PHASE I ENVIRONMENTAL SITE ASSESSMENT
127 First Line, County of Wellington, Ontario

Prepared For:

Elora Greens Inc.
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Prepared by:

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Project No. 2501179AE

June 03, 2025

June 03, 2025 Project No.: 2501179AE

Attention: Farhan Kamali Siddiqui
Email: farhan@eloragreens.com
Contact: 365-228-2890

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENTS
127 First Line, County of Wellington, Ontario

Please find the enclosed copy of the Phase I Environmental Site Assessment (ESA), in accordance with the Canadian Standards Association (CSA) Standard Z768-01 related to the above-noted site.

We trust you will find this report to be complete within our terms of reference. Should you have any questions regarding the information contained in the report or require further assistance, please contact the undersigned.

For and on behalf of Planet Engineering Inc.

Swathy Mayandi
Environmental Specialist

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1 EXECUTIVE SUMMARY

Planet Engineering Inc. (Planet), formerly HLV2K Engineering Limited (HLV2K) retained Elora Greens Inc. (hereinafter referred to as the Client) to conduct a Phase I Environmental Site Assessment (ESA) report for the property located at 127 First Line, County of Wellington, Ontario (hereinafter referred to as the subject site or Phase I Property). The scope of work of this review conforms to the current requirements outlined by the Canadian Standards Association (CSA) Standard Z768-01(R2022) for Phase I ESA.

The Phase I Property is surrounded by agricultural, residential, commercial and industrial properties. First Line runs along the northwest border of the property. Residential homes are located to the northwest, commercial and industrial properties such as Roof Trusses & Components and Jefferson Elora Corporation are located to the west, along First Line. The remaining surrounding properties to the east and south are undeveloped and likely used for agricultural purposes.

The Phase I Property is undeveloped and has remained vacant or used for agricultural purposes since at least 1954. The Phase I property is approximately 0.216 km² or 21.6 ha (or 53.4 acres). The groundwater flow direction is inferred to be moving in the south-southwest direction towards Swan Creek, as indicated by the topography of the surrounding land.

The Phase I Property is changing the property use from agricultural to residential subdivision, and this change in land use does not require a Record of Site Condition (RSC). The Phase I ESA determines the condition of the property prior to redevelopment. The Phase I ESA does not include physical sampling or testing and is based solely on visual observations and review of available supplied factual data.

Commission and Brief	
Client	Elora Greens Inc.
Commission	Canadian Standards Association (CSA) Standard Z768-01, for Phase I Environmental Site Assessments
Purpose	To review the potential environmental liabilities for financing purposes.
Phase I Property and Study Area	
Phase I Property	The Phase I Property is located at 127 First Line, County of Wellington, Ontario. PIN – 71502-0011 (LT). PT LT 3 CON 1 NICHOL PART 2, 61R501; CENTRE WELLINGTON.
Study Area	The study area encompasses a two-hundred-fifty (250) m zone surrounding the site boundaries of the Phase I Property.
Current Land Use and Description	The current land use is vacant agricultural land. The past use of the Phase I Property has been the cultivation of corn and some varieties of vegetables.
Records Review	
Historical Records Review	Chain of Title Search; Fire Insurance Plans; Illustrated atlases; Topographical, Physiography, and Geological Maps; Aerial photographs (Historical and Present); Government Records for Spills, Notices, and any available environmental databases including but not limited to Water Well Information; Waste disposal Sites; Waste Generator and Receiver Information, Inventory of PCB Sites, Private & Retail Fuel Storage Tanks (TSSA); Well Head Protection Areas and Areas of Natural Significance.

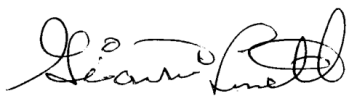
Critical Findings	The critical findings are as follows: • The Phase I Property is currently vacant agricultural land and has been since the 1950s. • Nutrient topsoil was found on the south corner of the property, suggesting that fill material was brought to the site for the cultivation of varieties of vegetables for the leased farmer's own purpose. • The Elora Well E5 building, a municipal drinking water station, is situated approximately 500 metres southwest of the property. Hence, the Phase I Property is in the Wellhead Protection Area.
Previous Reports	No previous environmental reports were available for review for the property.
Aerial Photographs	A detailed assessment of the development of the Phase I Property was conducted through aerial photography from 1954 to 2022. • The 1954 aerial photograph shows the Phase I Property as undeveloped farmland. The Phase I Study Area consists of vacant land with no development. • The aerial photographs from 1960, 1976, and 1980 show no changes in the Phase I Property or the surrounding area from 1954. • The 1990 aerial photograph shows the development of residential properties to the north. The Phase I Property remains unchanged from 1980. • The 2006 aerial photograph shows the start of development of commercial and industrial properties to the north. The Phase I Property remains unchanged from 1990. • The 2009 aerial photograph shows no significant changes to the Phase I Property and the surrounding area since 2006. • The 2012 and 2019 aerial photographs show the development of property to the northwest of the Phase I Property. The land to the north also appears to have undergone further development into residential property. The Phase I Property itself remains unchanged from 2009. • The 2021 and 2022 aerial photographs show no changes to the Phase I Property or the surrounding area since 2019. See **Appendix A** for aerial images.
Fire Insurance Maps	A Fire Insurance Plan (FIP) and other insurance products search was conducted by ERIS, and no relevant records were found.
Geologic and Topographic Maps	The ground surface elevation of the site is approximately 404 m above sea level (ASL). The surrounding land mainly slopes to the southwest. The surficial soils of the Phase I Property consist of 5b Till, sandy to silty textured till on Paleozoic terrain. The bedrock is expected to lie approximately 1.76 m below ground surface (bgs).

	The bedrock in the vicinity of the site is expected to be type 56a, comprised of sandstone, shale, dolostone, and siltstone in the Guelph Formation.
Hydrogeology	The Grand River is situated approximately 1.2 km to the north of the property. A tributary of Swan Creek is located about 300 metres to the west, with another tributary positioned approximately 400 metres to the northwest. Based on local topography and elevation gradients, groundwater is anticipated to flow in a southeast direction toward the nearby Swan Creek tributary. The Phase I Property is in the Well Head Protection Area. See **aerial images** to see the site and the surrounding areas' hydrological features.
City Directory	No relevant city directories were available for the Phase I Property.
Interview	
Interviewee: **Mr. Farhan**	Date: 26 May 2025 Weather: Sunny. Assessor: Swathy Mayandi, Environmental Specialist Duration: 2 hours
Site Reconnaissance	
Swathy Mayandi Date: 26 May 2025	The most notable observations were: • The Phase I Property is currently vacant agricultural land, with evidence of past corn cultivation. • Surrounding land use includes residential properties to the north-northwest, agricultural lands to the south, commercial and industrial areas to the west, and agricultural lands to the east. • There is an approximate slope of at least 1.0 metres from the front boundary line toward the interior of the property. • Nutrient-rich topsoil has been deposited in the southern corner of the property to support small-scale produce growth for the farmer's personal use. • While a line of trees separates the southern portion of the property, the entire site remains a single legal parcel. • The Elora Well E5 building, a municipal drinking water station, is situated approximately 500 metres southwest of the property. • No evidence of spills or significant staining was noted during the site visit. • No signs of stressed or distressed vegetation were observed on the property. • No underground storage tanks (USTs) or aboveground storage tanks (ASTs) were identified during the inspection. • No structures were present on the property. • No water wells or surface water features, such as creeks, were observed. • A dense cluster of trees was noted in the southwest corner of the property. • Trees were observed along portions of the property boundary.
Evaluation	
Potential Contaminating Activity	Two (2) PCAs were identified on-site at the Phase I Property: • PCA #40: Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents (As per client information, Herbicides were applied to the Property for agricultural activities).

	• PCA #30: Importation of Fill Material of Unknown Quality. (The south corner of the property has topsoil for producing vegetables for the farmer's purpose.)
Area of Potential Environmental Concern	There were two Areas of Potential Environmental Concern (APECs) identified: • APEC1 — Entire Phase I Property Area — PCA #40: Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents • APEC2 — Southwest corner of the Phase I Property Area — PCA #30: Importation of Fill Material of Unknown Quality
Uncertainty/ Absence of Information	The requested information was not received; however, if new information from the Freedom of Information (FOI) is found, this report will be amended accordingly.
Conclusions and Recommendations	
Conclusions	The Phase I Property, located at 127 First Line, Elora, ON, is currently undeveloped agricultural land with no buildings on the property. Potential contamination of soil and groundwater may have occurred on site due to the use of agricultural Herbicides and topsoil brought to the site on the south corner of the property, which is used for farming vegetables. Topsoil brought to the Phase I Property must be sampled for the minimum chemical parameters in advance to meet the requirements of Ontario Regulation 406/19 Excess Soil Regulation. Topsoil is not exempt from this regulation. Since the site falls within a well head for the Town of Fergus, the soil and groundwater are required to meet the Ministry of Environment Conservation Parks (MECP) Table 1 Standards in a potable groundwater condition.
Recommendations	Phase II ESA is recommended due to the potential contamination from current and past herbicide use and the presence of fill material of unknown quality on the Phase I Property.
Limitations	The Client may use the findings in this report for these purposes, subject to the *Statement of Limitations*, which forms an integral part of this document. No other third parties are entitled to rely upon this report without the express written consent of Planet Engineering Inc. Any use that a third party makes of this report is the sole responsibility of the said third party; Planet Engineering Inc. accepts no responsibility for any damages.

