was conducted of Van Geest Bros. Ltd. Greenhouse operation at the above address and it was discovered that process water from the greenhouse operation discharges into two catch basins on the property. The process water may contain fertilizer and pesticides applied to the flowers inside the greenhouse and rainwater from the roof drains. One catch basin is located on the southeast corner of the property and the other near the new storage shed on the northeast corner of the property. The catch basins are in series and form part a natural drain that flows from Main St., near the base of the escarpment to a storm sewer located just south of Livingston Ave. This storm sewer eventually discharges into Lake Ontario. The discharge into the southeast catch basin at the time of the visit was estimated at 0.5 L/sec.

2001/05/30 - Follow-up visit conducted confirmed drains under flowers located in the southeast portion of the greenhouse combine indoors and discharge into the southeast catch basin. This water would contain any residue from the watering of flowers including fertilizers mixed into the water supply and pesticides from spray activity.

Contraventions

Identify: statute, regulation, order, permit, approval, license	Specify: Provision, Term, Condition	Description:
O.W.R.A	30	Discharging a material of any kind into or in any waters or on any shore or bank thereof that may impair the quality of any waters.

Date (YYYY / MM / DD) 2001/07/30	Steve Green, Badge No. 413 Officer (Print) & Badge #	Signature 
-------------------------------------	---	---

AUG 09 2001

Provincial Officer Order

Environmental Protection Act, s. 157, 157.1, 157.2 R.S.O. 1990, c.E.19, as amended
Ontario Water Resources Act, s. 16, 16.1, 16.2, 16.3 R.S.O. 1990, c.O.40, as amended
Pesticides Act, s. 26.1, 26.2, R.S.O. 1990, c.P. 11, as amended

*Version en français sur demande

To (Name of Person(s) or Company - May be multiple parties, include head office address (or home address), title, phone and fax)


<p>#1. 135442 Ont. Inc. Cor Van Geest, Owner, Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>	<p>#2. 135442 Ont. Inc. Brian Van Geest, Operations Man., Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>
---	---

Site Location (include street address, lot, concession, etc.)

<p>9 Kerman Ave, Grimsby, Ontario</p>

Work Ordered

No.	Description:
1	Submit to the issuing officer, by no later than August 30, 2001, a work plan designed to determine the concentrations and lethality of the greenhouse water discharging into the catch basins located on the southeast and northeast corners of the above property. The plan may include options for on-site treatment and/or other forms of discharge.
2	Upon receipt of written approval from the issuing officer, immediately implement the work plan and submit completed applications for any required Certificate of Approval's to the Ministry of the Environment, Environmental Assessment and Approvals Branch.
3	Should the owner decide to study the discharge, by no later than the December 31, 2001 submit to the issuing officer a written report that shall contain as a minimum: a) analytical results and interpretation of all data produced to date; b) impact on aquatic life; c) an assessment of all possible sources of wastewater generated from the greenhouse and property related to the greenhouse. d) recommendations for any action that may be required. e) a plan of implementation of the recommendations. f) submission of completed applications for any required Certificate of Approval's to the Ministry of the Environment, Environmental Assessment and Approvals Branch.
A	While this order is in effect, a copy or copies of this order shall be posted in a conspicuous place.
B	While this order is in effect, report in writing, to the District office, any significant changes of operation, emission, ownership, tenancy or other legal status of the facility or operation.

<p>Provincial Officer Steve Green</p>	<p>Badge # 413</p>	<p>Date 01/08/03</p>
<p>Signature </p>	<p>Office Niagara District, 301 St. Paul Street, St Catharines</p>	<p>Phone 905-704-3906</p>

REQUEST FOR REVIEW

You may request that this order be reviewed by the Director. Your request must be made in writing (or orally with written confirmation) within seven days of service of this order and sent by mail or fax to the Director at the address below. In the written request or written confirmation you must,

- specify the portions of this order that you wish to be reviewed;
 - include any submissions to be considered by the Director with respect to issuance of the order to you or any other person and with respect to the contents of the order;
 - apply for a stay of this order, if necessary; and
- provide an address for service by one of the following means:
- mail
 - fax

The Director may confirm, alter or revoke this order. If this order is revoked by the Director, you will be notified in writing. If this order is confirmed or amended by order of the Director, the Director's order will be served upon you. The Director's order will include instructions for requiring a hearing before the Environmental Review Tribunal.

DEEMED CONFIRMATION OF THIS ORDER

If you do not receive oral or written notice of the Director's decision within seven days of receipt of your request, this order is deemed to be confirmed by order of the Director and deemed to be served upon you.

You may require a hearing before the Environmental Review Tribunal if, within 15 days of service of the confirming order deemed to have been made by the Director, you serve written notice of your appeal on the Environmental Review Tribunal and the Director. Your notice must state the portions of the order for which a hearing is required and the grounds on which you intend to rely at the hearing. Except by leave of the Environmental Review Tribunal, you are not entitled to appeal a portion of the order or to rely on grounds of appeal that are not stated in the notice requiring the hearing. Unless stayed by the Environmental Review Tribunal, the order is effective from the date of service.

Written notice requiring a hearing must be served personally or by mail upon:

The Secretary
Environmental Review Tribunal
2300 Yonge Street, Suite 1201
Toronto, Ontario
M4P 1E4

and

Director
Ministry of the Environment
310 St. Paul Street, 9th floor
St. Catharines, Ontario L2R 3M8
Attn : Paul Niewegowski, District Manager

Where service is made by mail, it is deemed to be made on the fifth day after the date of mailing and the time for requiring a hearing is not extended by choosing service by mail.

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Board by:
Tel: (416) 314-4600 Fax: (416) 314-4506 www.ert.gov.on.ca

FOR YOUR INFORMATION

- Unless stayed by the Director or the Environmental Review Tribunal, this order is effective from the date of service. Non-compliance with the requirements of this order constitutes an offence.
- The requirements of this order are minimum requirements only and do not relieve you from complying with the following:
 - any applicable federal legislation;
 - any applicable provincial requirements that are not addressed in the order; and
 - any applicable municipal law.
- The requirements of this order are severable. If any requirement of this order or the application of any requirement to any circumstance is held invalid, the application of such requirement to other circumstances and the remainder of the order are not affected.
- Further orders may be issued in accordance with the legislation as circumstances require.
- The procedures to request a review by the Director and other information provided above are intended as a guide. The legislation should be consulted for additional details and accurate reference.

CERTIFICATE OF SERVICE
Environmental Protection Act s.175(1)(b)
Ontario Water Resources Act s.115(1)(b)
Pesticides Act s.51(1)(b)

I Steve Green (Badge #413), a designated Provincial Officer under the Environmental Protection Act, Ontario Water Resources Act and the Pesticides Act, certify that I served a true copy of Provincial Officer Order P203-01-413-027, on Brian Van Geest, Operations Manager, Van Geest Bros. Ltd., at the 9 Kerman Ave., Grimsby, Ontario by leaving it with

Brian Van Geest, Operations Manager (Name and Position),

on 01/08/03 (Date of Service) 11:10

The method of service was personal.

Provincial Officer [Signature] Badge # 413



GREEN LEAF ENVIRONMENTAL

R. Lee Van Biesbrouck, P. Eng.

23 ST. ANDREWS AVE.
GRIMSBY, ONTARIO
L3M 3S1

Phone: (905) 945-8701
Fax: (905) 945-8701
e-mail: lee.vanbiesbrouck@hwcn.org

*Waste Management
Environmental Approvals
Environmental Advice
Site Assessment
Assimilation Capacity
Environmental Assessment*

December 31, 2001

Mr. Steve Green
Ministry of the Environment
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ontario
L2R 3M8

MINISTRY OF THE
ENVIRONMENT

Re: Provincial Officer Order P203-01-413-027, Van Geest Bros. Ltd.

Please accept the following letter report, prepared by Green Leaf Environmental, on behalf of Van Geest Bros. Ltd., as verification that items # 1, # 2, #3 and #4 of the Work Plan, dated August 27, 2001, have been carried out in compliance with the above referenced order. We believe that once the work listed in Item 5 of the work plan is completed and this report is accepted, that the requirements of this order will have been successfully completed and the order complied with.

Requirements of Provincial Officer Order P203-01-413-027

Section # 1 of this order required that a work plan be developed and submitted to the issuing officer no later than August 30, 2001. The work plan was submitted on August 27, 2001.

Section # 2 of this order required that the work plan be immediately implemented once approval was received. Written approval was received on August 31, 2001 and the work plan was implemented on September 1, 2001. The following section presents the work plan and shows that each item has been carried out.

WORK PLAN

1. September 1 to 30. Implement work plan once approval is granted. Review site operations and processes and assess potential discharges and discharge locations. Determine sampling and analysis requirements. Take any necessary samples and submit for analysis.

Site operations and processes were reviewed during September. Potential discharges and discharge locations were assessed. Samples were taken and submitted for analysis on September 26, 2001

2. October 1 to 31. Review sample analysis once received (3 to 5 weeks after sampling). Confirm discharge locations and determine effluent flows were necessary.

Results of the analysis have been received and reviewed. Estimates of the discharge volume were made at the time of sampling.

3. November 1 to 30. Review collected information in order to determine possible options. Contact municipality, suppliers etc. to confirm feasibility of selected options.

The collected information has been reviewed and the feasible options have been determined. The municipality has been contacted and has agreed to a sewer connection for the greenhouse process water.

4. December 1 to 31. Prepare and submit report on the activities carried out and any recommendations for necessary action and the associated preferred alternatives. Submit any necessary applications for approval.

Items 4 and 5 of the work plan were developed to comply with Section # 3 of the order. Section # 3 of the order is quoted below and is the basis for the work carried out by Green Leaf Environmental (GLE) on behalf of Van Geest Bros. Ltd.

Section 3 of Order P203-01-413-027

Should the owner decide to study the discharge, by no later than the December 31, 2001 submit to the issuing officer a written report that shall contain as a minimum:

- a) *analytical results and interpretation of all data produced to date;*
- b) *impact on aquatic life;*
- c) *an assessment of all possible sources of wastewater generated from the greenhouse and property related to the greenhouse.*
- d) *recommendations for any action that may be required.*
- e) *a plan of implementation of the recommendations.*
- f) *submission of completed applications for any required Certificate of Approval's to the Ministry of the Environment, Environmental Assessment and Approvals Branch.*

Response to Order Parts 3(a) and 3(b)

Samples were taken of the effluent and the results were reviewed against the MOE "Blue Book" criteria. It was found that it would be very difficult to meet these criteria if the effluent was discharged to the storm sewer without extensive treatment. This analysis showed clearly that, at the present time, discharge of this effluent should be directed to the Grimsby sewage treatment plant.

Therefore the results of this analysis are academic since no discharge will be made to the environment. The issuing officer agreed that in this case it was not necessary to submit the analytical results and their interpretation.

Response to Order Part 3 (c)

All possible sources of waste water from the green house and ancillary buildings have been assessed. The primary source of waste water from this facility is the excess fertilizer feed water that drains from the plant pots. This water is collected in troughs, under the pot racks, or allowed to discharge to the ground below when it is not collected. The collected water has been discharged to the storm drainage system.

Storm water from the greenhouse roof drains either directly to the east side storm sewer or through the storm-water retention pond to the west side storm sewer. Yard drainage on the east side drains to the catch basin at the barn loading dock and then to the east side storm sewer. Drainage from the barn, where the flowers are prepared for shipment, is also directed to the east storm sewer.

Drainage from the drain adjacent to the fertilizer preparation and injection tank room drains to the storm sewer. Boiler blow down water also drains to the storm sewer.

Two washrooms are served by septic tank and tile systems.

Response to Order Part 3(d)

GLE has reviewed several possible options for servicing this site. The options reviewed included taking no action, recycling process water and separating process and storm waters and discharging process waters to the sanitary sewer. The preferred option chosen was to separate and sewer the process waters. The no action option was not considered suitable and the recycling option was not considered viable at this time. However, the process waters may be recycling at a later date. Therefore, it is recommended that all process waste waters be separated from storm water and discharged to the sanitary sewer. Only roof and yard drainage will be discharged to the storm sewer as per the Site Plan Agreement with the Town of Grimsby.

Response to Order Part 3(e)

The plan for implementing the above recommendations is provided under the section titled "Implementation Plan", which completes Section 5 of the Work plan, below.

Response to Order Part 3(f)

No environmental approvals are required from the MOE for the necessary work.

Implementation Plan

Section 5 of the Work Plan stated that "Any work required will be completed expeditiously once any necessary approvals are received. It is expected that any necessary installation work could be completed within 3 months provided weather conditions are suitable." A review of the work required to separate storm water and process water that should be discharged to sewer will likely take 4 months rather than the 3 months estimated. The following represents our best estimate of the necessary work and when it will be completed.

Construction Schedule

- A Negotiate sewer connection with the Town and install catch basin to receive the effluent. The Town has agreed to receive the effluent and the catch basin has already been installed.
- B Collect process water draining from plant pots and discharge to sewer. This work has already begun. The company is waiting for more pipe and some pump parts to be delivered before these flows can be connected to the sewer. It is expected that the necessary supplies will be delivered in early January and construction will be completed by January 31st, 2002.
- C Collect drain adjacent to fertilizer room and boiler blow down water and discharge to sanitary sewer. It is necessary to install an underground sump for temporary storage of the blow down water to allow it to be cooled down before it can be discharged. It is expected that these two sources will be connected to the sewer by February 28th, 2002.
- D The floor drains in the barn are scheduled to be connected next. This area represents only a small flow and will be somewhat difficult to connect to the sewer. It is expected that these drains will be connected by April 30th, 2002.
- E It is not necessary to connect the existing washrooms to the sewer at the present time. They are connected to a septic tank and tile field that are functioning properly at this time. It is the company's plan to connect the washrooms at a later date.

The above construction schedule is subject to the availability of supplies and weather conditions. If the schedule cannot be met because of unavoidable delays the company will advise the Ministry.

It is our understanding that all known discharges that must be directed to the sanitary sewer are included in the above schedule. In order to ensure that residue from roof white washing does not gain access to the storm sewers, the outlets on the greenhouse roofs will be blocked and any excess cleaned up before they are reopened. If it is necessary to remove the white wash then the roof outlets that drain to the east will be plugged and the west side outlets will be disconnected from the storm water pond. The wash water will be drained to the ground surface on the west side. The dried residue that accumulates on the ground will be removed and disposed of to landfill. The cleaner used to remove the white wash is 10-30 % Sulphuric Acid and 7-13% Ammonium Bifluoride. The white wash itself may contain calcium carbonate and Kaolin clay or Titanium Dioxide, Talc and clay. It is expected that the acid will be neutralized by contact with ground and the white wash it removes and the resulting residue to be cleaned up will be relatively innocuous.

All activities referenced in the above items from the Work Plan have been carried out with the exception of the necessary construction which is underway. We believe that the above report and identified activities comply with Provincial Officer Order P203-01-413-027 and completes the requirements of the order. The company is proceeding with construction and will continue to do so, under the above schedule, unless they are advised that the proposed work does not comply with the Provincial Officer Order.

If you have any questions regarding this report or require additional information please do not

hesitate to contact the undersigned at 905 945 8701, immediately. We believe this report completes the requirements of Provincial Officer Order P203-01-413-027.

Yours truly,

A handwritten signature in black ink, appearing to read "R. Lee Van Biesbrouck". The signature is fluid and cursive, with the first name "R." and last name "Biesbrouck" being the most prominent parts.

R. Lee Van Biesbrouck, P. Eng.

Cc: Brian Van Geest

FACSIMILE COVER PAGE

Date: 12/31/01
Time: 10:57:08
Pages: 6

Fax #: Manual transmit

From: R. Lee Van Biesbrouck
Company: Green Leaf Environmental
Address: 23 St. Andrews Ave.
Grimsby, AK L3M 3S1
Canada

Fax #: 905 945 8701
Voice #: 905 945 8701

Message:

Steve this is the final report for Van Geest. The original will follow in the mail.