We trust you will find this report to be complete within our terms of reference. Should you have any questions regarding the information contained in the report, or require further assistance, please contact the undersigned at Planet's office.

For and on behalf of Planet Engineering Limited



John (Gianni) Lametti, P.Eng. QP_{ESA}
Principal & Environmental Manager

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2 INTRODUCTION

Planet Engineering Inc. (Planet), previously HLV2K Engineering Limited (HLV2K), retained Elora Greens Inc. (hereinafter referred to as the Client) to conduct a Phase I Environmental Site Assessment (ESA) report for the property located at 127 First Line, County of Wellington, Ontario (hereinafter referred to as the site and Phase I Property). The scope of work of this review conforms to the current requirements outlined by the Canadian Standards Association (CSA) Standard Z768-01(R2022) for Phase I ESA was conducted.

The Phase I Property is surrounded by agricultural, residential, commercial and industrial properties. First Line runs along the northwest border of the property. Residential homes are located to the northwest, commercial and industrial properties such as Roof Trusses & Components and Jefferson Elora Corporation are located to the west, along First Line. The remaining surrounding properties to the east and south are undeveloped and likely used for agricultural purposes.

The Phase I Property is undeveloped and has remained used for agricultural purposes since at least 1954. The Phase I property is approximately 0.216 km² or 21.6 ha (or 53.4 acres). The groundwater flow direction is inferred to be moving in the south-southwest direction towards Swan Creek, as indicated by the topography of the surrounding land.

2.1 Purpose

The purpose of the Phase I ESA is to determine the quality of the soil and groundwater onsite prior to redevelopment of the property. Typically, a Record of Site Condition (RSC) is not required when changing the land use from agricultural to residential land use.

The site lies in the catchment zone of Fergus's drinking water wells, indicating that the soil and groundwater are required to meet the MECP Table 1 standards.

The Phase I ESA does not include physical sampling or testing and is based solely on visual observations and a review of available or supplied factual data and their interpretation.

2.2 Scope of Work

The Phase I ESA scope of the investigation is presented in the following **Table 1**.

Table 1: Phase I ESA Scope of Investigation

Parameters	Information
Regulation/ Guideline used for Phase I ESA	The scope of this review generally conforms to the current requirements outlined by Canadian Standards Association (CSA) Standard Z768-01, for Phase I Environmental Site Assessments.
Records Review	The records review for the Phase I Property and the Phase I study area (A minimum 250-meter (m) zone around the property boundaries) will include a review and interpretation of Fire Insurance Plans, Aerial Photographs Historical and Current, Topographical, Physiography, and Geological Maps, Previous Phase One ESA, Phase Two ESA and Geotechnical Reports if available, Well Head Protection Areas, Areas of Natural and Scientific Interest (ANSI) maintained by MNR, Water Well Information System, Permits to Take Water, Waste Disposal, Sites, Waste Generator and Receiver Information (Ontario Regulation 347), Private & Retail Fuel Storage Tanks (TSSA), Coal Gasification Plants and Coal Tar and Related Tar Industries, Certificates of Approval, Environmental Compliance Reports, Orders,

Parameters	Information
	Spills, Notices, Offences or Inspection Reports by the MECP, Inventory of PCB Storage Sites, RSC on adjoining property, Certificates of Property Use, National Pollution Release Inventory (NPRI), National PCB Inventory and all other available illustrated atlases, land registry records and government records. An Environmental Risk Information Service (ERIS) Database Report was obtained for a search in all available environmental databases, which included but not limited to the following databases: • National Pollutant Release Inventory (NPRI). • PCB information, Environmental Approvals, permits and certificates. • Inventory of coal gas plants and Records concerning environmental incidents. • Waste management records including Ontario Regulation 347 Waste Generators. • Fuel storage tanks information including Technical Standards and Safety Authority (TSSA) database. • Landfill information and, • Records of Site Condition. All information that could be obtained through a Freedom of Information (FOI) request was obtained through the ERIS Database Report including a record search in relation to any reportable spills, orders, and convictions associated with the Phase I Property.
Interviews	There was a knowledgeable person available for an in-person interview and to assist in the inspection of the property.
Site Reconnaissance	The site reconnaissance consisted of a walk-through of the Phase I Property and the Phase I Study Area, including a visual inspection of the current land use for the purpose of validating the current and past land uses of Phase I Property that will be identified by the historical searches. The visual inspection of the property was also used to identify the potential presence of staining and distressed vegetation on the grounds surrounding the property.
Evaluation	The information gathered from the records review, interview, and site reconnaissance was reviewed and evaluated for any Potentially Contaminating Activities (PCAs).
Reporting	Preparation of a Phase I ESA Report, which summarizes the findings and provides recommendations for further investigation (if necessary).

3 SITE DESCRIPTION

3.1 Site Location and Occupancy

A summary of the Phase I Property Information and the contact information of the owner are provided in the following **Table 2** and **Table 3**.

The location of the Phase I Property is presented in **Drawing No. 1**.

Table 2: Phase I Property Information – Authorization and Regulation

Parameters	Information
Work Authorization	Authorization to proceed with the Phase I ESA was received on May 02, 2025, by Mr. Farhan Kamali Siddiqui.
Purpose of Phase I ESA	Changing the property use from agricultural to residential subdivision.
Regulation/Guideline used for Phase I ESA	The scope of this review generally conforms to the current requirements outlined by Canadian Standards Association (CSA) Standard Z768-01, for Phase I Environmental Site Assessments. The PCAs and APECs follow the Ministry of Environment Conservation and Parks (MECP) methodology for assessment of the property for onsite and off-site potential impacts to the property.
Sampling and Testing	The Phase I ESA does not include any quantifying, sampling, or testing of soil, groundwater, or building materials (if present) on the Phase I Property. Such analysis would be carried out in a Phase II ESA or a designated hazardous building materials survey if warranted.
Reliance of Report	The findings in this report may be used and relied upon by the Client and the client's financial institution. No other third parties are entitled to rely upon this report without the express written consent of Planet Engineering Inc. Any use that a third party makes of this report is the sole responsibility of the said third party; Planet Engineering Inc. accepts no responsibility for any damages.

Table 3: Phase I Property Information – Location and Legal Description

Parameters	Information
Location/ Address	127 First Line, County of Wellington, Ontario. **Drawing No. 1**: Site Location Plan
Property Identification Numbers (PINs)	PIN – 71502-0011 (LT)
Legal Description	PT LT 3 CON 1 NICHOL PART 2, 61R501; CENTRE WELLINGTON.
Shape	127 First line property is irregular in shape and is approximately 21.6 ha (or 53.4 acres).
Access to the Phase I Property	Access to the Phase I Property is from 1 Line.
Occupancy	Agricultural and other uses
Current Land Use	Agricultural and other uses

3.2 Site and Area Characteristics

The area surrounding the Subject Site is predominantly undeveloped agricultural land, with a few nearby residential, commercial, and industrial properties.

The Phase I Property is bordered by scattered trees and adjacent cornfields. No signs of wilting or stressed vegetation were observed in the vicinity.

The Grand River is located to the north-northeast of the property and flows southward. Groundwater flow is inferred to be in a south-southwesterly direction toward Swan Creek, which flows southwest.

4 Adjacent Land Uses

The most updated uses of the adjacent properties are observed during the site reconnaissance and

implemented with the records review: The general area surrounding the site is mainly agricultural.

North of the Phase I Property

Residential Land

East of the Phase I Property

Agricultural Land

South of the Phase I Property

Agricultural Land

West of the Phase I Property

Commercial and Industrial Land

Summary of the findings

Planets has determined that the groundwater flow direction is toward the southwest, directed towards a small tributary of Swan Creek.

5 RECORDS REVIEW

5.1 Aerial Photographs

Aerial photographs provide a visual record of the physical conditions of the Phase I Property and Phase I Study Area. The aerial photographs are collected in five (5) to ten (10) year intervals based on availability to best assess the changes of the site. The first available aerial photographs were from 1954. The following satellite photographs were collected from ERIS: 1954, 1960, 1976, 1980, 1990 and Google Earth Pro for 2006, 2009, 2012, 2016, 2019, 2022 and 2025.

Copies of the aerial photographs are presented in **Appendix A**.

A summary of the development of the Phase I Property and Phase I Study Area, based on information from the aerial photographs, is presented in the following **Table 4**.

Table 4: Summary of Aerial Photographs

Year	Phase I Property	Phase I Study Area
1954	The Phase I Property has not been developed and appears to be utilized as farmland. No building has been developed on-site.	The Phase I Study Area is vast and consists of plain land.
1960	The Phase I Property was similar to 1954.	The Phase I Study Area was similar to 1954.
1976	The Phase I Property was similar to 1960.	The Phase I Study Area was similar to 1960.
1980	The Phase I Property was similar to 1976.	The Phase I Study Area was similar to 1976.

Year	Phase I Property	Phase I Study Area
1990	The Phase I Property was similar to 1980.	The Phase I Study Area is vast and consists of plain land. To the north of the property are residential buildings, and agricultural land is observed in all directions.
2006	The Phase I Property was similar to 1990.	The Phase I Study area seems to be slightly developed on the northwest side of the property, with one commercial building and a parking lot now present.
2009	The Phase I Property was similar to 2006.	The Phase I Property was similar to 2006.
2012	The Phase I Property was similar to 2009.	A property on the northwest corner of the Phase I Property appears to have been undergoing development. The land to the north also appears to be undergoing development into residential property.
2016	The Phase I Property was similar to 2012.	The land to the north also appears to still be undergoing development into residential property.
2019	The Phase I Property was similar to 2016.	The land to the north also appears to be fully developed into a residential neighborhood.
2021	The Phase I Property was similar to 2019.	The Phase I Property was similar to 2019.
2022	The Phase I Property was similar to 2021.	The Phase I Property was similar to 2021.

According to the observations made from the aerial photographs, no developed structure has been observed on the Phase I property. It has been vacant land, likely used for agriculture since at least 1954, with no major changes since.

5.2 Property Use Records

A Fire Insurance Plan (FIP) and other insurance products search was conducted by Verisk. There is no record was available for review during this investigation.

5.3 Parcel Register Review

The Parcel Register was reviewed for the property, but a chain of title was not produced for the subject property.

A Parcel Register search for the Phase One Property was updated; the following table is a summary of that register, shown in **Table 5**.

Table 5: Parcel Register

Phase I Property – 71502-0011 (LT) Parcel Register		
Year	**Party From**	**Party To**
2024	Fergin, Wilfred Arthur	Elora Greens Inc.

The chain of title is currently not available, but the parcel register is attached in **Appendix D**.

5.4 Previous Environmental and Geotechnical Reports

No reports were available for Planet's review.

5.5 Company Records

A legal plan of survey was provided by the client for the subject site.

5.6 Geologic and Topographic Maps

A description of regional topography, physiography, hydrology, and geology in the Phase I study area is presented in the following **Table 6.**

Table 6: Summary of Topographical, Physiographical, Hydrological and Geological Conditions

Parameters	Information Source	Description
Topography	Current Physical Setting Map Topographical Map	The ground surface elevation of the site is approximately 404 m above sea level (ASL). The surrounding land slopes stay relatively consistent but slowly slope down more to the south.
Physiography	Physiography of Southern Ontario Map	The entire Phase I Property lies in the 6 Till plains (Drumlinized).
Hydrology	Topographical Map Aerial Photo (**Appendix A**)	The closest surface water is Swan Creek, which is located 400 m east and west, and Grand River is located 1.2 km north. The groundwater flow direction is inferred to be moving in the southeast direction towards a tributary of Swan Creek due to elevation difference and slope gradient towards the southeast. The groundwater table is expected to be approximately 4.0 to 5.0 m below ground surface (bgs).
Geology	Surficial Geology Map Bedrock Geology Map	The entire Phase I Property area is comprised of 5D Till, Stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain. The bedrock of the Phase I Property is of type 56a, comprised of Sandstone, shale, dolostone, siltstone Guelph Formation. The bedrock depth is approximately 1.76 m bgs.

5.7 Technical Standards and Safety Authority (TSSA)

The Technical Standards & Safety Authority (TSSA) was requested to review their computer database for the subject property with regards to registered Aboveground Storage Tanks (ASTs) or Underground Storage Tanks (USTs) containing petroleum products. No records were found for the Phase I Property (**Appendix E**).

5.8 Eris Database Report

A search in Federal, Provincial and Private Databases pertaining to the Phase I Property and surrounding properties within the Phase I Study Area was carried out by reference to the following information providers and is presented in **Appendix F**.

- ERIS Database Report (Order No: 25050200328) dated May 13, 2025.

A summary of the records pertaining to the study area interpreted from the ERIS report is presented in **Table 7** and **Table 8**.

5.8.1 City Directories

City directories are not available for this region.

Table 7: Summary of Environmental Source Information

Required Database		Phase I Property	Phase I Study Area	Records pertaining to the required database and related optional databases
i.	Borehole (BORE)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
ii.	Certificates of Approval (CA)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
iii.	Chemical Register (CHEM)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
iv.	Environmental Activity and Sector Registry (EASR)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
v.	Environmental Registry (EBR)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
vi.	Environmental Compliance Approval (ECA)	0	1	One (1) record was found surrounding the Phase I Study Area. • One (1) record was found for Jefferson Elora Corporation at Bridge St. First Line (SWM) Wellington North, ON. **Cross gradient is relative to the Phase I Property and the groundwater flow direction.**
vii.	ERIS Historical Searches (EHS)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
viii.	Ontario Regulation 347 Waste Generators Summary (GEN)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
ix.	Non-Compliance Reports (NCPL)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
x.	National Pollutant Release Inventory (NPRI)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xi.	Canadian Pulp and Paper (PAP)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xii.	Pesticides Register (PES)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xiii.	Record of Site Condition (RSC)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xiv.	Scott's Manufacturing Directory (SCT)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.

Required Database		Phase I Property	Phase I Study Area	Records pertaining to the required database and related optional databases
xv.	Ontario Spills (SPL)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xvi.	Waste Disposal Sites – MOE CA Inventory	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xvii.	Water Well Information System (WWIS)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xviii.	Automobile Wrecking & Supplies (AUWR)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xix.	Delisted Fuel Tanks (DTNK)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xx.	National PCB Inventory (NPCB)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xxi.	National Pollutant Release Inventory (NPR2)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xxii.	Inventory of PCB Storage Sites (OPCB)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xxiii.	Private and Retail Fuel Storage Tanks (PRT)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.
xxiv.	Ontario Regulation 347 Waste Receivers Summary (REC)	0	0	No records were found on the Phase I Property or in the Phase I Study Area.

No potentially contaminating activities (PCAs) were found to be up and cross-gradient relative to the Phase I Property and therefore no impacts from the surrounding properties are to be expected.

Table 8: Summary of Ontario Regulation 347 Waste Generators

Address	Company & Generator #	Approval Years	Waste Code & Waste Description
n/a	n/a	n/a	n/a

No waste generators were found to be up, down, and cross-gradient relative to the Phase I Property, and therefore no impacts are expected from these records.

6 SITE VISIT AND INTERVIEW

A summary of the interview is provided in the following **Table 9.**

Table 9: Summary of Interview

Parameters	Information
Interviewee	Mr. Farhan
Interviewer	Ms. Swathy Mayandi
Interview Type	In-person
Interview Date	26 May 2025
Climate Conditions	Sunny
Duration	2 hours
Interview Details	**Question 1: Has the property consistently been vacant or used for agricultural purposes?** Yes, the property has been used for agricultural purposes for over 50 years. **Question 2: Have there been any spills or releases on the property? If yes, were the spills or releases reported to the MOE Spills Action Centre?** No spills or releases have occurred on the property. **Question 3: Is there any fencing on the property? If so, when were they constructed?** The property is partially fenced; however, the fencing is not clearly visible due to dense tree cover. The exact construction date is unknown. **Question 4: Have any previous environmental site assessments or geotechnical investigations been completed at the Site?** No, there have been no previous environmental site assessments or geotechnical investigations conducted. **Question 5: Have any orders and/or fines been charged to the site by municipal, regional and/or provincial agencies?** No, there have been no orders or fines issued by any municipal, regional, or provincial agencies. **Question 6: Are there any known environmental concerns at the site? If yes, name the document type, location, and potential causes.** No known environmental concerns have been identified at the site. **Question 7: What was the past use of the property?** The property has historically been used as agricultural land. **Question 8: What are your plans for the future use of the property, or any proposed changes to the current land use?** The intended future use is to convert the property from agricultural use to a residential subdivision. **Question 9: Is there any frequent maintenance done on the property?** The property has been leased to a farmer for cultivation and is maintained as part of ongoing agricultural activities. **Question 10: Have any pesticides or related substances been applied to the field?** Yes, herbicides have been applied during corn cultivation.

Parameters	Information
	Question 11: What has been cultivated on the land? Corn has primarily been cultivated, along with some vegetables in the southern portion of the property. **Question 12: Has any well been installed on the property?** No wells have been installed on the property. **Question 13: Has any structure been developed on the property?** No structures have been developed on the property.
Evaluation of Interview	Information from the interview generally matched our records search with no deviations noted.