Happy New Year *Compliance*

Lee



GREEN LEAF ENVIRONMENTAL

R. Lee Van Biesbrouck, P. Eng.

23 ST. ANDREWS AVE.
GRIMSBY, ONTARIO
L3M 3S1

Phone: (905) 945-8701
Fax: (905) 945-8701
e-mail:lee.vanbiesbrouck@hwcen.org

*Waste Management
Environmental Approvals
Environmental Advice
Site Assessment
Assimilation Capacity
Environmental Assessment*

October 9, 2001

Mr. Steve Green
Ministry of the Environment
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ontario
L2R 3M8

Re: Provincial Officer Order P203-01-413-027, Van Geest Bros. Ltd.

Please accept the following letter report, prepared by Green Leaf Environmental on behalf of Van Geest Bros. Ltd., as verification that Item # 1 of the Work Plan, dated August 27, 2001, has been carried out in compliance with the above referenced order.

WORK PLAN

1. September 1 to 30. Implement work plan once approval is granted. Review site operations and processes and assess potential discharges and discharge locations. Determine sampling and analysis requirements. Take any necessary samples and submit for analysis.

All activities referenced in the above item from the Work Plan have been carried out. Samples were taken and submitted for analysis on September 26, 2001. Results from the analysis are expected by October 14, 2001. We trust that the above complies with Provincial Officer Order P203-01-413-027.

If you have any questions regarding this report please do not hesitate to contact the undersigned at 905 945 8701 immediately.

Yours truly,

R. Lee Van Biesbrouck, P. Eng.

Cc: Brian Van Geest

301 St. Paul Street, 9th Floor
St. Catharines, Ontario, CAN.
Tel: (905) 945-8701
Fax: (905) 945-8701
MINISTRY OF THE
ENVIRONMENT
ST. CATHARINES OFFICE



GREEN LEAF ENVIRONMENTAL

R. Lee Van Biesbrouck, P. Eng.

23 ST. ANDREWS AVE.
GRIMSBY, ONTARIO
L3M 3S1

Phone: (905) 945-8701
Fax: (905) 945-8701
e-mail: lee.vanbiesbrouck@hwcn.org

*Waste Management
Environmental Approvals
Environmental Advice
Site Assessment
Assimilation Capacity
Environmental Assessment*

December 12, 2001

Mr. Steve Green
Ministry of the Environment
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ontario
L2R 3M8

MINISTRY OF THE ENVIRONMENT
301 ST. PAUL STREET
ST. CATHARINES, ONTARIO
L2R 3M8
416-321-1717

Re: Provincial Officer Order P203-01-413-027, Van Geest Bros. Ltd.

Please accept the following letter report, prepared by Green Leaf Environmental on behalf of Van Geest Bros. Ltd., as verification that items # 1, # 2 and # 3 of the Work Plan, dated August 27, 2001, have been carried out in compliance with the above referenced order.

WORK PLAN

1. September 1 to 30. Implement work plan once approval is granted. Review site operations and processes and assess potential discharges and discharge locations. Determine sampling and analysis requirements. Take any necessary samples and submit for analysis.
2. October 1 to 31. Review sample analysis once received (3 to 5 weeks after sampling). Confirm discharge locations and determine effluent flows were necessary.
3. November 1 to 30. Review collected information in order to determine possible options. Contact municipality, suppliers etc. to confirm feasibility of selected options.

All activities referenced in the above items from the Work Plan have been carried out. Samples were taken and submitted for analysis on September 26, 2001. Results of the analysis have been received and reviewed. Estimates of the discharge volume were made at the time of sampling.

The collected information has been reviewed and the feasible options have been determined. The municipality has been contacted and has agreed to a sewer connection for the greenhouse process water. The next report will provide a summary of the actions taken and a construction schedule.

We trust that the above complies with Provincial Officer Order P203-01-413-027.

If you have any questions regarding this report please do not hesitate to contact the undersigned at 905 945 8701 immediately.

Yours truly,

A handwritten signature in black ink, appearing to read "R. Lee Van Biesbrouck". The signature is fluid and cursive, with a large initial "R" and "L".

R. Lee Van Biesbrouck, P. Eng.

Cc: Brian Van Geest

FACSIMILE COVER PAGE

Date: 12/13/01
Time: 12:56:20
Pages: 5

Fax #: Manual transmit

From: R. Lee Van Biesbrouck
Company: Green Leaf Environmental
Address: 23 St. Andrews Ave.
Grimsby, AK L3M 3S1
Canada

Fax #: 905 945 8701
Voice #: 905 945 8701

Message:

Steve Green, MOE Niagara

Steve the Original will follow.

Lee

3 pages

DEC 13 2001 12:58

905 945 8701

PAGE.01



GREEN LEAF ENVIRONMENTAL

R. Lee Van Biesbrouck, P. Eng.

23 ST. ANDREWS AVE.
GRIMSBY, ONTARIO
L3M 3S1

Phone: (905) 945-8701
Fax: (905) 945-8701
e-mail: lee.vanbiesbrouck@hwcen.org

*Waste Management
Environmental Approvals
Environmental Advice
Site Assessment
Assimilation Capacity
Environmental Assessment*

October 29, 2001

Mr. Steve Green
Ministry of the Environment
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ontario
L2R 3M8

Re: Provincial Officer Order P203-01-413-027, Van Geest Bros. Ltd.

Please accept the following letter report, prepared by Green Leaf Environmental on behalf of Van Geest Bros. Ltd., as verification that Items # 1 and # 2 of the Work Plan, dated August 27, 2001, have been carried out in compliance with the above referenced order.


WORK PLAN

1. September 1 to 30. Implement work plan once approval is granted. Review site operations and processes and assess potential discharges and discharge locations. Determine sampling and analysis requirements. Take any necessary samples and submit for analysis.
2. October 1 to 31. Review sample analysis once received (3 to 5 weeks after sampling). Confirm discharge locations and determine effluent flows were necessary.

All activities referenced in the above items from the Work Plan have been carried out. Samples were taken and submitted for analysis on September 26, 2001. Results of the analysis have been received and reviewed. Estimates of the discharge volume were made at the time of sampling. We trust that the above complies with Provincial Officer Order P203-01-413-027.

If you have any questions regarding this report please do not hesitate to contact the undersigned at 905 945 8701 immediately.

Yours truly,


R. Lee Van Biesbrouck, P. Eng.

Cc: Brian Van Geest

MINISTRY OF THE ENVIRONMENT
01 OCT 29 09:13
301 St. Paul Street
St. Catharines, Ont.
L2R 3M8

MIN. OF ENVIRONMENT

*** INCOMPLETE DESTINATION(S) HIGHLIGHTED BELOW ***

DATE	TIME	TO/FROM	MODE	MIN/SEC	PGS	JOB#	STATUS
21	08/31 16:21	919059458701	S	00'00"	000	181	INC



Ministry of the Environment

Ministère de l'Environnement

Niagara District Office
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ontario L2R 3M8
(905) 704-3900
Fax: (905) 704-4015

DATE: August 29, 2001

FAX TO: Lee Van Biesbrouck/Green Leaf Environmental
Brian Van Geest/Van Geest Bros. Ltd.

FROM: Steve Green, Provincial Officer
Niagara District - Ministry of the Environment
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ont. L2R 3M8
Voice : 905-704-3906, Fax : 905-704-4015

*CON - Lee Van B.
Copy sent to Van Geest
he will obtain copy
from Van Geest*

*- Ammonia high
- pH 5.5
- Copper low
- Nitrate 800*

MESSAGE: I have reviewed your submission of August 27, 2001 to comply with order number 1 of Provincial Officer Order P203-01-413-027. The work plan submitted appears to be complete. Accept this fax as written approval to proceed with implementing the work plan. Ensure that the report submitted by December 31, 2001 contains as a minimum the items stated in order #3 of Provincial Officer Order P203-01-413-027.

IF YOU DID NOT RECEIVE THE SPECIFIED NUMBER OF PAGES, OR IF YOU HAVE DIFFICULTY READING YOUR COPY, PLEASE CALL (905)704-3900 OR 1-800-263-1035 FOR ASSISTANCE.



GREEN LEAF ENVIRONMENTAL

R. Lee Van Biesbrouck, P. Eng.

23 ST. ANDREWS AVE.
GRIMSBY, ONTARIO
L3M 3S1

MINISTRY OF THE
ENVIRONMENT
Phone: (905) 945-8701
Fax: (905) 945-8701
e-mail: lee.vanbiesbrouck@hwcen.org

*Waste Management
Environmental Approvals
Environmental Advice
Site Assessment
Assimilation Capacity
Environmental Assessment*

August 27, 2001

Mr. Steve Green
Ministry of the Environment
301 St. Paul Street
St. Catharines, Ontario

Re: Provincial Officer Order P203-01-413-027, Van Geest Bros. Ltd.

Green Leaf Environmental has been retained by Van Geest Bros. Ltd. to review their operations and make recommendations on how best to comply with the above referenced order. Please accept the following as a work plan in compliance with item number 1 in the order.


WORK PLAN

1. September 1 to 30. Implement work plan once approval is granted. Review site operations and processes and assess potential discharges and discharge locations. Determine sampling and analysis requirements. Take any necessary samples and submit for analysis.
2. October 1 to 31. Review sample analysis once received (3 to 5 weeks after sampling). Confirm discharge locations and determine effluent flows were necessary.
3. November 1 to 30. Review collected information in order to determine possible options. Contact municipality, suppliers etc. to confirm feasibility of selected options.
4. December 1 to 31. Prepare and submit report on the activities carried out and any recommendations for necessary action and the associated preferred alternatives. Submit any necessary applications for approval.
5. Any work required will be completed expeditiously once any necessary approvals are received. It is expected that any necessary installation work could be completed within 3 months provided weather conditions are suitable.

We trust that the above complies with Provincial Officer Order P203-01-413-027. We will submit a letter report advising on the status of Items 1 to 3 within 15 days of the end of the appropriate month.

If you have any questions or require any changes please do not hesitate to contact the undersigned at 905 945 8701 immediately. We will begin implementation of this work plan as soon as we receive your approval.

Yours truly,



R. Lee Van Biesbrouck, P. Eng.

Cc: Brian Van Geest

Received By
WELLAND DISTRICT

99T2290

ORIS No.
9920008235

I.E.B. No.
GRTE960

Occurrence Type: OTHER
Subtype: PROACTIVE/OBSRVD

Work Plan
[PE]

Date
Occurrence: 2001/06/13 10:03

Reported by (Name/Organization)
STEVE GREEN
MOEE: SR. ENVIRONMENTAL OFFICER

Telephone No. Alternate No.
905-704-3906 X 905-704-3900 X

Address:
301 ST. PAUL STREET, 9TH FLOOR, SUITE 15
ST. CATHARINES, ONTARIO
Postal Code: L2R 3M8

Report to MOE: 2001/06/13 10:03
MOE at Scene: 2001/06/13 10:03

Assigned To:
STEVE GREEN

ERP Contacted:
Callout: [] NSP: []
ERP Name:

Location of Occurrence:
GRIMSBY TOWN
9 KERMAN AVE

Source:
VAN GEEST BROS GREENHOUSES
9 KERMAN AVE

WEST CENTRAL WELLAND DISTRICT
Reg.[2] Dist.[WL] Municipality[18402]

Sector: [AG] Source: [OP] SIC: []
UTM:
N: [615504] E: [478338] Zone: [9]

Syn: PESTICIDE INSPECTION, MULTI VIOLATIONS.

Brief Summary:

SITE INSPECTION CONDUCTED, NUMEROUS VIOLATIONS OF O.R. 914 NOTED BY CHARLIE ROLAND PESTICIDES OFFICER INCLUDING UNSTABLE STORAGE, NO WARNING SIGNS, NO EMERGENCY PHONE NUMBERS DISPLAYED, SCHEDULE 2 AND 5 PESTICIDES WITHIN 2 METERS OF FLOOR DRAIN, DOOR LOCK, NO VISIBLE VENTILATION TO ATM. SCHEDULE 5 PESTICIDES STORED IN AREA NOT EXCLUSIVELY FOR PESTICIDES, PESTICIDES STORED AND LABELLED NOT FOR GREENHOUSE USE. PROVINCIAL OFFICER ORDER PENDING.

01/06/27 P.O. P203-01-413 026 issued to Brian Van Geest, Storage area created on Northwest side of greenhouse, locked, controlled access no floor drains, compliance w order #1.

If there are related reports, record initial/master ORIS No. here >> (over)

Follow-up Action: [] Abatement [X] IEB [] Other _____ | BF Date:

Abatement issue order
To IEB

01/11/27 Order Complied/NFA

File Closed: 01/06/27
[] Abatement [] IEB [] OTHER | Complainant Contact Date | Suspected [39] Violation Code [] [] []

Report Prepared by: _____ Date 01/11/27 | IEB Investigator IEB BF Date

Approving Officer _____ Date 01/12/00 | Reviewing Officer Date

Specify number(s) for routing original [4] [2] [] [] Continued [] Yes
Specify number(s) for copy distribution [4] [] [] [] []
1. Investigator/E.O. 2. D.O./File 3. SAC (initial spills)
4. Reg.Dir./ _____ Mgr. 5. IEB Reg.SpV 6. IEB H.O./file 7. Other _____

Sent to I.E.B June 21/01 RP

DEC 28 2001

OCCURRENCE REPORT CONT'D

PAGE: 2

ORIS No.: 9920008235 IEB No.:

DIARY ENTRIES

WL

=====

2001/06/27 00:00 ORD greenst
P203-01-413-026; O. REG 914 AS AMENDED BY O. REG. 228/00,
NUMEROUS; 2001/07/04; NUMEROUS VIOLATIONS NOTED BY C. ROLAND

01/07/11 Faxed report rec'd to pesticide inventory.
Compliance to order 2,4,5

01/11/27 site visit, compliance with confirmed.
Pesticide storage labelled, locked, no drains,
secure; ventilation, only proper pesticides
stored.

NFA



ORIS No.: 9920008235 IEB No.:

ABSTRACT ENTRIES

WL

=====

2001/11/27 15:34 usrwel

CONTINUED FROM SUMMARY:

2001/07/11 FAXED REPORT RECEIVED WITH PESTICIDE INVENTORY, COMPLIANCE WITH ORDER 2,4,5.

2001/11/27 SITE VISIT, COMPLIANCE WITH ORDER CONFIRMED. PESTICID STORAGE LABELLED, LOCKD, NO DRAINS, SECURE, VENTILATION, ONLY PROPER PESTICIDES STORED.. NO FURTHER ACTION REQUIRED AT THIS TIME.

2001/11/27 15:42 usrwel

P.O.O. # 203-01-413-026 ISSUED TO 135442 ONTARIO INC./VAN GEEST BROS. LTD. FOR VIOLATIONS TO ONTARIO REG. 914 HAS BEEN COMPLIED WITH EFFECTIVE NOVEMBER 27, 2001.

CERTIFICATE OF SERVICE
Environmental Protection Act s.175(1)(b)
Ontario Water Resources Act s.115(1)(b)
Pesticides Act s.51(1)(b)

I Steve Green (Badge #413), a designated Provincial Officer under the Environmental Protection Act, Ontario Water Resources Act and the Pesticides Act, certify that I served a true copy of Provincial Officer Order P203-01-413-026, on Cor Van Geest, Owner, Van Geest Bros. Ltd., at the 9 Kerman Ave., Grimsby, Ontario by leaving it with

Brian VanGeest / Operations Manager (Name and Position),

on 01/06/27 (Date of Service).

The method of service was personal.