6.1 General Site Condition

6.1.1 Outside Surrounding of the Subject Site

The Phase I Property, situated on the southeast side of First Line. The site is surrounded by agricultural farm fields. Commercial and industrial properties are found north-northwest of the Phase I Property. Residential properties begin to appear from Spencer Dr. to the northwest of the property.

The site is currently a vacant farmland. According to the aerial photographs, the Phase I Property has been agricultural land since 1954 and used for the cultivation of corn and vegetables. There are no buildings/structures present on the property. The Phase I Property is irregular-shaped, and the land cover area is approximately 53.4 acres.

6.1.2 Interior Inspection of the Structures

During the site visit, no building or structure was observed on the property. The site is currently a vacant farmland. The Phase I property is covered with trees at the site boundaries.

The photos of the site are provided in **Appendix G.**

6.2 Hazardous Materials in Connection with Identified Uses

No Hazardous materials were noted during the site inspection of the agricultural land.

6.3 Air Emissions

No air emissions activity was identified on-site.

6.4 Waste Management

No waste activities or waste bins were noted on-site.

6.5 Water and Wastewater

The Site is vacant, undeveloped land with no water utilities or stormwater management in place. No surface or standing water was observed on the Phase I Property at the time of the site visit.

6.6 Storage Tanks

No aboveground storage tanks (ASTs) or underground storage tanks (USTs) were observed on-site.

6.7 Odours

During the site reconnaissance, no pungent or noxious odours attributable to the operations of the subject or neighbouring facilities were identified.

6.8 Asbestos Containing Materials (ACMs)

Not applicable since the property is vacant farmland and no building or structure is present on-site.

Generally, the use of building materials containing asbestos (ACMs), both friable and non-friable, declined significantly on a voluntary basis in the mid-1970s. By 1986, the use of friable asbestos materials in Canada had largely stopped due to strict provincial regulations. Friable ACMs are materials that can be easily crumbled or broken, such as thermal insulation, fireproofing, and soundproofing materials. Some non-friable ACMs can also release asbestos fibres if they become damaged, such as Transite™ pipes.

Non-friable ACMs are more solid and include items like gaskets, sealants, flooring, asphalt roofing, mastics, drywall joint compounds, stuccos, and various cement-based materials, including Transite™ drains, downspouts, and shingles. An Asbestos Management Plan (AMP) was not available for review but is required for compliance with Regulation 278/05. A Designated Substance Survey (DSS) and Hazardous Material Survey (HMS) should be undertaken before renovations are undertaken.

6.9 Polychlorinated Biphenyls (PCBs)

The production and installation of PCB-containing electrical equipment were banned in 1980. During the time of the site visit, no PCB-containing transformers were observed on the subject site.

6.10 Ozone Depleting Substances (ODS)

The property is a vacant farmland without any buildings.

Hence, Refrigeration and HVAC units were not observed during the site visit that could contain chlorofluorocarbons (CFCs) or hydrochlorofluorocarbons (HCFCs) that are ozone-depleting substances (ODSs).

It is the intention of the Federal Government to phase out the use of ODSs by the year 2030 to protect the upper atmosphere. The MECP has issued Regulation 356 regarding the use, disposal, and recycling of ODSs. Recapturing of ODSs during servicing should be done by licensed personnel. These units will likely be replaced, and the CFCs will be captured as a requirement by a licensed HVAC person and refilled with non-CFC refrigerants.

6.11 Occupational Health and Safety Act - Designated Substances

A brief review of the site was conducted to assess the potential for designated substances identified in the Occupational Health and Safety Act, Article 18(a). The following comments related to the potential for the presence of other designated substances on the property are offered:

- Acrylonitrile potential not observed.
- Arsenic potential not observed.
- Benzene potential not observed.

- Coke oven emissions potential not observed.
- Ethylene oxide potential not observed.
- Isocyanates potential not observed.
- Lead potential not observed.
- Mercury potential not observed.
- Silica potential not observed.
- Vinyl chloride potential not observed.
- UFFI potential not observed.

6.12 Fill Material (e.g., Soil stockpiles or elevated areas).

During the Site Visit, fill materials were observed on site. The black topsoil was observed on the Southend corner of the property. Topsoil was brought into the site to cultivate a variety of vegetables on the latter half of the property. All soil or granular materials must be tested in the frequency and minimum chemical analysis outlined in the O. Reg 406/19 before it can be brought to the property.

6.13 Sodium Adsorption Ratio (SAR) and Electrical Conductivity (EC)

During the site visit, no application of salt was noted for the purposes of enhancing pedestrian safety during the winter season. This practice aimed to prevent slipping hazards and ensure safe walking conditions but does not apply to the Phase I Property since it is undeveloped agricultural land.

Under O.Reg 406/19 and O.Reg 153/04 Section 49.1, the use of salt for de-icing purposes is no longer considered to contamination of concern providing that salt-impacted soil remains onsite, or if exported offsite for none landfill use is can only be used for the construction of roadways, under sidewalks or placed below ground starting at 1.5 m bgs provided that the site is a non-sensitive property, and the groundwater is not for potable water use. When excavating the soil, the salt content plays an important role in how it will be disposed of.

6.14 Potential for Migration of Released Materials

The site is undeveloped land with no past commercial or industrial activity. The Phase I Property is currently in agricultural use. Thus, no materials are currently released onsite, only current and past potential Herbicides. The soil is silt to sand, and these deposits generally have medium to low permeability. The possibility of contaminants released from surface spills that could contaminate the subsurface soils and potentially contaminate the groundwater is low.

6.15 Heating and Cooling Systems

There were no heating or cooling systems on site. Since the Phase I Property is undeveloped agricultural land.

Generally, the natural gas combustion equipment for heating, ventilation and air conditioning (HVAC) may require registration with the MOE if the heat input exceeds 1.58 million KJ/h in accordance with O. Reg 245/11, requiring an Environmental Activity and Sector Registry (EASR). If any heating unit exceeds 10.0 million KJ/h, an environmental compliance approval (ECA) will be required in accordance with O. Reg. 419/05.

Residential housing is exempt from the registry under the Environmental Activity and Sector Register

(EASR) and Environmental Compliance Approval for air and noise. Therefore, natural gas-fired furnaces and hot water heating systems are exempt from registration.

6.16 Mechanical Equipment

During the site visit, no mechanical equipment was observed present on-site.

6.17 Mould

The Phase I property consists of vacant farmland with no existing structures; therefore, no mould was observed during the site investigation.

In the event that mould-contaminated materials are encountered in the future, they should be removed or handled in accordance with the Canadian Construction Association guideline CCA 82/2004. Contractors should be informed of the potential presence of mould, and appropriate precautions must be taken to prevent airborne exposure, particularly in situations where workers may inhale or ingest mould or its spores.

As there are currently no buildings or structures on the site, this requirement is not applicable at this time.

6.18 Vegetation

No distressed vegetation was observed on-site.

6.19 Coal Tar

No coal tars were observed onsite, and no old coal tar sites were identified offsite.

6.20 Uncertainties or Absence of Information

Information that was requested was received; however, should new information be found, then this report will be amended.

7 CONCLUSIONS

The Phase I Property, located at 127 First Line, Elora, Ontario, is currently undeveloped agricultural land. Potential impacts of soil and groundwater may have occurred on the site due to the use of agricultural herbicides and fill material brought to the site for vegetable farming on the south corner of the property.

All soil brought to the property must be sampled in advance to meet the MECP Table 1 Standards in order to be in compliance with the O. Reg 406/19.

8 RECOMMENDATIONS

A Phase II ESA is recommended at this time, due to past and current use of herbicides and the discovery of fill material on-site. This material may have impacted the soil and groundwater onsite.

9 CLOSURE

This report is subject to the *Statement of Limitations*, which forms an integral part of this document. The *Statement of Limitations* is not intended to reduce the level of responsibility accepted by Planet, but rather to ensure that all parties who have been given reliance for this report are aware of the responsibilities each assumes in so doing.

We trust you will find this report to be complete within our terms of reference. Should you have any questions regarding the information contained in the report or require further assistance, please contact the Planet office.

For and on behalf of Planet Engineering Inc.,

Swathy Mayandi
Environmental Specialist



Reviewed by:

John (Gianni) Lametti, P. Eng. QP_{ESA}
Principal & Environmental Manager

REFERENCES

- Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Environmental Protection Act (as amended)
- Quaternary Geology of Ontario, southern sheet; Ontario Geological Survey, Map 2556, 1991
- Physiography of Southern Ontario; Ontario Geological Survey, Map P.2715, 1984
- Bedrock topography of the Greater Toronto and Oak Ridges Moraine areas, southern Ontario. Geological Survey of Canada, Map Open File. 3419, 1998
- Mississauga Map Hub
- Google Earth Maps
- The Atlas of Canada – Toporama Mapping Tool, Natural Resources Canada
- Environmental Risk Information Services (ERIS) Database Report No 25050200328 dated May 13, 2025.
- Environmental Risk Information Services (ERIS) search of Aerial Photographs, 1954 to Present.
- Technical Standards and Safety Authority (TSSA) Database Search dated May 9, 2025.