Date 2001/06/27 Provincial Officer [Signature] Badge # 413

JUL 6 2001



Ontario

Name *(Name of Person (s) or Company - May be multiple parties, include business address (or home address), title, phone and fax)*

<p>#1 135442 Ont. Inc. Cor Van Geest, Owner Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>	<p>#2 135442 Ont. Inc. Brian Van Geest, Operations Manager Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>
---	--

Site Location *(include street address, lot, concession etc.)*

9 Kerman Ave, Grimsby, Ontario

Observations

2001/06/13 - A routine inspection of Van Geest Bros. Ltd. Greenhouse operation at the above address, has revealed the following violations of Ontario Regulation 914 as amended to O. Reg. 228/00.

Pesticides were stored (sec. 121(1)) inside the boiler room for the greenhouse on a unstable elevated sheet of plywood, no warning sign was displayed, no emergency telephone numbers displayed. Schedule 2 & 5 pesticides (sec. 122(2)) were observed in this storage area with a drain in floor within 2 metres of the pesticides, no lock on door (sec. 122(1)(c)), no visible ventilation (sec. 122(1)(a)) to outside atmosphere and no respiratory protection or emergency protective clothing dedicated to pesticide storage area was present. Specific to the storage of Schedule 5 pesticides the storage area was not exclusively (sec. 123(1)) for pesticides. The following were noted as labelling (sec. 22(2)) concerns for each specific pesticide:

1. Admire (PCP no. 24094) is not registered for use in greenhouses or on ornamentals. Label clearly specifies use on potatoes, tomatoes, and apples only.
2. Aliette (PCP no. 24458) is not registered for use in greenhouses or on ornamentals. Label clearly specifies use on apples, ginseng, raspberries, onions and tobacco only.
3. Alsa (no PCP no.) (product of The Netherlands) is being used on plants as a repellent. It is not registered by PMRA for use in Canada. (sec. 22(1)(a))
4. Decis 5 EC (PCP no. 22478) label clearly states that fogging machines must not be used to apply this product.
5. Monitor 480 (PCP no. 12287) is not registered for use on ornamentals. Label clearly specifies use on cole crops, head lettuce, potatoes and canola only.
6. Touchdown (PCP no. 23971) label clearly states that this product is not for use in greenhouses.

All pesticide handling (mixing/loading) currently takes place at the application area. Pesticides are applied with a fogging machine. No physical barriers (sec. 121(1)) to prevent access to application area during extermination, or until safe re-entry period is achieved. A copy of the Agriculturalist Certificate or legible copy was not available at the time of inspection. A search of database found only Brian Van Geest as a certified agriculturalist. No record was found Mr. ~~Hank Patanka~~. *Henry Patkay*



Contraventions

Identify: statute, regulation, order, permit, approval, license	Specify: Provision Term Condition	Description:
Ont. Reg. 914 as amended by O. Reg. 228/00	22(1)(a)	No person shall use any pesticide in an extermination unless it is classified under this Regulation and registered and assigned a registration number under the Pest Control Products Act (Canada) or the Fertilizers Act (Canada).
Ont. Reg. 914 as amended by O. Reg. 228/00	22(2)	No person shall use a pesticide in an extermination except in accordance with the label for that pesticide and this Regulation.
Ont. Reg. 914 as amended by O. Reg. 228/00	121(1)	<p>A person who stores a Schedule 1, 2, 3, 4, 5 or 6 pesticide shall do so in accordance with the following rules:</p> <ol style="list-style-type: none"> 1. The pesticide shall be stored in such a manner that the pesticide is not likely to impair the health or safety of any person. 2. The pesticide shall be stored in an area that is maintained in good repair and in a clean and orderly condition with sufficient precautions taken to prevent the pesticide from contaminating the natural environment or any other pesticide stored in the same area. 3. The pesticide shall be stored in an area that has a warning sign prominently displayed at the entrances to the area bearing, in clearly visible block letters, <ol style="list-style-type: none"> i. the words "Warning" and "Authorized Persons Only", and ii. the words "Chemical Storage" or "Pesticide Storage". 4. The pesticide shall be stored in an area near which there is prominently displayed a list of emergency telephone numbers, including those of the fire department, hospital and poison control centre
Ont. Reg. 914 as amended by O. Reg. 228/00	122(1)(a)	No person shall store a Schedule 1, 2 or 5 pesticide unless the compartment, room or structure in which the pesticide is stored is ventilated to the outside atmosphere.
Ont. Reg. 914 as amended by O. Reg. 228/00	122(1)(c)	No person shall store a Schedule 1, 2 or 5 pesticide unless sufficient security measures are taken so that the express permission of the person responsible is required to enter the compartment, room or structure in which the pesticide is stored.
Ont. Reg. 914 as amended by O. Reg. 228/00	122(2)	<p>No vendor, operator, exterminator or agriculturist shall store a Schedule 1, 2 or 5 pesticide except in an area,</p> <ol style="list-style-type: none"> (a) that has no floor drain that leads into or drains directly or indirectly into a storm sewer, sanitary sewer or watercourse; and (b) near which adequate respiratory protection and adequate protective clothing are kept readily available for emergency purposes.
Ont. Reg. 914 as amended by O. Reg. 228/00	123(1)	No vendor, operator, exterminator or agriculturist shall store a Schedule 1 or 5 pesticide except in an area that is used exclusively for the storage of pesticides.

Date (YYYY / MM / DD)	Steve Green, Badge No. 413	Signature 
2001/06/21	Officer (Print) & Badge #	



Ministry of the Environment
Ministère de l'Environnement

Ontario

Provincial Officer Order

P203-01-413-026

Environmental Protection Act, s. 157, 157.1, 157.2 R.S.O. 1990, c.E.19, as amended
Ontario Water Resources Act, s. 16, 16.1, 16.2, 16.3 R.S.O. 1990, c.O.40, as amended
Pesticides Act, s. 26.1, 26.2, R.S.O. 1990, c.P. 11, as amended

*Version en français sur demande

To (Name of Person(s) or Company - May be multiple parties, include head office address (or home address), title, phone and fax)

<p>#1. 135442 Ont. Inc. Cor Van Geest, Owner Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>	<p>#2. 135442 Ont. Inc. Brian Van Geest, Operations Manager Van Geest Bros. Ltd 9 Kerman Ave, Grimsby, Ontario L3M 3W3 905-945-5944</p>
--	---

Site Location (include street address, lot, concession, etc.)

9 Kerman Ave, Grimsby, Ontario

Work Ordered

No.	Description:
1	Take remedial steps to store all pesticides on site in a locked/controlled access, near no floor drains, posted as pesticide storage complete with emergency contact phone numbers. This area shall be used until completion of the plan submitted by order #2. Completed by: 01/07/11
2	Compile and submit to the issuing Provincial Officer, a detailed plan of action stating how the Van Geest Bros. Ltd Greenhouse will comply with the storage requirements of O. Reg. 914, as amended by 228/00 such as posting warning signs, emergency telephone numbers displayed, locked/controlled access, no floor drains, ventilation as needed and protective clothing or respiratory protection dedicated to the area for all scheduled pesticides used and stored in the greenhouse operation. Completed by: 01/07/11
3	Implement the plan of action submitted under order #2. Completed by: 01/09/11
4	Compile and submit to the issuing Provincial Officer, an inventory list of all pesticides used and/or stored at the above site location. This inventory is to include the trade name of the pesticide, the Pest Control Products Act Registration number, the quantity involved and the labelled use of the pesticide. Completed by: 01/07/11
5	Submit a disposal plan, according to Ministry requirements, to the issuing Provincial Officer outlining the pesticide products that are used and/or stored at the above site location that cannot be used legally or in accordance with the label directions, the quantities to be disposed and the method and time frame of disposal. Completed by: 01/07/11
A	While this order is in effect, a copy or copies of this order shall be posted in a conspicuous place.
B	While this order is in effect, report in writing, to the District office, any significant changes of operation, emission, ownership, tenancy or other legal status of the facility or operation.

<p>Provincial Officer Steve Green</p>	<p>Badge # 413</p>	<p>Date 01/06/27</p>
<p>Signature </p>	<p>Office Niagara District, 301 St. Paul Street, St Catharines</p>	<p>Phone 905-704-3906</p>

REQUEST FOR REVIEW

You may request that this order be reviewed by the Director. Your request must be made in writing (or orally with written confirmation) within seven days of service of this order and sent by mail or fax to the Director at the address below. In the written request or written confirmation you must,

- specify the portions of this order that you wish to be reviewed;
- include any submissions to be considered by the Director with respect to issuance of the order to you or any other person and with respect to the contents of the order;
- apply for a stay of this order, if necessary; and
- provide an address for service by one of the following means:
 - mail
 - fax

The Director may confirm, alter or revoke this order. If this order is revoked by the Director, you will be notified in writing. If this order is confirmed or amended by order of the Director, the Director's order will be served upon you. The Director's order will include instructions for requiring a hearing before the Environmental Review Tribunal.

DEEMED CONFIRMATION OF THIS ORDER

If you do not receive oral or written notice of the Director's decision within seven days of receipt of your request, this order is deemed to be confirmed by order of the Director and deemed to be served upon you.

You may require a hearing before the Environmental Review Tribunal if, within 15 days of service of the confirming order deemed to have been made by the Director, you serve written notice of your appeal on the Environmental Review Tribunal and the Director. Your notice must state the portions of the order for which a hearing is required and the grounds on which you intend to rely at the hearing. Except by leave of the Environmental Review Tribunal, you are not entitled to appeal a portion of the order or to rely on grounds of appeal that are not stated in the notice requiring the hearing. Unless stayed by the Environmental Review Tribunal, the order is effective from the date of service.

Written notice requiring a hearing must be served personally or by mail upon:

The Secretary Environmental Review Tribunal 2300 Yonge Street, Suite 1201 Toronto, Ontario M4P 1E4	and	Director Ministry of the Environment 310 St. Paul Street, 9 th floor St. Catharines, Ontario L2R 3M8 Attn : Paul Niewegowski, District Manager
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Where service is made by mail, it is deemed to be made on the fifth day after the date of mailing and the time for requiring a hearing is not extended by choosing service by mail.

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Board by:
Tel: (416) 314-4600 Fax: (416) 314-4506 www.ert.gov.on.ca

FOR YOUR INFORMATION

- Unless stayed by the Director or the Environmental Review Tribunal, this order is effective from the date of service. Non-compliance with the requirements of this order constitutes an offence.
- The requirements of this order are minimum requirements only and do not relieve you from complying with the following:
 - any applicable federal legislation;
 - any applicable provincial requirements that are not addressed in the order; and
 - any applicable municipal law.
- The requirements of this order are severable. If any requirement of this order or the application of any requirement to any circumstance is held invalid, the application of such requirement to other circumstances and the remainder of the order are not affected.
- Further orders may be issued in accordance with the legislation as circumstances require.
- The procedures to request a review by the Director and other information provided above are intended as a guide. The legislation should be consulted for additional details and accurate reference.



MINISTRY OF THE ENVIRONMENT
PESTICIDE OPERATOR/EXTERMINATOR
INSPECTION REPORT

File : GR KE 100
Star: 5508

COMPANY/MUNICIPALITY: Van Geest Bros. Ltd. (135442 Ont. Inc.)

MAILING ADDRESS: 9 Kerman Ave., Grimsby, L3M 3W3

INSPECTION SITE ADDRESS: Con 2, Pt. lot 13, RP 30R4018 part 2, Grimsby
Roll # 2615 020 018 01200 0000

SITE GPS COORDINATES: 17T0615504/4783389 (southeast manhole)

CONTACT NAME: Brian Van Geest **TITLE:** Operations Manager

CONTACT TELEPHONE: (905) 945-5944 **FAX:** 905-685-7933

INSPECTION DATE: June 13, 2001

DATE OF LAST INSPECTION: n/a

1.0 INTRODUCTION

- Pesticides inspection of greenhouse cut flower production facility (Gerbera flowers).

2.0 INSPECTION OBSERVATIONS

2.1 LICENCE/PERMIT REQUIREMENTS:

- Site is assessed as Farm. Full time staff who are Certified Agriculturalists are eligible to handle and apply pesticides on site.
- Brian Van Geest is the primary pesticide handler. No agriculturalist certificates or copies available on site. Names of the following staff who apply pesticides was provided by Brian Van Geest:

Brian VanGeest - cert. no. 9903528 (exp. April 2004)
Hank Patanka - no record in certified agriculturalist database

2.2 STORAGE/TRANSPORT

- Pesticides stored on unstable, elevated sheet of plywood in utility room (boiler room).
- No warning sign displayed.
- No emergency telephone numbers displayed.

Pesticides in Storage Area

Pesticide	PCP no.	Schedule	Greenhouse use	Ornamental use
Admire	24094	5	NO	NO
Aliette	24458	2	NO	NO
Alsa	product of the Netherlands (no PCP no.)			
Avid	24485	3	yes	yes
Citation	24465	2	yes	yes
Decis 5EC	22478	2	yes	yes
Dino-mite	25229	3	yes	yes
Dormant Oil	10443	6	nsl	nsl
Enstar II	25576	3	yes	yes
Lannate	11725	2	nsl	yes
Monitor 480	12287	5	nsl	NO
Slug-em	2781	3	yes	yes
Touchdown	23971	6	NO	nsl
Vitavax Captan 30W	13051	2	yes	yes

nsl = not specified on label

The following items are a concern due to the presence of schedule 2 & 5 pesticides:

- Drain in floor within 2 metres of pesticides.

- No lock on door.
- No visible ventilation to outside atmosphere.
- No respiratory protection or emergency protective clothing dedicated to pesticide storage area.

The following items are a concern due to the presence of Schedule 5 pesticides:

- Storage area not exclusively for pesticides.

The following notes are specific to individual pesticides (label concerns):

- Admire (PCP no. 24094) is not registered for use in greenhouses or on ornamentals. Label clearly specifies use on potatoes, tomatoes, and apples only.
- Aliette (PCP no. 24458) is not registered for use in greenhouses or on ornamentals. Label clearly specifies use on apples, ginseng, raspberries, onions and tobacco only.
- Alsa (no PCP no.) (product of The Netherlands) is being used on plants as a repellent. It is not registered by PMRA for use in Canada.
- Decis 5 EC (PCP no. 22478) label clearly states that fogging machines must not be used to apply this product.
- Monitor 480 (PCP no. 12287) is not registered for use on ornamentals. Label clearly specifies use on cole crops, head lettuce, potatoes and canola only.
- Touchdown (PCP no. 23971) label clearly states that this product is not for use in greenhouses.

2.3 HANDLING/USAGE

- All pesticide handling (mixing/loading) currently takes place at the application area. Pesticides are applied with a fogging machine.
- No physical barriers to prevent access to application area during extermination, or until safe re-entry period is achieved.

3.0 REVIEW OF PREVIOUS NON-COMPLIANCE ISSUES

- None available - first inspection of this location.

4.0 SUMMARY OF INSPECTION FINDINGS (HEALTH/ENVIRONMENTAL IMPACT)

- Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate ?

Yes

No ✓

Specifics:

- Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material ?

Yes

No ✓

Specifics:

- Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment ?

Yes ✓

No

Specifics: See below.

- Was there any indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material?

Yes ✓

No

Specifics: Unstable, elevated storage area; no warning signs; no emergency telephone numbers; floor drain in room; no locked doors; room not vented to outside; no PPE; not following label directions.

5.0 ACTION(S) REQUIRED

- Agriculturalist Certificate or a legible copy must be carried by the person handling or using pesticides on farm land [Section 94(2.2); Reg. 914]. Copies of Agriculturalist Certificates should be kept on file by the employer.