Drawings



PLANET ENGINEERING Inc.
Consulting Engineers

Legend

Phase I Property

Project:
Phase I Environment Assessment

Site Address
127 First Line, Elora, Ontario

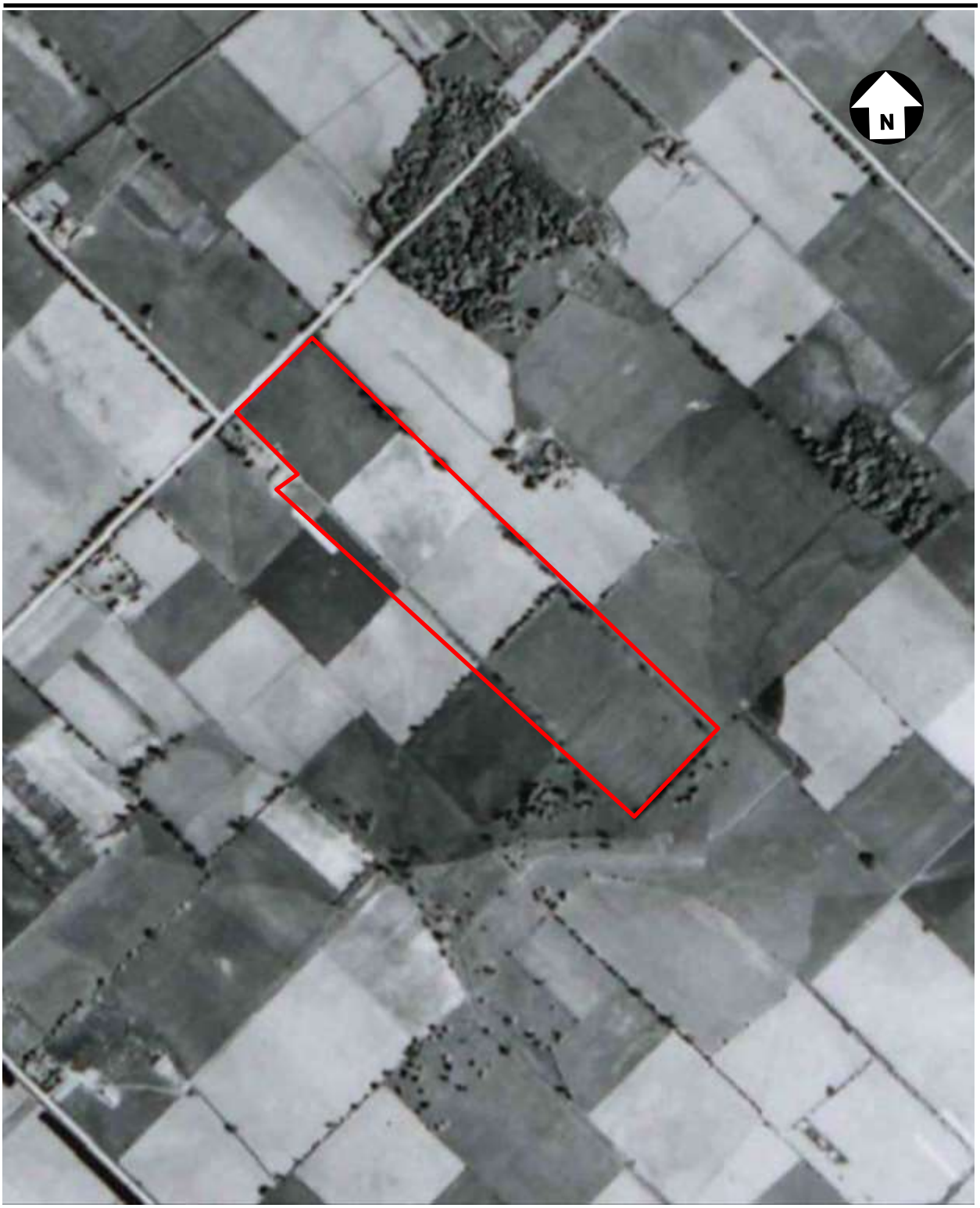
Title
Site Location Plan

Drawn By:	SM	Project No.:	2501179AE
Approved:	JL	Date:	June 2025
Drawing No.:	1	Client:	**Elora Greens Inc.**