- Pesticides must be stored in such a manner that they are not likely to impair the health or safety of any person [Section 121(1)1; Reg. 914].
- Pesticides must be stored in an area that is maintained in good repair and in a clean and orderly condition [Section 121(1)2; Reg. 914].
- Pesticides must be stored in an area that has a warning sign prominently displayed at the entrances to the area [Section 121(1)3, 122(1)b; Reg. 914].
- Pesticides must be stored in an area near which a list of emergency phone numbers is prominently displayed [Section 121(1)4; Reg. 914].
- The pesticide storage area must be vented directly to the outside atmosphere [Section 122(1)(a); Reg. 914].
- The pesticide storage area must be inaccessible to public [Section 122(1)(c); Reg. 914].
- The pesticide storage area must not have a floor drain that leads to storm sewer, sanitary sewer, or watercourse [Section 122(2)(a); Reg. 914].
- Personal protective equipment must be dedicated to and readily available for emergency purposes at the pesticide storage area [Section 122(2)(b); Reg. 914].
- Schedule 5 pesticides must only be stored in an area exclusively for the storage of pesticides [Section 123(1); Reg. 914].
- Pesticides (including repellants) must be classified under this regulation and registered under the Pest Control Products Act (Canada) [Section 22(1)(a); Reg. 914]. If a product does not require registration, confirmation must be obtained in writing from the Pesticide Management Regulatory Authority (PMRA phone 1-800-267-6315) and maintained on file.
- Only products registered for greenhouse use on ornamentals must be used in this facility. All pesticide product labels must be reviewed thoroughly to ensure compliance [Section 22(2); Reg. 914]. Any pesticides that cannot be properly used within the facility or on the surrounding property should be safely disposed of.
- During an extermination, no unauthorized staff must enter or re-enter a sprayed area [Section 4d; Pesticides Act]. Maintain a restricted entry period as specified on the pesticide label by use of a physical barrier and/or warning signs.

6.0 OTHER INSPECTION FINDINGS

- See Sewage Industrial Inspection Report.

7.0 OCCURRENCE REPORT #: 992-8235
Provincial Officer Order P203-01-413-026 issued.

PREPARED BY PESTICIDES OFFICER:

Charlie Roland June 21, 2001

ENVIRONMENTAL OFFICER:

Steve Green Aug 1, 2001



APPROVED BY:



SIGNATURE

Rich Vickers

NOTE: "This inspection does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they apply or may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements."

Van Geest Bros. Limited

9-11 Kerman Ave.
Grimsby Ont.
L3M 3W3

Phone 905-945-5944
Fax 905-685-7933

Att: Steve Green
Fax: 905-704-4015
Number of pages 2

		Quantities	rates
		On hand	per 100L
Following is the spay I will be using.			
Avid	Registration Number (RN) 24485	Greenhouse ornamentals 2x1L	300-600ml
Diazion	RN 24418	greenhouse ornamentals 10L	1.0-1.5L
Citation 75 WP	RN 24465	greenhouse ornamentals 2x 450gr	187.5g/ha
DYNO-mite	RN 25229	greenhouse ornamentals 1x 112gr	142-425g
Enstar II	RN 25576	greenhouse ornamentals 3x150ml	4-100ml
Malathion	RN 5821	greenhouse ornamentals 2x4L	2L
Thiodan 2x10L	RN 15747	greenhouse ornamentals 2x10L	1.2L
Slug-Em	RN 2791	greenhouse 4kg	
Decis	RN 22478	greenhouse ornamentals 1 L	350-500ml

FUNGICIDE

Tuban	RN 12222	greenhouse ornamentals	946mL	300-630ml
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Herbicides

Roundup Rush Down	RN23971	outside	2x10L	10ml/L of water
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The Admire I am returning to Vineland Grower's Co-operative it was still a new bottle. The Aliette I dropped off at the dump. No one would take the pesticides, with there name on this letter.

Van Geest Bros will be using the storage area that was shown to Steve Green. We will put up a wall and make a separate location. It should have ventilation and the rest of the requirements.

The disposal plan is done the chemicals were disposed of at the town dump in the hazards waste deposit. Following is a slip from the dump saying that they took the chemicals. I am sorry I didn't take the quantities to be disposed.

From
Brian Van Geest

Van Geest Bros. Limited

Grimsby

9-11 Kerman Ave.
Grimsby Ont.
L3M 3W3

Phone (905) 945-5944

Fax: (905) 945-5033

Aliette, Alsa, and Monitor were dropped off at the dump at the hazards waste.

NR12
~~FOR DEPOSIT ONLY~~
~~TO THE CREDIT OF~~
REGIONAL MUNICIPALITY OF NIAGARA
01227-001-000-0203



	DATE	TIME	TO/FROM	MODE	MIN/SEC	PGS	JOB#	STATUS
10	07/12	07:54	905 521 7820	EC-S	00' 45"	003	250	OK

**MINISTRY OF ENVIRONMENT & ENERGY
 NIAGARA DISTRICT OFFICE
 301 ST. PAUL; ST. 9TH FL. SUITE 15
 ST. CATHARINES, ONTARIO
 L2R 3M8**

FAX NUMBER: (905) 704-4015

FROM: Steve Green

DATE: [REDACTED]

FACSIMILE COVER SHEET

TO: <u>[REDACTED]</u>	FAX NO.: <u>[REDACTED]</u>
TO: <u>[REDACTED]</u>	FAX NO.: <u>[REDACTED]</u>
TO: <u>[REDACTED]</u>	FAX NO.: _____
TO: <u>[REDACTED]</u>	FAX NO.: <u>[REDACTED]</u>
TO: <u>Charlie Roland</u>	FAX NO.: <u>905-521-7820</u>
TO: _____	FAX NO.: _____
TO: _____	FAX NO.: _____
TO: _____	FAX NO.: _____
TO: _____	FAX NO.: _____

NUMBER OF PAGES (EXCLUDING COVER PAGE): _____

COMMENTS: Any Comments please call me.

IF YOU DID NOT RECEIVED THE SPECIFIED NUMBER OF PAGES, OR IF YOU HAVE DIFFICULTY READING YOUR COPY, PLEASE CALL (905) 704-3900 OR 1-800-263-1035 FOR ASSISTANCE.

GRKE 960

From: Charlie Roland
To: Steve Green
Date: 6/14/01 12:43PM
Subject: Van Geest

Hi Steve

Below are some of the Van Geest violations of Reg 914. There may be more when I finish checking over the list of pesticides identified on site.

No warning sign at entrance to storage site [Sec. 121(1)3, Sec. 122(1)b]
No emergency phone numbers displayed [Sec. 121(1)4]

The following are because schedule 5 pesticide (Monitor 480) was in the storage area
Not vented to outside [Sec. 122(1)(a)]
No restricted access [Sec. 122(1)(c)]
Floor drain [Sec. 122(2)(a)]
No emergency protective equipment [Sec. 122(2)(b)]
Area not exclusively for pesticides [Sec. 123(1)]

If I come up with any more, I'll let you know (may not be until Monday).
Take care,
Charlie

Charlie Roland
Pesticides Specialist
MOE West Central Region
Hamilton
(905) 521-7658 office
(905) 521-7820 fax

CC: mccubbp

Appendix 'G'

1. EcoLog ERIS Report

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: 9 and 11 Kerman Avenue
9 and 11 Kerman Avenue
Grimsby ON L3M 5M6
SM 188450-E

Project No:

Report Type: RSC Report (Rural)

Order No: 20180731058

Requested by: Soil-Mat Engineers & Consultants

Date Completed: August 7, 2018

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

www.erisinfo.com

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Executive Summary

Property Information:

Project Property: 9 and 11 Kerman Avenue
9 and 11 Kerman Avenue Grimsby ON L3M 5M6

Project No: SM 188450-E

Coordinates:

Latitude: 43.194846
Longitude: -79.578846
UTM Northing: 4,783,432.83
UTM Easting: 615,469.96
UTM Zone: UTM Zone 17T

Elevation: 321 FT
97.86 M

Order Information:

Order No: 20180731058
Date Requested: July 31, 2018
Requested by: Soil-Mat Engineers & Consultants
Report Type: RSC Report (Rural)

Historical/Products:

Topographic Map Ontario Base Map (OBM)

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.30 km	Total
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	3	3
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DRYCLEANERS	<i>Dry Cleaning Facilities</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	3	3
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	1	1
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	1	1
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	4	4
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	4	4
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	14	14
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	2	2
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MISA PENALTY	<i>Environmental Penalty Annual Report</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.30 km	Total
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBW	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	3	3
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	1	1
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	1	1
SPL	<i>Ontario Spills</i>	Y	0	3	3
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	3	3
			Total:	0	43
				43	43

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		lot 13 con 1 ON	NNW/110.4	-3.37	16
2	FST	LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE/123.8	9.44	18
2	FSTH	LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE/123.8	9.44	18
2	FSTH	LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE/123.8	9.44	19
2	GEN	Enterprise Rent A Car Canada Company	249 Main Street West Grimsby ON L3M 1S5	SSE/123.8	9.44	19
2	GEN	Lengs Kar Care Ltd	249 Main Street West Grimsby ON L3M 1S5	SSE/123.8	9.44	19
2	PRT	LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE/123.8	9.44	20
2	SPL	LENG'S KAR CARE	249 MAIN STREET, WEST 249 MAIN STREET WEST GRIMSBY TOWN ON	SSE/123.8	9.44	20
3	EHS		270 Main St W Grimsby ON L3M 1S4	WSW/130.5	2.68	20
4	WWIS		GRIMSBY ON	SW/143.2	5.72	20
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW/172.6	-4.02	23
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW/172.6	-4.02	24
5	GEN	LINCOLN COUNTY ROMAN CATHOLIC S.S. BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW/172.6	-4.02	25
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW/172.6	-4.02	25
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW/172.6	-4.02	26
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW/172.6	-4.02	27
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW/172.6	-4.02	27
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON	NNW/172.6	-4.02	28
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW/172.6	-4.02	29
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW/172.6	-4.02	30
5	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW/172.6	-4.02	31

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
5	SPL	The Corporation of the Town of Grimsby	145 Livingstone Ave @ Blessed Trinity High School Parking Lot Grimsby ON	NNW/172.6	-4.02	31
6	GEN	Marz Homes Niagara Inc.	274 main street west grimsby ON	WSW/178.9	1.96	32
7	SPL	UNKNOWN	PRIVATE POND 31 KERMAN AVE GRIMSBY GRIMSBY TOWN ON L3M 3W3	NE/189.0	-4.02	32
8	HINC		3 BRIARWOOD AVENUE Grimsby ON	ENE/203.7	-2.00	33
9	CA	VALK GREENHOUSES LIMITED	LOT 14/C-2, 280 MAIN ST.W.,SWM GRIMSBY ON L3M 1S4	W/224.9	1.64	33
9	FST	VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W/224.9	1.64	33
9	FST	VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W/224.9	1.64	34
9	FST	VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W/224.9	1.64	34
9	FSTH	VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W/224.9	1.64	34
9	FSTH	VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W/224.9	1.64	35
9	PRT	VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W/224.9	1.64	35
10	SCT	GRAPHICS NATIONAL	206 MAIN ST W GRIMSBY ON L3M 1S3	ESE/234.2	3.39	35
11	ECA	The Corporation of the Town of Grimsby	Grimsby ON	SSW/263.0	66.75	36
11	ECA	The Corporation of the Town of Grimsby	Main Street West (Regional Road 81), in the vicinity of Linden Road Grimsby ON	SSW/263.0	66.75	36
11	ECA	The Corporation of the Town of Grimsby	Main Street West (Regional Road 81) Grimsby ON	SSW/263.0	66.75	36
12	HINC		39 KERMAN AVENUE GRIMSBY ON L3M 3W3	NE/271.2	-4.02	36
13	WWIS		GRIMSBY ON	ESE/278.9	5.16	37
14	EXP	KLAAS ZWARTS & SON LTD	207 MAIN ST W GRIMSBY ON L3M 1S1	ESE/282.9	6.08	39
14	PRT	KLAAS ZWARTS & SON LTD	207 MAIN ST W GRIMSBY ON L3M 1S1	ESE/282.9	6.08	39
14	RSC	Donald Bruce Murray	207 MAIN ST W, GRIMSBY, ON, L3M 1S1, ON L3M 1S1	ESE/282.9	6.08	40
15	CA	NIAGARA NORTH CONDOMINIUM CORPORATION	KERMAN AVE./LIVINGSTONE AVE. GRIMSBY TOWN ON	NE/290.6	-4.02	40
15	CA	GRIMSBY TOWN	KERMAN AVE./LIVINGSTONE AVE. GRIMSBY TOWN ON	NE/290.6	-4.02	40

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 3 CA site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
VALK GREENHOUSES LIMITED	LOT 14/C-2, 280 MAIN ST.W.,SWM GRIMSBY ON L3M 1S4	W	224.94	<u>9</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GRIMSBY TOWN	KERMAN AVE./LIVINGSTONE AVE. GRIMSBY TOWN ON	NE	290.61	<u>15</u>
NIAGARA NORTH CONDOMINIUM CORPORATION	KERMAN AVE./LIVINGSTONE AVE. GRIMSBY TOWN ON	NE	290.61	<u>15</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Jun 30, 2018 has found that there are 3 ECA site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the Town of Grimsby	Main Street West (Regional Road 81), in the vicinity of Linden Road Grimsby ON	SSW	262.96	<u>11</u>
The Corporation of the Town of Grimsby	Grimsby ON	SSW	262.96	<u>11</u>
The Corporation of the Town of Grimsby	Main Street West (Regional Road 81) Grimsby ON	SSW	262.96	<u>11</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Feb 28, 2018 has found that there are 1 EHS site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	270 Main St W Grimsby ON L3M 1S4	WSW	130.51	<u>3</u>

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Feb 28, 2017 has found that there are 1 EXP site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
KLAAS ZWARTS & SON LTD	207 MAIN ST W GRIMSBY ON L3M 1S1	ESE	282.85	14

FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2017 has found that there are 4 FST site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE	123.76	2
VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W	224.94	9
VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W	224.94	9
VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W	224.94	9

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 4 FSTH site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE	123.76	2
LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE	123.76	2
VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W	224.94	9
VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W	224.94	9

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-December 31, 2017 has found that there are 14 GEN site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Lengs Kar Care Ltd	249 Main Street West Grimsby ON L3M 1S5	SSE	123.76	2
Enterprise Rent A Car Canada Company	249 Main Street West Grimsby ON L3M 1S5	SSE	123.76	2
Marz Homes Niagara Inc.	274 main street west grimsby ON	WSW	178.91	6

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW	172.62	5
LINCOLN COUNTY ROMAN CATHOLIC S.S. BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	NNW	172.62	5
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	NNW	172.62	5

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 2 HINC site(s) within approximately 0.30 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	3 BRIARWOOD AVENUE Grimsby ON	ENE	203.74	8
	39 KERMAN AVENUE GRIMSBY ON L3M 3W3	NE	271.19	12

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 3 PRT site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
LENG'S KAR CARE LTD	249 MAIN ST W GRIMSBY ON L3M 1S5	SSE	123.76	2
VALK GREENHOUSES LTD	280 MAIN ST W GRIMSBY ON L3M 1S4	W	224.94	9
KLAAS ZWARTS & SON LTD	207 MAIN ST W GRIMSBY ON L3M 1S1	ESE	282.85	14

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Apr 2018 has found that there are 1 RSC site(s) within approximately

0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Donald Bruce Murray	207 MAIN ST W, GRIMSBY, ON, L3M 1S1, ON L3M 1S1	ESE	282.85	14

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GRAPHICS NATIONAL	206 MAIN ST W GRIMSBY ON L3M 1S3	ESE	234.20	10

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2018 has found that there are 3 SPL site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
LENG'S KAR CARE	249 MAIN STREET, WEST 249 MAIN STREET WEST GRIMSBY TOWN ON	SSE	123.76	2