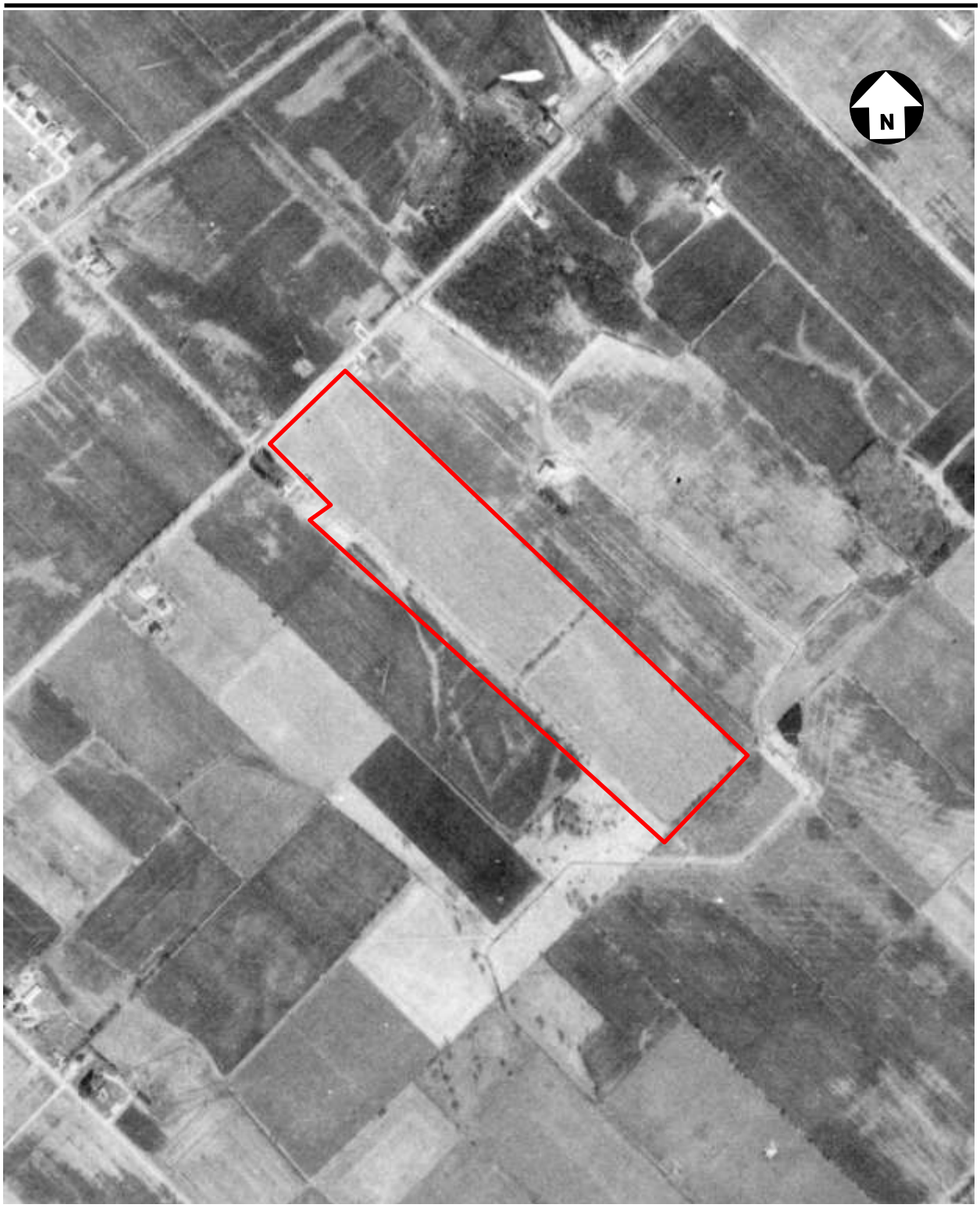
N

500m

Appendix A:
Aerial Photographs



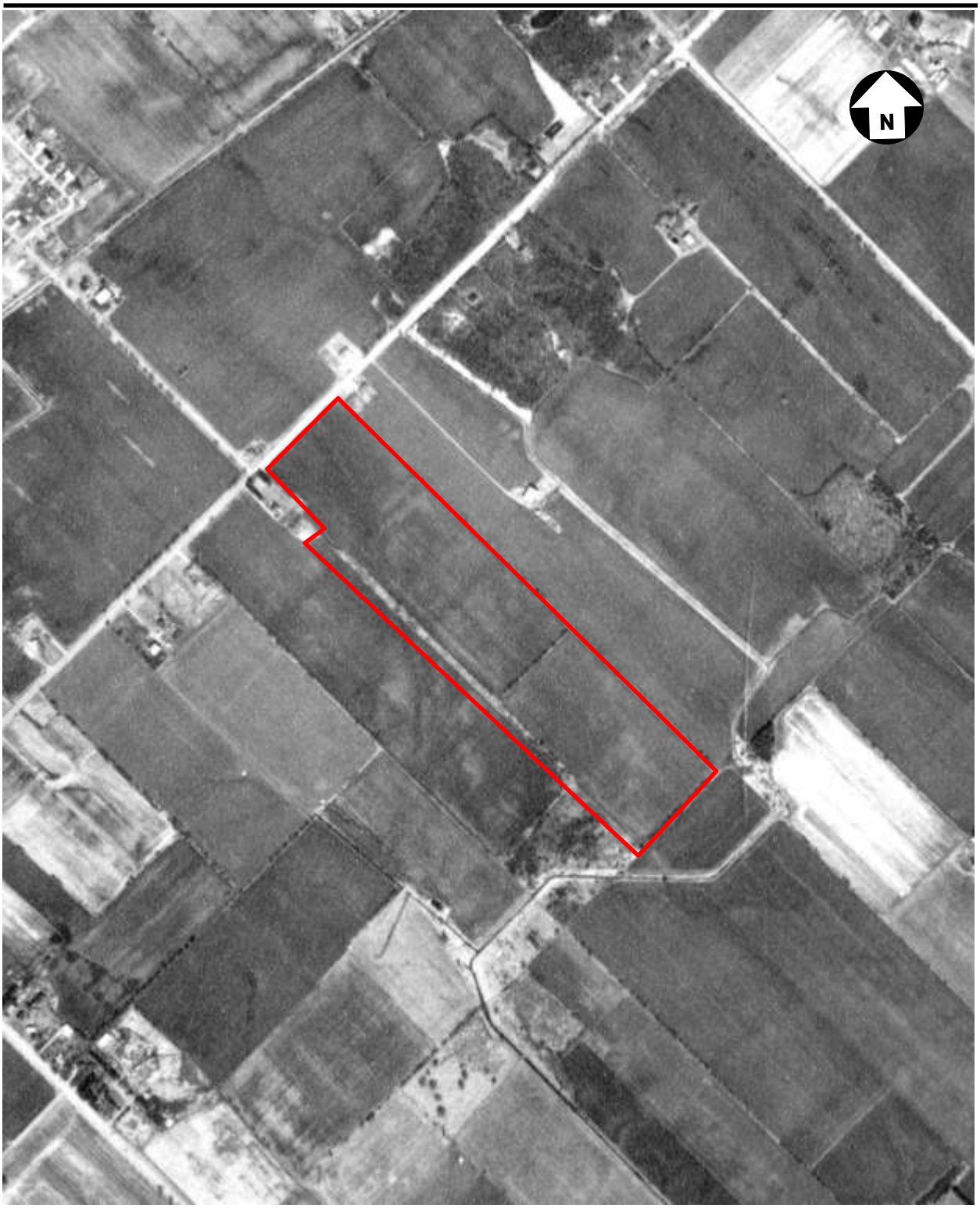
1954 Aerial Photograph of Phase I Property and Surrounding Area



1976 Aerial Photograph of Phase I Property and Surrounding Area



1980 Aerial Photograph of Phase I Property and Surrounding Area



1990 Aerial Photograph of Phase I Property and Surrounding Area



2006 Aerial Photograph of Phase I Property and Surrounding Area



2009 Aerial Photograph of Phase I Property and Surrounding Area



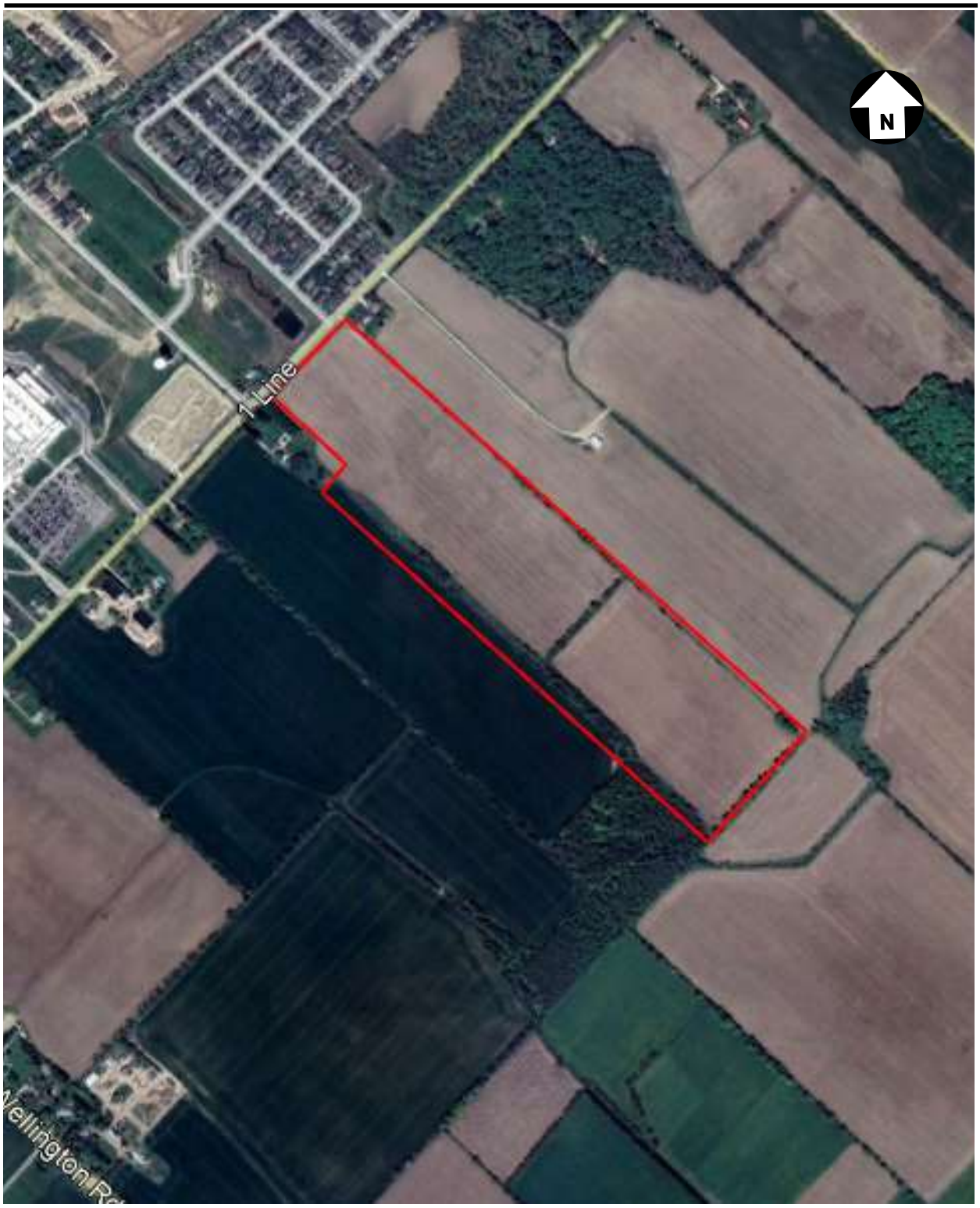
2012 Aerial Photograph of Phase I Property and Surrounding Area