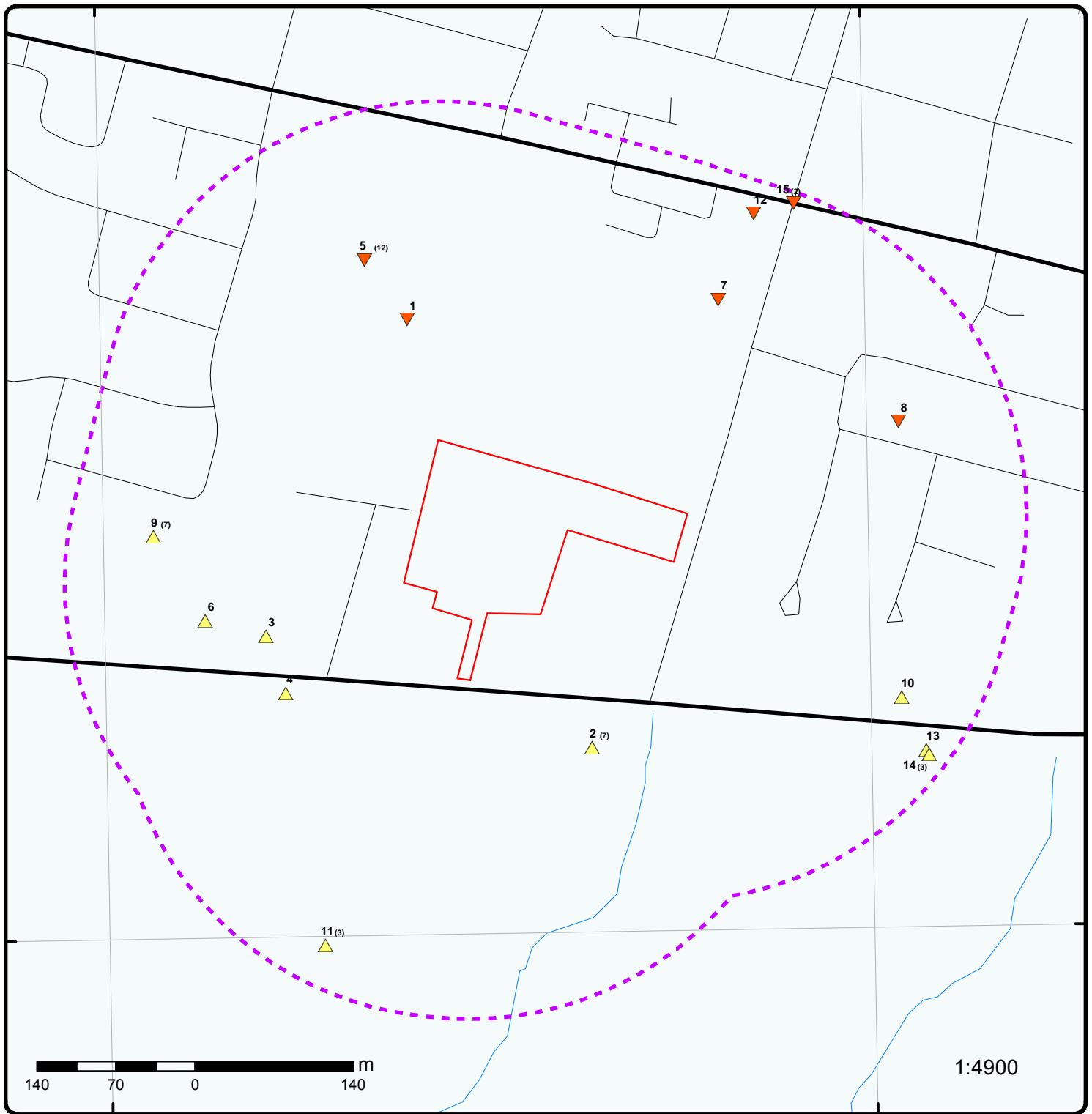
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the Town of Grimsby	145 Livingstone Ave @ Blessed Trinity High School Parking Lot Grimsby ON	NNW	172.62	5
UNKNOWN	PRIVATE POND 31 KERMAN AVE GRIMSBY GRIMSBY TOWN ON L3M 3W3	NE	189.03	7

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31, 2017 has found that there are 3 WWIS site(s) within approximately 0.30 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	GRIMSBY ON	SW	143.21	4
	GRIMSBY ON	ESE	278.90	13

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 13 con 1 ON	NNW	110.36	1



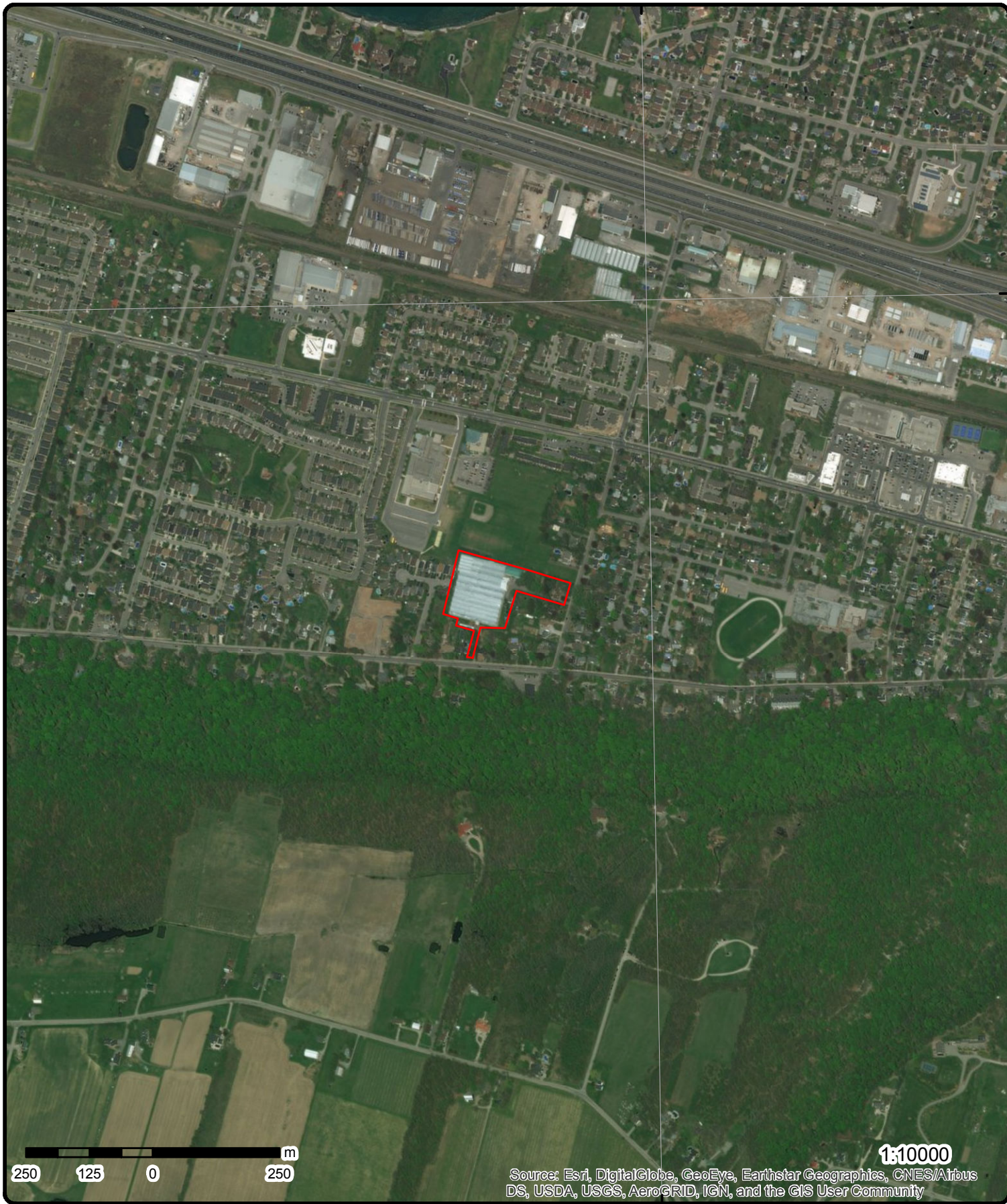
Map : 0.3 Kilometer Radius

Order No: 20180731058

Address: 9 and 11 Kerman Avenue, Grimsby, ON, L3M 5M6



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



Aerial (2015)

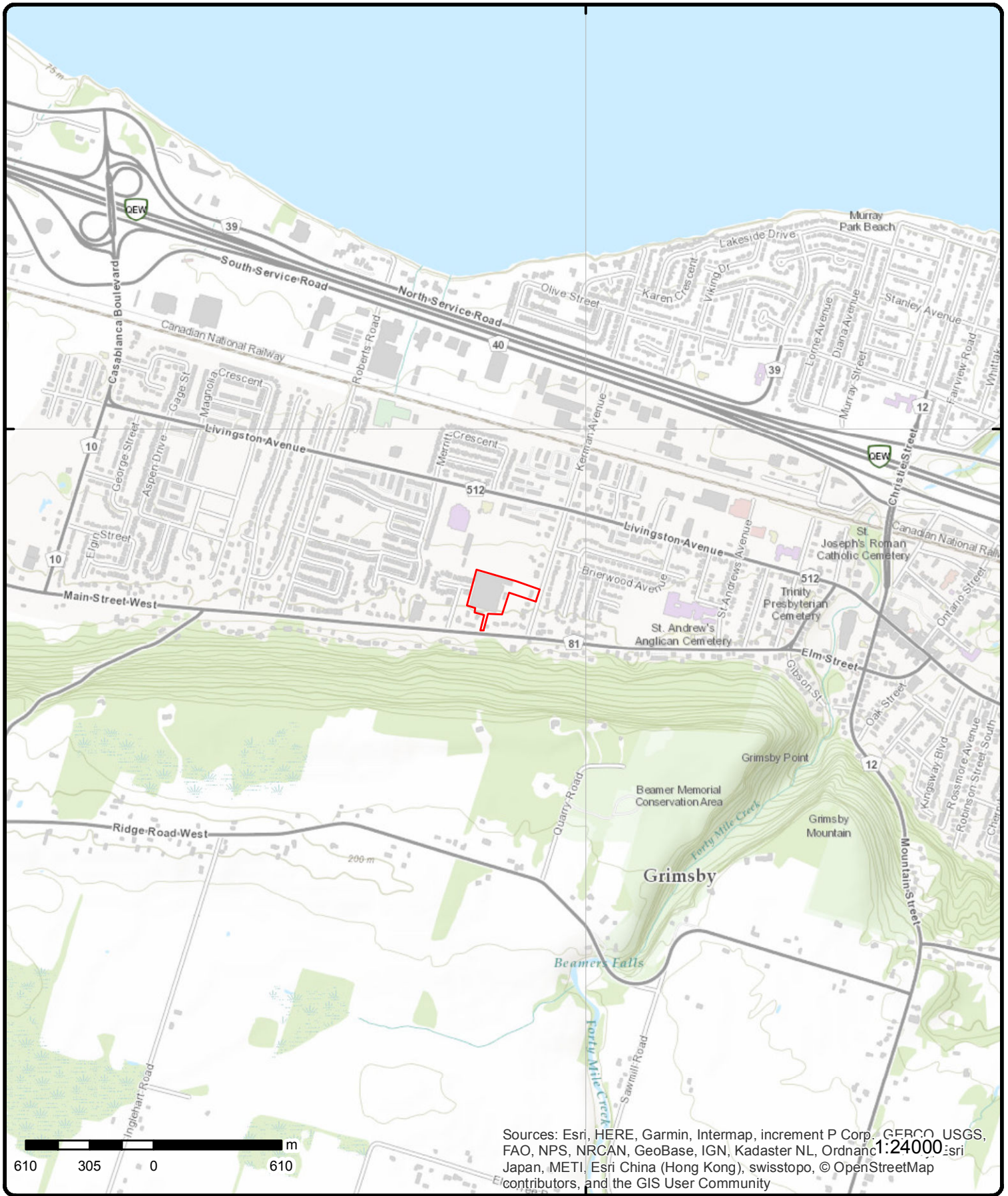
Address: 9 and 11 Kerman Avenue, Grimsby, ON, L3M 5M6

Source: ESRI World Imagery

Order No: 20180731058



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

Topographic Map

Address: 9 and 11 Kerman Avenue, Grimsby, ON, L3M 5M6

Source: ESRI World Topographic Map

Order No: 20180731058



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	NNW/110.4	94.5 / -3.37	lot 13 con 1 ON	WWIS

<p>Well ID: 3801264</p> <p>Construction Date:</p> <p>Primary Water Use: Irrigation</p> <p>Sec. Water Use: 0</p> <p>Final Well Status: Water Supply</p> <p>Water Type:</p> <p>Casing Material:</p> <p>Audit No:</p> <p>Tag:</p> <p>Construction Method:</p> <p>Elevation (m):</p> <p>Elevation Reliability:</p> <p>Depth to Bedrock:</p> <p>Well Depth:</p> <p>Overburden/Bedrock:</p> <p>Pump Rate:</p> <p>Static Water Level:</p> <p>Flowing (Y/N):</p> <p>Flow Rate:</p> <p>Clear/Cloudy:</p>	<p>Data Entry Status:</p> <p>Data Src: 1</p> <p>Date Received: 10/13/1959</p> <p>Selected Flag: Yes</p> <p>Abandonment Rec:</p> <p>Contractor: 2102</p> <p>Form Version: 1</p> <p>Owner:</p> <p>Street Name:</p> <p>County: NIAGARA (LINCOLN)</p> <p>Municipality: GRIMSBY TOWN (NORTH GRIMSBY)</p> <p>Site Info:</p> <p>Lot: 013</p> <p>Concession: 01</p> <p>Concession Name: CON</p> <p>Easting NAD83:</p> <p>Northing NAD83:</p> <p>Zone:</p> <p>UTM Reliability:</p>
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Bore Hole Information

<p>Bore Hole ID: 10239048</p> <p>DP2BR: 15</p> <p>Spatial Status:</p> <p>Code OB: r</p> <p>Code OB Desc: Bedrock</p> <p>Open Hole:</p> <p>Cluster Kind:</p> <p>Date Completed: 17-AUG-59</p> <p>Remarks:</p> <p>Elevrc Desc:</p> <p>Location Source Date:</p> <p>Improvement Location Source:</p> <p>Improvement Location Method:</p> <p>Source Revision Comment:</p> <p>Supplier Comment:</p>	<p>Elevation: 94.75</p> <p>Elevrc:</p> <p>Zone: 17</p> <p>East83: 615373.6</p> <p>Org CS:</p> <p>North83: 4783623</p> <p>UTMRC: 5</p> <p>UTMRC Desc: margin of error : 100 m - 300 m</p> <p>Location Method: p5</p>
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Overburden and Bedrock

Materials Interval

Formation ID: 931740700

Layer: 1

Color: 6

General Color: BROWN

Mat1: 05

Most Common Material: CLAY

Mat2:

Other Materials:

Mat3:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		3			
Formation End Depth UOM:		ft			
Formation ID:		931740702			
Layer:		3			
Color:		7			
General Color:		RED			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		15			
Formation End Depth:		60			
Formation End Depth UOM:		ft			
Formation ID:		931740701			
Layer:		2			
Color:		7			
General Color:		RED			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		3			
Formation End Depth:		15			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		963801264			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10787618			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930404827			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		15			
Casing Diameter:		8			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
Casing ID:		930404828			
Layer:		2			
Material:		4			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		60			
Casing Diameter:		8			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		993801264			
Pump Set At:					
Static Level:		14			
Final Level After Pumping:		50			
Recommended Pump Depth:		50			
Pumping Rate:		60			
Flowing Rate:					
Recommended Pump Rate:		50			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		3			
Pumping Duration MIN:		0			
Flowing:		N			
<u>Water Details</u>					
Water ID:		933707011			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		50			
Water Found Depth UOM:		ft			

2	1 of 7	SSE/123.8	107.3 / 9.44	LENG'S KAR CARE LTD 249 MAIN ST W GRIMSBY ON L3M 1S5	FST
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Instance No: 10768708
Cont Name:
Instance Type: FS Liquid Fuel Tank
Fuel Type: Gasoline
Status: Active
Capacity: 4546
Tank Material: Steel
Corrosion Protection: Impressed Current
Tank Type: Single Wall UST
Install Year: 1987
Parent Facility Type: Fuels Safety Private Fuel Outlet - Self Serve
Facility Type: FS Liquid Fuel Tank

2	2 of 7	SSE/123.8	107.3 / 9.44	LENG'S KAR CARE LTD 249 MAIN ST W GRIMSBY ON L3M 1S5	FSTH
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License Issue Date: 4/22/1991
Tank Status: Licensed
Tank Status As Of: August 2007
Operation Type: Private Fuel Outlet
Facility Type: Gasoline Station - Self Serve

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
--Details--					
Status:		Active			
Year of Installation:		1987			
Corrosion Protection:					
Capacity:		4546			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
<u>2</u>	3 of 7	SSE/123.8	107.3 / 9.44	LENG'S KAR CARE LTD 249 MAIN ST W GRIMSBY ON L3M 1S5	FSTH
License Issue Date:		4/22/1991			
Tank Status:		Licensed			
Tank Status As Of:		December 2008			
Operation Type:		Private Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
--Details--					
Status:		Active			
Year of Installation:		1987			
Corrosion Protection:					
Capacity:		4546			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
<u>2</u>	4 of 7	SSE/123.8	107.3 / 9.44	Enterprise Rent A Car Canada Company 249 Main Street West Grimsby ON L3M 1S5	GEN
Generator No.:	ON2832009			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Mike Stopczynski
MHSW Facility:	No			Phone No. Admin:	5194515884 Ext.
SIC Code:	532111				
SIC Description:	532111				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
<u>2</u>	5 of 7	SSE/123.8	107.3 / 9.44	Lengs Kar Care Ltd 249 Main Street West Grimsby ON L3M 1S5	GEN
Generator No.:	ON5015794			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Carrie Leng
MHSW Facility:	No			Phone No. Admin:	9059756751 Ext.
SIC Code:	415110				
SIC Description:	NEW AND USED AUTOMOBILE AND LIGHT-DUTY TRUCK WHOLESALER-DISTRIBUTORS				
--Details--					
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	6 of 7	SSE/123.8	107.3 / 9.44	LENG'S KAR CARE LTD 249 MAIN ST W GRIMSBY ON L3M 1S5	PRT
Location ID:		5558			
Type:		private			
Expiry Date:					
Capacity (L):		4546.00			
Licence #:		0001020161			
2	7 of 7	SSE/123.8	107.3 / 9.44	LENG'S KAR CARE 249 MAIN STREET, WEST 249 MAIN STREET WEST GRIMSBY TOWN ON	SPL
Ref No:		16536			
Site No:					
Incident Dt:		3/29/1989			
Year:					
Incident Cause:		UNDERGROUND TANK LEAK			
Incident Event:					
Contaminant Code:					
Contaminant Name:					
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Contaminant Qty:					
Environment Impact:		POSSIBLE			
Nature of Impact:					
Receiving Medium:		LAND / WATER			
Receiving Env:					
Health/Env Conseq:					
MOE Response:					
Dt MOE Arvl on Scn:					
MOE Reported Dt:		3/30/1989			
Dt Document Closed:					
SAC Action Class:					
Incident Reason:		CORROSION			
Incident Summary:		LENG'S KAR CARE-OIL TO DITCH,NEIGHBOUR'S LAND & GROUND			
Discharger Report:					
Material Group:					
Client Type:					
Sector Type:					
Source Type:					
Nearest Watercourse:					
Site Name:					
Site Address:					
Site District Office:					
Site County/District:					
Site Postal Code:					
Site Region:					
Site Municipality:		18402			
Site Lot:					
Site Conc:					
Northing:					
Easting:		MOE, GRIMSBY, REGION.			
Site Geo Ref Accu:					
Site Geo Ref Meth:					
Site Map Datum:					
3	1 of 1	WSW/130.5	100.5 / 2.68	270 Main St W Grimsby ON L3M 1S4	EHS
Order ID:		231477			
Order No:		20121214015			
Customer ID:		88647			
Company ID:		35545			
Status:		C			
Report Code:		3CAN			
Report Type:		Standard Report			
Report Date:		28-DEC-12			
Report Requested by:		Landtek Limited			
Nearest Intersection:					
Previous Site Name:					
Additional Info Ordered:		Fire Insur. Maps and/or Site Plans; Title Searches; City Directory; Aerial Photos			
4	1 of 1	SW/143.2	103.6 / 5.72	GRIMSBY ON	WWIS
Well ID:		7211608			
Data Entry Status:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	11/22/2013
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	0			Abandonment Rec:	
Water Type:				Contractor:	7295
Casing Material:				Form Version:	7
Audit No:	Z165912			Owner:	
Tag:	A156078			Street Name:	270 MAIN ST W
Construction Method:				County:	NIAGARA (LINCOLN)
Elevation (m):				Municipality:	GRIMSBY TOWN (NORTH GRIMSBY)
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					

Bore Hole Information

Bore Hole ID:	1004646162	Elevation:	103.82
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	615266
Code OB Desc:		Org CS:	dms83
Open Hole:		North83:	4783292
Cluster Kind:		UTMRC:	4
Date Completed:	22-JAN-13	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID:	1004940996
Layer:	3
Color:	7
General Color:	RED
Mat1:	28
Most Common Material:	SAND
Mat2:	17
Other Materials:	SHALE
Mat3:	91
Other Materials:	WATER-BEARING
Formation Top Depth:	20
Formation End Depth:	25
Formation End Depth UOM:	ft

Formation ID:	1004940995
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	91
Other Materials:	WATER-BEARING
Mat3:	66

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Other Materials:		DENSE			
Formation Top Depth:		3			
Formation End Depth:		20			
Formation End Depth UOM:		ft			
Formation ID:		1004940994			
Layer:		1			
Color:		2			
General Color:		GREY			
Mat1:					
Most Common Material:					
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		3			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1004941003			
Layer:		1			
Plug From:		0			
Plug To:		16			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1004941002			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1004940993			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1004940999			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		19			
Casing Diameter:		1.8			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1004941000			
Layer:		1			
Slot:		10			
Screen Top Depth:		14			
Screen End Depth:		24			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Screen Material:	5				
Screen Depth UOM:	ft				
Screen Diameter UOM:	inch				
Screen Diameter:	2				
<u>Water Details</u>					
Water ID:	1004940998				
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:	ft				
<u>Hole Diameter</u>					
Hole ID:	1004940997				
Diameter:					
Depth From:					
Depth To:					
Hole Depth UOM:	ft				
Hole Diameter UOM:	inch				

<u>5</u>	1 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	GEN
Generator No.:	ON0998203			PO Box No.:	
Status:				Country:	
Approval Years:	2012			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	611110				
SIC Description:	Elementary and Secondary Schools				
<u>--Details--</u>					
Waste Code:	331				
Waste Description:	WASTE COMPRESSED GASES				
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
Waste Code:	145				
Waste Description:	PAINT/PIGMENT/COATING RESIDUES				
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		221			
Waste Description:		LIGHT FUELS			

<u>5</u>	2 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	GEN
Generator No.:	ON0998203			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	611110				
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS				
--Details--					
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>5</u>	3 of 12	NNW/172.6	93.8 / -4.02	LINCOLN COUNTY ROMAN CATHOLIC S.S. BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	GEN
Generator No.:	ON0998203			PO Box No.:	
Status:				Country:	
Approval Years:	94,95,96,97			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	8511				
SIC Description:	ELEMT./SECON. EDUC.				
--Details--					
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
<u>5</u>	4 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	GEN
Generator No.:	ON0998203			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	611110				
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS				
--Details--					
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	121				
Waste Description:	ALKALINE WASTES - HEAVY METALS				
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
Waste Code:	263				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
5	5 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	GEN
Generator No.:		ON0998203		PO Box No.:	
Status:				Country:	
Approval Years:		2010		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:		611110			
SIC Description:		Elementary and Secondary Schools			
--Details--					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
Waste Code:		263			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Description:		ORGANIC LABORATORY CHEMICALS			
5	6 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	GEN
Generator No.:	ON0998203			PO Box No.:	
Status:	Registered			Country:	Canada
Approval Years:	As of Dec 2017			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:					
SIC Description:					
--Details--					
Waste Code:	263 L				
Waste Description:	Misc. waste organic chemicals				
Waste Code:	263 I				
Waste Description:	Misc. waste organic chemicals				
Waste Code:	331 I				
Waste Description:	Waste compressed gases including cylinders				
Waste Code:	148 B				
Waste Description:	Misc. wastes and inorganic chemicals				
Waste Code:	252 L				
Waste Description:	Waste crankcase oils and lubricants				
Waste Code:	146 T				
Waste Description:	Other specified inorganic sludges, slurries or solids				
Waste Code:	221 I				
Waste Description:	Light fuels				
Waste Code:	145 I				
Waste Description:	Wastes from the use of pigments, coatings and paints				
Waste Code:	148 C				
Waste Description:	Misc. wastes and inorganic chemicals				
Waste Code:	264 C				
Waste Description:	Photoprocessing wastes				
Waste Code:	212 I				
Waste Description:	Aliphatic solvents and residues				
Waste Code:	213 I				
Waste Description:	Petroleum distillates				
Waste Code:	121 C				
Waste Description:	Alkaline slutions - containing heavy metals				
5	7 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Generator No.:	ON0998203			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	611110				
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS				
--Details--					
Waste Code:	221				
Waste Description:	LIGHT FUELS				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	331				
Waste Description:	WASTE COMPRESSED GASES				
Waste Code:	121				
Waste Description:	ALKALINE WASTES - HEAVY METALS				
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
Waste Code:	145				
Waste Description:	PAINT/PIGMENT/COATING RESIDUES				
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				

5

8 of 12

NNW/172.6

93.8 / -4.02

NIAGARA CATHOLIC DISTRICT SCHOOL
BOARD
BLESSED TRINITY SECONDARY SCHOOL 145
LIVINGSTON AVENUE
GRIMSBY ON

GEN

Generator No.:	ON0998203			PO Box No.:	
Status:				Country:	
Approval Years:	2013			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	611110				
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS				

--Details--

Waste Code: 251

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			

5 9 of 12 **NNW/172.6** **93.8 / -4.02** **NIAGARA CATHOLIC DISTRICT SCHOOL BOARD
BLESSED TRINITY SECONDARY SCHOOL 145
LIVINGSTON AVENUE
GRIMSBY ON L3M 5J6** **GEN**

Generator No.:	ON0998203	PO Box No.:	
Status:		Country:	
Approval Years:	2009	Choice of Contact:	
Contam. Facility:		Co Admin:	
MHSW Facility:		Phone No. Admin:	
SIC Code:	611110		
SIC Description:	Elementary and Secondary Schools		

--Details--

Waste Code:	121
Waste Description:	ALKALINE WASTES - HEAVY METALS
Waste Code:	148
Waste Description:	INORGANIC LABORATORY CHEMICALS
Waste Code:	212
Waste Description:	ALIPHATIC SOLVENTS
Waste Code:	213
Waste Description:	PETROLEUM DISTILLATES
Waste Code:	221

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Description:		LIGHT FUELS			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
5	10 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 5J6	GEN
Generator No.:		ON0998203		PO Box No.:	
Status:		2011		Country:	
Approval Years:		2011		Choice of Contact:	
Contam. Facility:		611110		Co Admin:	
MHSW Facility:		611110		Phone No. Admin:	
SIC Code:		Elementary and Secondary Schools			
SIC Description:		Elementary and Secondary Schools			
--Details--					
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
Waste Code:		148			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
<u>5</u>	11 of 12	NNW/172.6	93.8 / -4.02	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD BLESSED TRINITY SECONDARY SCHOOL 145 LIVINGSTON AVENUE GRIMSBY ON L3M 1L7	GEN
Generator No.:		ON0998203		PO Box No.:	
Status:				Country:	
Approval Years:		98,99,00,01,02,03,04,05,06,07,08		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:		8511			
SIC Description:		ELEMNT./SECON. EDUC.			
--Details--					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
<u>5</u>	12 of 12	NNW/172.6	93.8 / -4.02	The Corporation of the Town of Grimsby 145 Livingstone Ave @ Blessed Trinity High School Parking Lot Grimsby ON	SPL
Ref No:		0804-8Y9GST		Discharger Report:	
Site No:				Material Group:	
Incident Dt:		18-SEP-12		Client Type:	
Year:				Sector Type: Sewage Treatment	
Incident Cause:				Source Type:	
Incident Event:				Nearest Watercourse:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contaminant Code:	44			Site Name:	Sewer Surcharge<UNOFFICIAL>
Contaminant Name:	SEWAGE,RAW UNCHLORINATED			Site Address:	145 Livingstone Ave @ Blessed Trinity High School Parking Lot
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site County/District:	
Contaminant UN No 1:				Site Postal Code:	
Contaminant Qty:	0 other - see incident description			Site Region:	
Environment Impact:	Not Anticipated			Site Municipality:	Grimsby
Nature of Impact:	Surface Water Pollution			Site Lot:	
Receiving Medium:				Site Conc:	
Receiving Env:				Northing:	
Health/Env Conseq:				Easting:	
MOE Response:	No Field Response			Site Geo Ref Accu:	
Dt MOE Arvl on Scr:				Site Geo Ref Meth:	
MOE Reported Dt:	18-SEP-12			Site Map Datum:	
Dt Document Closed:					
SAC Action Class:	Sewage Bypasses / Overflows				
Incident Reason:					
Incident Summary:	Grimsby: Unkn Vol, Raw Uncl Sewage to PL/Storm				

<u>6</u>	1 of 1	WSW/178.9	99.8 / 1.96	Marz Homes Niagara Inc. 274 main street west grimsby ON	GEN
Generator No.:	ON4189785			PO Box No.:	
Status:				Country:	
Approval Years:	2013			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	444220				
SIC Description:	NURSERY AND GARDEN CENTRES, NURSERY STORES AND GARDEN CENTRES				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	221				
Waste Description:	LIGHT FUELS				