2016 Aerial Photograph of Phase I Property and Surrounding Area



2019 Aerial Photograph of Phase I Property and Surrounding Area



2021 Aerial Photograph of Phase I Property and Surrounding Area



2022 Aerial Photograph of Phase One Property and Surrounding Area

Appendix B:
Fire Insurance Maps and Inspection Reports

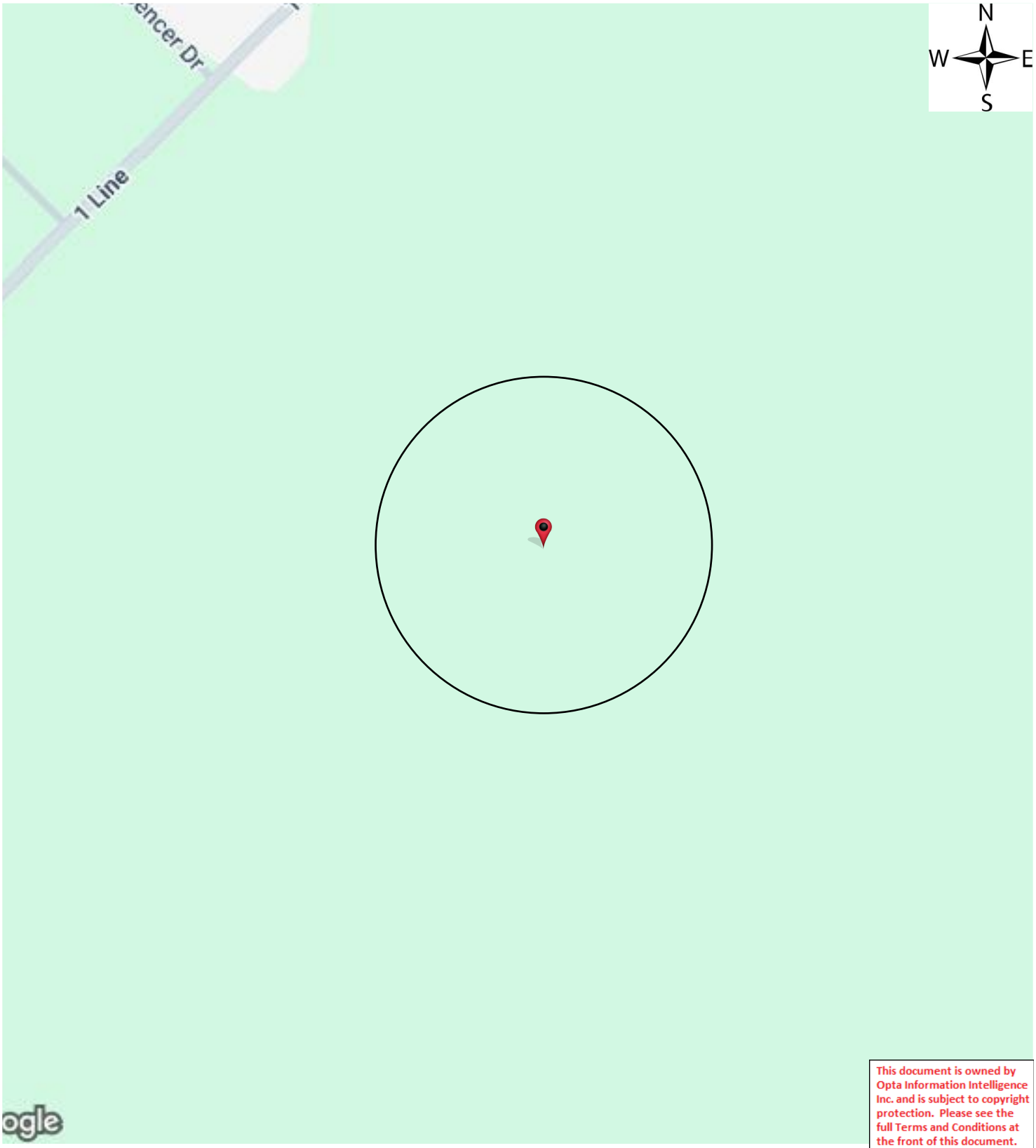
Enviroscan Report

Site address:	127 1st Line, Elora, ON
Project #:	25050200328
P.O. #:	159355
Requested by:	Eleanor Goolab
Date Completed:	5/8/2025 4:25:46 PM

CONFIDENTIAL

Project #: 25050200328 | P.O. #:
Requested by: Eleanor Goolab | Date Completed: 05/08/2025 16:25:46

Search Area: 127 1st Line, Elora, ON



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Historical Environmental Services Enviroscan Terms and Conditions

Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

Project #: 25050200328 | P.O. #:
Requested by: Eleanor Goolab | Date Completed: 05/08/2025 16:25:46

No Records Found

Office

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

1.877.244.9437

optaintel.ca



Verisk.com

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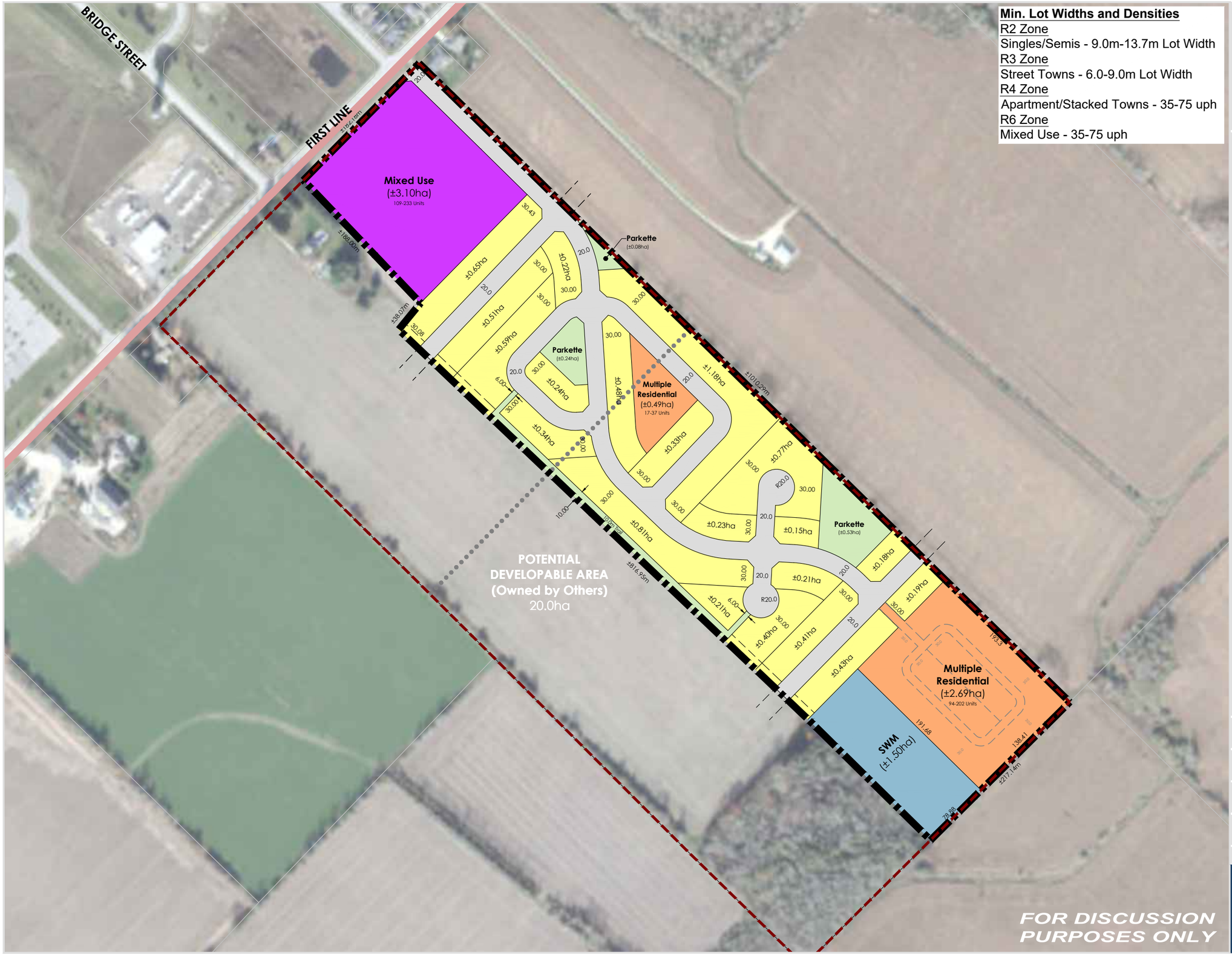
CONFIDENTIAL

Appendix C:
Plan of Survey



Min. Lot Widths and Densities

R2 Zone
Singles/Semis - 9.0m-13.7m Lot Width
R3 Zone
Street Towns - 6.0-9.0m Lot Width
R4 Zone
Apartment/Stacked Towns - 35-75 uph
R6 Zone
Mixed Use - 35-75 uph

Concept Plan 5
Standard Subdivision

127 First Line
Township of Centre Wellington
County of Wellington

LEGEND

- Subject Lands (±21.6ha/53.4ac)
- Potential Urban Boundary Expansion (±41.6ha/102.7ac)
- Elora/Salem Urban Boundary
- Limit of Municipal Service Areas

Proposed Land Uses

- Single/Semi Detached/Street Towns (±8.53ha)
- Multiple Residential (±3.19ha)
  Apartment, Cluster Towns, Stacked Towns
- Mixed Use (±3.10ha)
  Apartment, Cluster Towns, Stacked Towns
- Park/Trail - 5.8% (±1.25ha)
- SWM - 7.0% (±1.50ha)

Unit Count

Singles/Semis/Street Towns	162-378
Multiple Residential	112-239
Mixed Use	109-233
TOTAL	**383-850**

Sources:
Aerial - Township of Centre Wellington (2023)
Municipal Service Area - Schedule B, Township of Centre Wellington (June 2004)
Sight Triangles
9.0m - Arterial/Collector Roads
7.5m - Local Roads
Saleable Frontage
Front Yard - 6.0m Int. Side Yard - 1.5m
Rear Yard - 7.5m Ext. Side Yard - 4.5m