<u>7</u>	1 of 1	NE/189.0	93.8 / -4.02	UNKNOWN PRIVATE POND 31 KERMAN AVE GRIMSBY GRIMSBY TOWN ON L3M 3W3	SPL
Ref No:	201749			Discharger Report:	
Site No:				Material Group:	
Incident Dt:	5/29/2001			Client Type:	
Year:				Sector Type:	
Incident Cause:	UNKNOWN			Source Type:	
Incident Event:				Nearest Watercourse:	
Contaminant Code:				Site Name:	
Contaminant Name:				Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site County/District:	
Contaminant UN No 1:				Site Postal Code:	
Contaminant Qty:				Site Region:	
Environment Impact:	Confirmed			Site Municipality:	18402
Nature of Impact:	Multi Media Pollution			Site Lot:	
Receiving Medium:	Water			Site Conc:	
Receiving Env:				Northing:	
Health/Env Conseq:				Easting:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p>MOE Response: Dt MOE Arvl on Scrn: MOE Reported Dt: 5/29/2001 Dt Document Closed: SAC Action Class: Incident Reason: OTHER Incident Summary: POND ON PRIV. PROP. MILKY WHITE FROM UNDERDRAIN. POSSIBLE DUMPING BY CO.</p>					
8	1 of 1	ENE/203.7	95.9 / -2.00	3 BRIARWOOD AVENUE Grimsby ON	HINC
<p>External File Num: FS INC 0611-03778 Date of Occurrence: 11/10/2006 Fuel Occurrence Type: Vapour Release Fuel Type Involved: Natural Gas Status Desc:: Completed - No Action Required Job Type Desc:: Incident/Near-Miss Occurrence (FS) Oper. Type Involved:: Construction Site (pipeline strike) Service Interruptions:: No Property Damage:: No Fuel Life Cycle Stage:: Transmission, Distribution and Transportation Root Cause:: Reported Details:: Fuel Category:: Gaseous Fuel Occurrence Type:: Incident Affiliation:: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name:: Niagara Approx. Quant. Rel:: Nearby body of water:: Enter Drainage Syst:: Approx. Quant. Unit:: Environmental Impact::</p>					
9	1 of 7	W/224.9	99.5 / 1.64	VALK GREENHOUSES LIMITED LOT 14/C-2, 280 MAIN ST.W.,SWM GRIMSBY ON L3M 1S4	CA
<p>Certificate #: 3-1365-98- Application Year: 98 Issue Date: 9/25/1998 Approval Type: Municipal sewage Status: Approved Application Type: Client Name:: Client Address:: Client City:: Client Postal Code:: Project Description:: Contaminants:: Emission Control::</p>					
9	2 of 7	W/224.9	99.5 / 1.64	VALK GREENHOUSES LTD 280 MAIN ST W GRIMSBY ON L3M 1S4	FST
<p>Instance No: 10768735 Cont Name: Instance Type: FS Liquid Fuel Tank Fuel Type: Gasoline Status: Active</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		4500 Steel Impressed Current Single Wall UST 1986 Fuels Safety Private Fuel Outlet - Self Serve FS Liquid Fuel Tank			
9	3 of 7	W/224.9	99.5 / 1.64	VALK GREENHOUSES LTD 280 MAIN ST W GRIMSBY ON L3M 1S4	FST
Instance No: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		10768753 FS Liquid Fuel Tank Diesel Active 4500 Steel Impressed Current Single Wall UST 1986 Fuels Safety Private Fuel Outlet - Self Serve FS Liquid Fuel Tank			
9	4 of 7	W/224.9	99.5 / 1.64	VALK GREENHOUSES LTD 280 MAIN ST W GRIMSBY ON L3M 1S4	FST
Instance No: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		10768768 FS Liquid Fuel Tank Diesel Active 27276 Steel Impressed Current Single Wall UST 1986 Fuels Safety Private Fuel Outlet - Self Serve FS Liquid Fuel Tank			
9	5 of 7	W/224.9	99.5 / 1.64	VALK GREENHOUSES LTD 280 MAIN ST W GRIMSBY ON L3M 1S4	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		12/19/1990 Licensed December 2008 Private Fuel Outlet Gasoline Station - Self Serve			
--Details-- Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active 1986 4500 Liquid Fuel Single Wall UST - Gasoline			
Status:		Active			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Year of Installation: 1986 Corrosion Protection: Capacity: 4500 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel Status: Active Year of Installation: 1986 Corrosion Protection: Capacity: 27276 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel					
9	6 of 7	W/224.9	99.5 / 1.64	VALK GREENHOUSES LTD 280 MAIN ST W GRIMSBY ON L3M 1S4	FSTH
License Issue Date: 12/19/1990 Tank Status: Licensed Tank Status As Of: August 2007 Operation Type: Private Fuel Outlet Facility Type: Gasoline Station - Self Serve --Details-- Status: Active Year of Installation: 1986 Corrosion Protection: Capacity: 27276 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel Status: Active Year of Installation: 1986 Corrosion Protection: Capacity: 4500 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline Status: Active Year of Installation: 1986 Corrosion Protection: Capacity: 4500 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel					
9	7 of 7	W/224.9	99.5 / 1.64	VALK GREENHOUSES LTD 280 MAIN ST W GRIMSBY ON L3M 1S4	PRT
Location ID: 5560 Type: private Expiry Date: Capacity (L): 36276.00 Licence #: 0001017402					
10	1 of 1	ESE/234.2	101.3 / 3.39	GRAPHICS NATIONAL 206 MAIN ST W GRIMSBY ON L3M 1S3	SCT
Established: 1992 Plant Size (ft²): 0 Employment: 2 --Details--					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Description:		COMMUNICATIONS EQUIPMENT, N.E.C.			
SIC/NAICS Code:		3669			
11	1 of 3	SSW/263.0	164.6 / 66.75	The Corporation of the Town of Grimsby Grimsby ON	ECA
Approval No:	4369-7WSVK7	SWP Area Name:	Niagara Peninsula		
Approval Date:	2009-10-15	MOE District:	Niagara		
Status:	Revoked and/or Replaced	City:	Grimsby		
Record Type:	ECA	Longitude:	-79.581		
Link Source:	IDS	Latitude:	43.1916		
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Address:					
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/7970-7WJQM6-14.pdf				
11	2 of 3	SSW/263.0	164.6 / 66.75	The Corporation of the Town of Grimsby Main Street West (Regional Road 81), in the vicinity of Linden Road Grimsby ON	ECA
Approval No:	5237-7YARCG	SWP Area Name:	Niagara Peninsula		
Approval Date:	2009-12-01	MOE District:	Niagara		
Status:	Approved	City:	Grimsby		
Record Type:	ECA	Longitude:	-79.581		
Link Source:	IDS	Latitude:	43.1916		
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Address:	Main Street West (Regional Road 81), in the vicinity of Linden Road				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/1497-7Y5QWE-14.pdf				
11	3 of 3	SSW/263.0	164.6 / 66.75	The Corporation of the Town of Grimsby Main Street West (Regional Road 81) Grimsby ON	ECA
Approval No:	6072-4NNP7L	SWP Area Name:	Niagara Peninsula		
Approval Date:	2000-08-31	MOE District:	Niagara		
Status:	Approved	City:	Grimsby		
Record Type:	ECA	Longitude:	-79.581		
Link Source:	IDS	Latitude:	43.1916		
Approval Type:	ECA-Municipal and Private Water Works				
Project Type:	Municipal and Private Water Works				
Address:	Main Street West (Regional Road 81)				
Full Address:					
Full PDF Link:					
12	1 of 1	NE/271.2	93.8 / -4.02	39 KERMAN AVENUE GRIMSBY ON L3M 3W3	HINC
External File Num:	FS INC 0711-06911				
Date of Occurrence:	11/14/2007				
Fuel Occurrence Type:	Vapour Release				
Fuel Type Involved:	Natural Gas				
Status Desc::	Completed - Causal Analysis(End)				
Job Type Desc::	Incident/Near-Miss Occurrence (FS)				
Oper. Type Involved::	Construction Site (pipeline strike)				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Service Interruptions::		No			
Property Damage::		No			
Fuel Life Cycle Stage::		Transmission, Distribution and Transportation			
Root Cause::		Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:No Human Factors:Yes			
Reported Details::					
Fuel Category::		Gaseous Fuel			
Occurrence Type::		Incident			
Affiliation::		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name::		Niagara			
Approx. Quant. Rel::					
Nearby body of water::					
Enter Drainage Syst::					
Approx. Quant. Unit::					
Environmental Impact::					

[13](#) 1 of 1 ESE/278.9 103.0 / 5.16 GRIMSBY ON WWIS

Well ID:	3804239	Data Entry Status:	
Construction Date:		Data Src:	
Primary Water Use:	Not Used	Date Received:	5/20/2005
Sec. Water Use:		Selected Flag:	Yes
Final Well Status:	Test Hole	Abandonment Rec:	
Water Type:		Contractor:	7230
Casing Material:		Form Version:	3
Audit No:	Z27435	Owner:	
Tag:	A024766	Street Name:	207 MAIN STREET
Construction Method:		County:	NIAGARA (LINCOLN)
Elevation (m):		Municipality:	GRIMSBY TOWN (NORTH GRIMSBY)
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	11321352	Elevation:	103.94
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:	o	East83:	615833
Code OB Desc:	Overburden	Org CS:	UTM83
Open Hole:		North83:	4783242
Cluster Kind:		UTMRC:	4
Date Completed:	04-APR-05	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

**Overburden and Bedrock
Materials Interval**

Formation ID: 933014326

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		01			
Most Common Material:		FILL			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		.2			
Formation End Depth UOM:		m			
Formation ID:		933014327			
Layer:		2			
Color:		7			
General Color:		RED			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		06			
Other Materials:		SILT			
Mat3:		11			
Other Materials:		GRAVEL			
Formation Top Depth:		.2			
Formation End Depth:		5			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933269084			
Layer:		1			
Plug From:		0			
Plug To:		.3			
Plug Depth UOM:		m			
Plug ID:		933269083			
Layer:		2			
Plug From:		.3			
Plug To:		1.1			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		963804239			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11336207			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930863434			
Layer:		1			
Material:		5			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Open Hole or Material:		PLASTIC			
Depth From:		.1			
Depth To:		3.1			
Casing Diameter:		5			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		933412729			
Layer:		1			
Slot:		010			
Screen Top Depth:		3.1			
Screen End Depth:		4.6			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		5.3			
<u>Water Details</u>					
Water ID:		934060108			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		.3			
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		11540489			
Diameter:		5			
Depth From:		4.6			
Depth To:		5			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
Hole ID:		11540488			
Diameter:		20			
Depth From:		0			
Depth To:		4.6			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
14	1 of 3	ESE/282.9	103.9 / 6.08	KLAAS ZWARTS & SON LTD 207 MAIN ST W GRIMSBY ON L3M 1S1	EXP
Instance No:		9573913			
Instance ID:					
Instance Type:		FS Facility			
Description:					
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:					
Expired Date:		8/3/1997			
14	2 of 3	ESE/282.9	103.9 / 6.08	KLAAS ZWARTS & SON LTD 207 MAIN ST W GRIMSBY ON L3M 1S1	PRT

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB	
Location ID: Type: Expiry Date: Capacity (L): Licence #:		5557 retail 1995-08-31 0 0025175001				
14	3 of 3	ESE/282.9	103.9 / 6.08	Donald Bruce Murray 207 MAIN ST W, GRIMSBY, ON, L3M 1S1, ON L3M 1S1	RSC	
Reg No: RA No: RSC Type: Curr Property Use: District Office: Date Submitted: Date Ack: Date Returned: Restoration Type: Soil Type: Criteria: CPU Issued Sect 1686: Asmt Roll No: Prop. ID No: Property Municipal Address: Mailing Address: Latitude & Latitude: UTM Coordinates: Consultant: Filing Owner: Legal Desc:		1846 Commercial GRIMSBY 27-Jun-05 No 2615010 -01024300 46041 - 0048 LT 207 MAIN ST W, GRIMSBY, ON, L3M 1S1, 14 BRIDGMAN LANE, STONEY CREEK, ON, L8E 5K9 43.19287830N 79.57470720W (converted from UTM) NAD83 17-615810-4783220 PT LT 47, CP PL 4 GRIMSBY PT 1, 3 & 4 on 30R4315, now designated as Parts 1, 2, 3, 4, 5, 6, 7, and 8 on 30R11340. Parts 3 and 4 on 30R4315 are a right of way in favour of the owner of Part 2, 30R4315.		Cert Date: Cert Prop Use No: Intended Prop Use: Nm of Qual. Person: Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): Accuracy Estimate: Telephone: Fax: Email:		5-May-05 No CPU Residential Yes 21 to 100 meters 905-6434542
Measurement Method: Applicable Standards: RSC PDF:		Interpolation from a map Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use				
15	1 of 2	NE/290.6	93.8 / -4.02	NIAGARA NORTH CONDOMINIUM CORPORATION KERMAN AVE./LIVINGSTONE AVE. GRIMSBY TOWN ON	CA	
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name:: Client Address:: Client City:: Client Postal Code:: Project Description:: Contaminants:: Emission Control::		3-2174-90- 90 12/13/1990 Municipal sewage Approved				
15	2 of 2	NE/290.6	93.8 / -4.02	GRIMSBY TOWN KERMAN AVE./LIVINGSTONE AVE. GRIMSBY TOWN ON	CA	

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
Certificate #:		3-0462-93-			
Application Year:		93			
Issue Date:		5/18/1993			
Approval Type:		Municipal sewage			
Status:		Approved			
Application Type:					
Client Name::					
Client Address::					
Client City::					
Client Postal Code::					
Project Description::					
Contaminants::					
Emission Control::					

Unplottable Summary

Total: **28** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Losani Homes (1998) Ltd.	Livingston Avenue	Grimsby ON	
CA	ROMAN CATHOLIC EPISCOPAL CORPORATION	PT.LOT 13/CON.1,LIVINGSTON AVE	GRIMSBY TOWN ON	
CA	GRIMSBY TOWN	LIVINGSTON AVE.	GRIMSBY TOWN ON	
CA	TRAUGOTT CONSTRUCTION LTD.	STORM WATER DETENTION MAIN ST.	GRIMSBY TOWN ON	
CA	The Corporation of the Town of Grimsby	Main Street West (Regional Road 81), in the vicinity of Linden Road	Grimsby ON	
CA		Main Street West (Regional Road 81)	Grimsby ON	
CA		Main Street W. from Elm Street to Livingston Ave.	Grimsby ON	
CA	RICENBERG DEVELOPMENTS LTD. PHASE II	MERRITT CR. CHERIEDALE ESTATES	GRIMSBY TOWN ON	
CA	RICENBERG DEVELOPMENTS LTD. CHERIEDALE	MERRITT CRESCENT PHASE II	GRIMSBY TOWN ON	
CA	RICENBERG DEVELOPMENTS LTD. PHASE II	MERRITT CRES. CHERIEDALE EST.	GRIMSBY TOWN ON	
CA	RICENBERG DEVELOPMENTS LTD.CHERIEDALE	MERRITT CRES. PHASE II	GRIMSBY TOWN ON	
CA	967686 ONTARIO INC.	PT.LOT 13/C-2, SILVER MAPLES	GRIMSBY TOWN ON	
CA	LINCOLN COUNTY CATHOLIC SCHOOL BOARD	LIVINGSTON AVE. (SWM)	GRIMSBY TOWN ON	
CA	RADOS AND SONS CONSTRUCTION	KERMAN AVE. TOWNHOUSE DEVELOP.	GRIMSBY TOWN ON	
CA	GRIMSBY TOWN	KERMAN AVE.	GRIMSBY TOWN ON	
CA	RADOS AND SONS CONSTRUCTION	KERMAN AVE.	GRIMSBY TOWN ON	
CA	RADOS AND SONS CONSTRUCTION	KERMAN AVENUE TOWNHOUSE DEVELO	GRIMSBY TOWN ON	

CA	Multi-Area Developments Inc.	Lot 14, Concession 2	Grimsby ON	
CA	Losani Homes (1998) Ltd.	Part of Lot 14, Concession 1, and Part of Lots 13 and 14, Concession 2, and the	Grimsby ON	
CA	GRIMSBY TOWN	NIAGARA RD. 81	GRIMSBY TOWN ON	
ECA	The Corporation of the Town of Grimsby	Regional Road 81 Main St E	Grimsby ON	L3M 4G3
ECA	Marz Homes (Niagara) Inc.	Winston, Oakes Access Rd	Grimsby ON	L8G 1C1
ECA	Marz Homes (Niagara) Inc.	Winston, Oakes Access Rd	Grimsby ON	L8G 1C1
ECA	Marz Homes (Niagara) Inc.	Winston, Oakes Access Rd	Grimsby ON	L8G 1C1
ECA	The Corporation of the Town of Grimsby	Main St W from Casablanca Boulevard to Woolverton Road	Grimsby ON	L3M 4G3
NEES	LENG'S KAR CARE		GRIMSBY TOWN ON	
SPL		Main St. West	Grimsby ON	L3M 1R6
SPL	Sobeys Capital Incorporated	Main Street	Grimsby ON	

Unplottable Report

Site: *Losani Homes (1998) Ltd.*
Livingston Avenue Grimsby ON

Database:
CA

Certificate #: 7671-5FKRCJ
Application Year: 2002
Issue Date: 11/5/2002
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *ROMAN CATHOLIC EPISCOPAL CORPORATION*
PT.LOT 13/CON.1,LIVINGSTON AVE GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-0332-94-
Application Year: 94
Issue Date: 4/21/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *GRIMSBY TOWN*
LIVINGSTON AVE. GRIMSBY TOWN ON

Database:
CA

Certificate #: 7-1115-85-006
Application Year: 85
Issue Date: 12/19/85
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *TRAUGOTT CONSTRUCTION LTD.*
STORM WATER DETENTION MAIN ST. GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-0251-87-
Application Year: 87

Issue Date: 5/14/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *The Corporation of the Town of Grimsby
Main Street West (Regional Road 81), in the vicinity of Linden Road Grimsby ON*

Database:
[CA](#)

Certificate #: 5237-7YARCG
Application Year: 2009
Issue Date: 12/1/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *Main Street West (Regional Road 81) Grimsby ON*

Database:
[CA](#)

Certificate #: 6072-4NNP7L
Application Year: 00
Issue Date: 8/31/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name:: Corporation Of The Town Of Grimsby
Client Address:: P. O. Box 159, 160 Livingston Avenue
Client City:: Grimsby
Client Postal Code:: L3M 4G3
Project Description:: Construction of watermain on Main Street West (Regional Road 81) from Kerman Avenue to Roberts Road.
Contaminants::
Emission Control::

Site: *Main Street W. from Elm Street to Livingston Ave. Grimsby ON*

Database:
[CA](#)

Certificate #: 7093-4ZLPYX
Application Year: 01
Issue Date: 8/15/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name:: The Corporation of the Town of Grimsby
Client Address:: P. O. Box 159, 160 Livingston Avenue
Client City:: Grimsby
Client Postal Code:: L3M 4G3
Project Description:: watermains to be constructed in the Town of Grimsby on Main Street West from Elm Street to Livingston Avenue.
Contaminants::
Emission Control::

Site: RICENBERG DEVELOPMENTS LTD. PHASE II
MERRITT CR. CHERIEDALE ESTATES GRIMSBY TOWN ON

Database:
CA

Certificate #: 7-1374-86-
Application Year: 86
Issue Date: 11/4/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RICENBERG DEVELOPMENTS LTD. CHERIEDALE
MERRITT CRESCENT PHASE II GRIMSBY TOWN ON

Database:
CA

Certificate #: 7-0448-86-
Application Year: 86
Issue Date: 5/30/1986
Approval Type: Municipal water
Status: Revised
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RICENBERG DEVELOPMENTS LTD. PHASE II
MERRITT CRES. CHERIEDALE EST. GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-1727-86-
Application Year: 86
Issue Date: 11/4/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RICENBERG DEVELOPMENTS LTD. CHERIEDALE
MERRITT CRES. PHASE II GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-0597-86-
Application Year: 86
Issue Date: 5/30/1986
Approval Type: Municipal sewage
Status: Revised
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::

Contaminants::
Emission Control::

Site: 967686 ONTARIO INC.
PT.LOT 13/C-2, SILVER MAPLES GRIMSBY TOWN ON

Database:
CA

Certificate #: 7-0874-99-
Application Year: 99
Issue Date: 10/19/1999
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: LINCOLN COUNTY CATHOLIC SCHOOL BOARD
LIVINGSTON AVE. (SWM) GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-0495-94-
Application Year: 94
Issue Date: 5/30/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RADOS AND SONS CONSTRUCTION
KERMAN AVE. TOWNHOUSE DEVELOP. GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-1998-87-
Application Year: 87
Issue Date: 2/5/1988
Approval Type: Municipal sewage
Status: Approved in 1988
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: GRIMSBY TOWN
KERMAN AVE. GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-1526-86-
Application Year: 86
Issue Date: 10/7/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:

Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RADOS AND SONS CONSTRUCTION
KERMAN AVE. GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-1999-87-
Application Year: 87
Issue Date: 2/5/1988
Approval Type: Municipal sewage
Status: Approved in 1988
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RADOS AND SONS CONSTRUCTION
KERMAN AVENUE TOWNHOUSE DEVELO GRIMSBY TOWN ON

Database:
CA

Certificate #: 7-1675-87-
Application Year: 87
Issue Date: 2/5/1988
Approval Type: Municipal water
Status: Approved in 1988
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: Multi-Area Developments Inc.
Lot 14, Concession 2 Grimsby ON

Database:
CA

Certificate #: 1710-5F5HDU
Application Year: 2002
Issue Date: 10/22/2002
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: Losani Homes (1998) Ltd.
Part of Lot 14, Concession 1, and Part of Lots 13 and 14, Concession 2, and the Grimsby ON

Database:
CA

Certificate #: 5695-6WFSVX

Application Year: 2006
Issue Date: 12/22/2006
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: GRIMSBY TOWN
NIAGARA RD. 81 GRIMSBY TOWN ON

Database:
CA

Certificate #: 3-0102-87-
Application Year: 87
Issue Date: 2/18/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: The Corporation of the Town of Grimsby
Regional Road 81 Main St E Grimsby ON L3M 4G3

Database:
ECA

Approval No: 4935-6EBN48
Approval Date: 2005-07-18
Status: Approved
Record Type: ECA
Link Source: IDS
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Address: Regional Road 81 Main St E
Full Address:
Full PDF Link:

SWP Area Name:
MOE District:
City:
Longitude:
Latitude:

Site: Marz Homes (Niagara) Inc.
Winston, Oakes Access Rd Grimsby ON L8G 1C1

Database:
ECA

Approval No: 9301-94LRFH
Approval Date: 2013-02-08
Status: Approved
Record Type: ECA
Link Source: IDS
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Winston, Oakes Access Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7459-94HMYZ-14.pdf>

SWP Area Name:
MOE District:
City: Grimsby
Longitude:
Latitude:

Site: Marz Homes (Niagara) Inc.
Winston, Oakes Access Rd Grimsby ON L8G 1C1

Database:
ECA

Approval No: 4157-96TMGM
Approval Date: 2013-04-19

SWP Area Name:
MOE District:

Status: Approved **City:** Grimsby
Record Type: ECA **Longitude:**
Link Source: IDS **Latitude:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Winston, Oakes Access Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5440-94DQJA-14.pdf>

Site: **Marz Homes (Niagara) Inc.** **Database:**
Winston, Oakes Access Rd Grimsby ON L8G 1C1 **ECA**

Approval No: 1149-973MGR **SWP Area Name:**
Approval Date: 2013-04-30 **MOE District:**
Status: Approved **City:** Grimsby
Record Type: ECA **Longitude:**
Link Source: IDS **Latitude:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Winston, Oakes Access Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0835-93XPTK-14.pdf>

Site: **The Corporation of the Town of Grimsby** **Database:**
Main St W from Casablanca Boulevard to Woolverton Road Grimsby ON L3M 4G3 **ECA**

Approval No: 6546-9R9ME7 **SWP Area Name:**
Approval Date: 2014-12-18 **MOE District:**
Status: Approved **City:** Grimsby
Record Type: ECA **Longitude:**
Link Source: IDS **Latitude:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Main St W from Casablanca Boulevard to Woolverton Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9452-9R7RAD-14.pdf>

Site: **LENG'S KAR CARE** **Database:**
GRIMSBY TOWN ON **NEES**

Incident Date: 3/29/89
Contaminant: PETROLEUMS
Amount:: 0
Units:: Underground Tank Leak
Quantity::
Cause:: Corrosion
Source:: Other
Reason::
Sector:: Service Industry

Site: **Main St. West Grimsby ON L3M 1R6** **Database:**
SPL

Ref No: 2286-7F376K **Discharger Report:**
Site No: **Material Group:**
Incident Dt: **Client Type:**
Year: **Sector Type:** Other
Incident Cause: Discharge or Emission to Air **Source Type:**
Incident Event: **Nearest Watercourse:**
Contaminant Code: 46 **Site Name:** Don Bivand property (905-945-8779) 86 Main St. West<UNOFFICIAL>
Contaminant Name: FIRE WATER (PARTICULATE CONTAMINANT) **Site Address:**
Contaminant Limit 1: **Site District Office:** Niagara

Contam Limit Freq 1:		Site County/District:	
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	1000 L	Site Region:	
Environment Impact:	Not Anticipated	Site Municipality:	Grimsby
Nature of Impact:	Air Pollution	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
Health/Env Conseq:		Easting:	
MOE Response:	Planned Field Response	Site Geo Ref Accu:	
Dt MOE Arvl on Scn:	5/28/2008	Site Geo Ref Meth:	
MOE Reported Dt:	5/28/2008	Site Map Datum:	
Dt Document Closed:			
SAC Action Class:	Air Spills - Fires		
Incident Reason:	Unknown - Reason not determined		
Incident Summary:	86 Main St. West, Grimsby; pick up truck & tires on fire		

Site: Sobey's Capital Incorporated
Main Street Grimsby ON

Database:
SPL

Ref No:	4823-8X2N6C	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	10-AUG-12	Client Type:	
Year:		Sector Type:	Other
Incident Cause:	Discharge or Emission to Air	Source Type:	
Incident Event:		Nearest Watercourse:	
Contaminant Code:	38	Site Name:	Sobey's Main Street<UNOFFICIAL>
Contaminant Name:	FREON R-404A (CFC)	Site Address:	Main Street
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site County/District:	
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	318 kg	Site Region:	
Environment Impact:	Possible	Site Municipality:	Grimsby
Nature of Impact:	Air Pollution	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
Health/Env Conseq:		Easting:	
MOE Response:	No Field Response	Site Geo Ref Accu:	
Dt MOE Arvl on Scn:		Site Geo Ref Meth:	
MOE Reported Dt:	10-AUG-12	Site Map Datum:	
Dt Document Closed:			
SAC Action Class:	Air Spills - Gases and Vapours		
Incident Reason:	Equipment Failure		
Incident Summary:	Sobeys, 318kg R404a refrigerant to atm, refilled		

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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

Government Publication Date: Up to Sep 2017

Abandoned Mine Information System:

Provincial

[AMIS](#)

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Jan 31, 2018

Borehole:

Provincial

[BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial

[CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial [CFOT](#)

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private [CHEM](#)

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

Government Publication Date: 1999-Jan 31, 2018

Compressed Natural Gas Stations:

Private [CNG](#)

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

Government Publication Date: Dec 31, 2012

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial [COAL](#)

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial [CONV](#)

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

Government Publication Date: 1989-Apr 2018

Certificates of Property Use:

Provincial [CPU](#)

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

Government Publication Date: 1994-Apr 30, 2018

Drill Hole Database:

Provincial [DRL](#)

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

Government Publication Date: 1886-Nov 30, 2017

Dry Cleaning Facilities:

Federal [DRYCLEANERS](#)

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

Government Publication Date: Jan 2004-Dec 2016

Environmental Activity and Sector Registry:

Provincial [EASR](#)

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

Government Publication Date: Oct 2011-Jun 30, 2018

Environmental Registry:Provincial **EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-Apr 30, 2018**Environmental Compliance Approval:**Provincial **ECA**

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

Government Publication Date: Oct 2011-Jun 30, 2018**Environmental Effects Monitoring:**Federal **EEM**

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

Government Publication Date: 1992-2007***ERIS Historical Searches:**Private **EHS**

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

Government Publication Date: 1999-Feb 28, 2018**Environmental Issues Inventory System:**Federal **EIIS**

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

Government Publication Date: 1992-2001***Emergency Management Historical Event:**Provincial **EMHE**

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

Government Publication Date: Dec 31, 2016**List of TSSA Expired Facilities:**Provincial **EXP**

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Feb 28, 2017**Federal Convictions:**Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-May 2018

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2017

Fuel Storage Tank:

Provincial

FST

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-December 31, 2017

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2016

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial **INC**

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial **LIMO**

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

Government Publication Date: Dec 31, 2013

Canadian Mine Locations:

Private **MINE**

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

Government Publication Date: 1998-2009*

Environmental Penalty Annual Report:

Provincial **MISA PENALTY**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2017

Mineral Occurrences:

Provincial **MNR**

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

Government Publication Date: 1846-Jan 2018

National Analysis of Trends in Emergencies System (NATES):

Federal **NATE**

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial **NCPL**

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

Government Publication Date: Dec 31, 2016

National Defense & Canadian Forces Fuel Tanks:

Federal **NDFT**

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Mar 31, 2018

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-April 30, 2018

Ontario Oil and Gas Wells:

Provincial

OGGW

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-Oct 2017

Inventory of PCB Storage Sites:

Provincial [OPCB](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial [ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Apr 30, 2018

Canadian Pulp and Paper:

Private [PAP](#)

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

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

Parks Canada Fuel Storage Tanks:

Federal [PCFT](#)

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial [PES](#)

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

Government Publication Date: 1988-Mar 2018

TSSA Pipeline Incidents:

Provincial [PINC](#)

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

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial [PRT](#)

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial [PTTW](#)

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

Government Publication Date: 1994-Apr 30, 2018

Ontario Regulation 347 Waste Receivers Summary:

Provincial [REC](#)

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

Government Publication Date: 1986-2016

<u>Record of Site Condition:</u>	Provincial	RSC
The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).		
Government Publication Date: 1997-Sept 2001, Oct 2004-Apr 2018		
<u>Retail Fuel Storage Tanks:</u>	Private	RST
This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.		
Government Publication Date: 1999-Jan 31, 2018		
<u>Scott's Manufacturing Directory:</u>	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*		
<u>Ontario Spills:</u>	Provincial	SPL
This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.		
Government Publication Date: 1988-Feb 2018		
<u>Wastewater Discharger Registration Database:</u>	Provincial	SRDS
Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).		
Government Publication Date: 1990-Dec 31, 2016		
<u>Anderson's Storage Tanks:</u>	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*		
<u>Transport Canada Fuel Storage Tanks:</u>	Federal	TCFT
List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.		
Government Publication Date: 1970-Aug 2017		
<u>TSSA Variances for Abandonment of Underground Storage Tanks:</u>	Provincial	VAR
List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.		
Government Publication Date: Feb 28, 2017		
<u>Waste Disposal Sites - MOE CA Inventory:</u>	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, 2018		

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Dec 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 'H'

1. T.S.S.A Correspondence

Ross Keiller

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Friday, August 10, 2018 1:25 PM
To: Ross Keiller
Subject: RE: Underground Fuel Storage Tanks

No Records Found

Hello,

Thank you for your request for confirmation of public information.

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

For copies of documents, please complete the Release of Public Information form, found at <https://www.tssa.org/en/about-tssa/resources/Release-of-Records-form--Jan-2018Final.pdf> and email the completed form to publicinformationsservices@tssa.org or through mail along with the appropriate fee. TSSA's fee schedule can be found at: https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule_Jan_2018.pdf. Fees are payable with a credit card (Visa or MasterCard) or by a cheque made payable to TSSA.

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

Kind regards,

Connie

From: Ross Keiller <rkeiller@soilmat.ca>
Sent: August 8, 2018 4:29 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Underground Fuel Storage Tanks

Hi,

I am looking for any records of underground fuel storage tanks located at the following municipal addresses in Grimsby, Ontario:

7 Kerman Avenue
9 Kerman Avenue
11 Kerman Avenue
250 Main Street West
254 Main Street West
256 Main Street West
22 Linden Lane
145 Livingston Avenue
60 Sumac Court

Thanks,
Ross

ROSS KEILLER

ENVIRONMENTAL TECHNICIAN

SOIL-MAT ENGINEERS & CONSULTANTS LTD.

M: 905.807.3525 TF: 800.243.1922 www.soil-mat.ca

HAMILTON: 130 Lancing Drive L8W 3A1 T: 905.318.7440 F: 905.318.7455

MILTON: PO Box 40012 Derry Heights PO L9T 7W4 T: 800.243.1922

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Appendix 'I'

1. Qualifications of Assessor



COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 130 Lancing Drive in Hamilton, Ontario.

REPORT AUTHORS

Ian Shaw, P. Eng.

[Director/ Senior Professional]

Mr. Shaw has over fourteen years of experience in the geotechnical and geo-environmental fields. Mr. Shaw has supervised the geotechnical investigations for the replacement/rehabilitation of bridge/culvert structures located within the Haldimand County, numerous residential and industrial subdivision projects, slope stability assignments associated with Hamilton Conservation Authority and Conservation Halton requirements, and several high rise developments in Hamilton, Burlington, Oakville, Brantford, St. Catharines, and Niagara Falls. Mr. Shaw has also been involved in numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects. Some of Mr. Shaw's projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes and numerous 'dig and dump' remediation projects.

Keith Gleadall, B.A., EA Dipl.

Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.