DATE March 2025

SCALE 1:4,000

DRN CAC

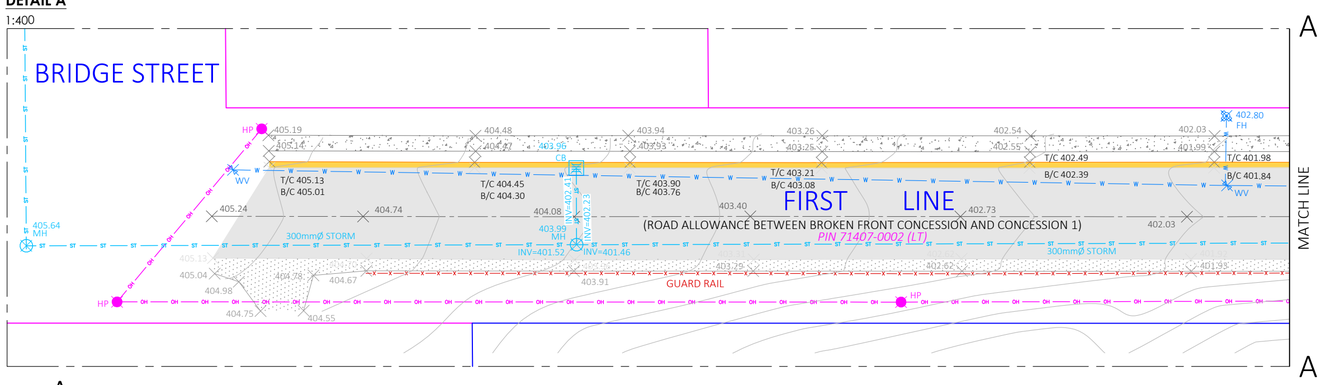
FILE 24277A

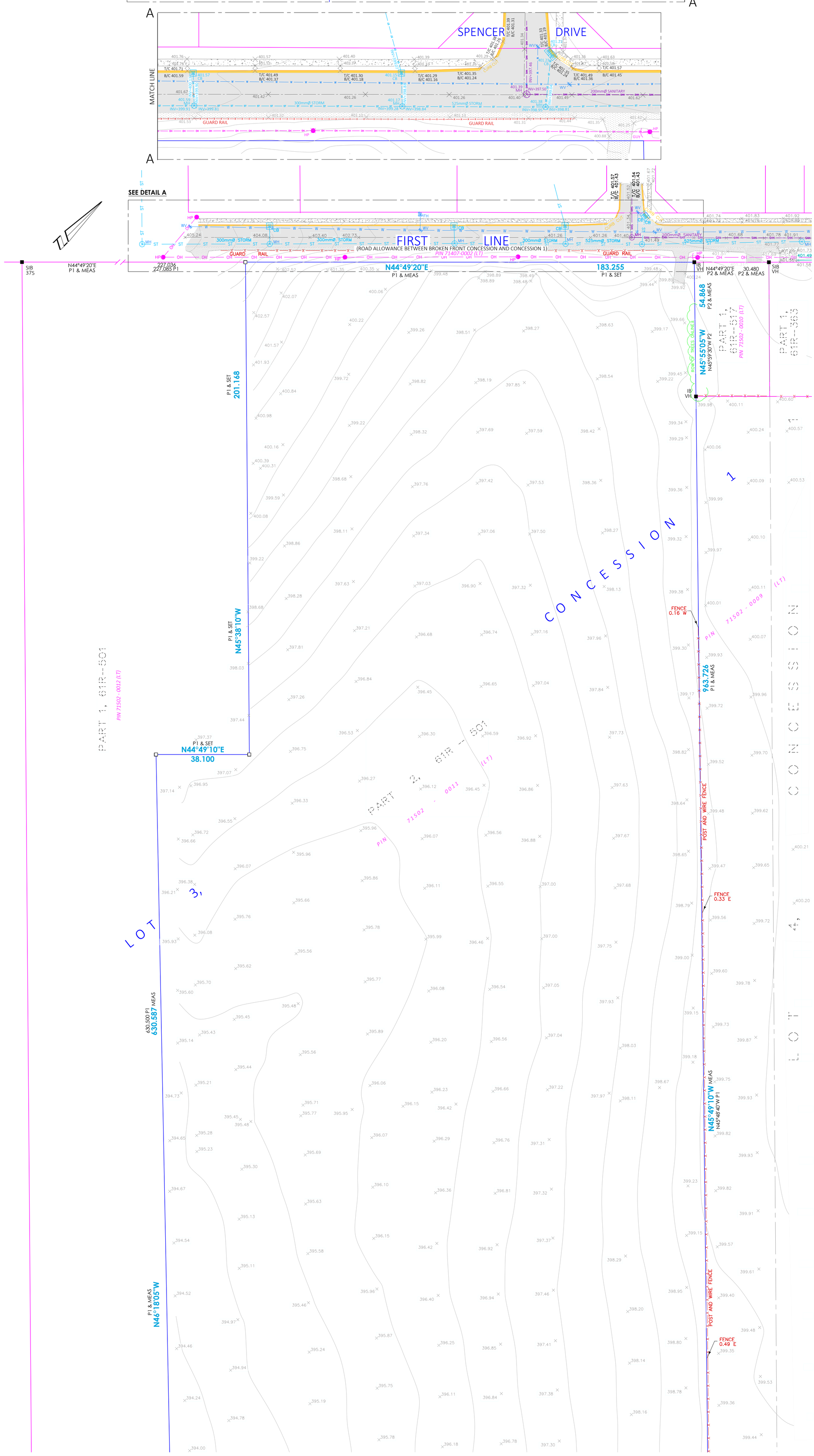
north

K:\24277A-127 FIRST LINE-CENTRE WELLINGTON\CP\CP5_3MAR2025.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

DETAIL A
1:400





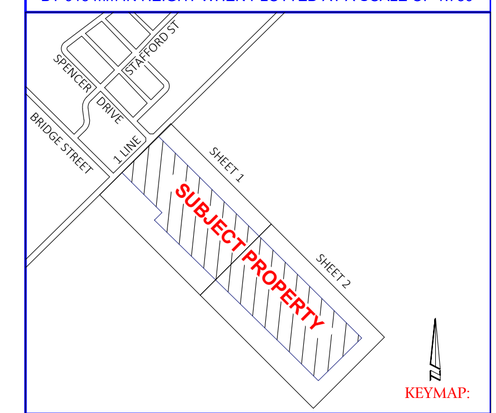
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 3, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON

SCALE 1 : 750

0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 915 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750



PROPERTY DESCRIPTION:

- PIN 71502-0011 (LT)
- PART OF LOT 3, CONCESSION 1
- GEOGRAPHIC TOWNSHIP OF NICHOL
- TOWNSHIP OF CENTRE WELLINGTON

LEGEND:

—□—	SURVEY MONUMENT SET
—■—	SURVEY MONUMENT FOUND
IB	.015 x .015 x 0.60 IRON BAR
SIB	.025 X .025 X 1.20 STANDARD IRON BAR
SSIB	.025 X .025 X 0.60 SHORT STANDARD IRON BAR
B/C	BOTTOM OF CURB
T/C	TOP OF CURB
N, E, S,W	NORTH, EAST, SOUTH, WEST
VH	VAN HARTEN SURVEYING INC.
375	BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
P1	DEPOSITED PLAN 61R-501
P2	DEPOSITED PLAN 61R-517

FIRE HYDRANT FH
WATER VALVE WV
CATCHBASIN CB
MANHOLE MH
HYDRO POLE HP
MONITORING WELL MW
GUY WIRE GUY

SANITARY SEWER	SAN — SAN
WATERMAIN	W — W
STORM SEWER	ST — ST
OVERHEAD HYDRO	OH — OH
FENCELINE	X — X — X — X
GUARD RAIL	X — X — X — X
CENTRELINE OF ROAD	
MEASURED INVERT	INV=399.28
EXISTING ELEVATION	×400.09

ASPHALT CONCRETE GRAVEL

METRIC:

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

BENCHMARK:

ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999571
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1, P2	-0°10'50"

UNDERGROUND SERVICES NOTE

- ALL UNDERGROUND SERVICES INCLUDING STORM, SEWER, WATER, SANITARY, GAS, HYDRO, TELEPHONE, & CABLE SERVICES HAVE NOT BEEN LOCATED OR SURVEYED.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

NOTE: ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF APRIL, 2025.

DATE: APRIL 17, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-99401.

REVISION SCHEDULE

No.	DATE	REVISIONS
1	APR 16/ 25	FIRST SUBMISSION

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SI	CHECKED BY: BP	PROJECT No. 34228-25

Apr 17, 2025-10:31:44 AM
G:\NICHOL\Con1\ACAD\TOPO LOT 3 (129 1 LINE 34228-25) UTM 2010.dwg

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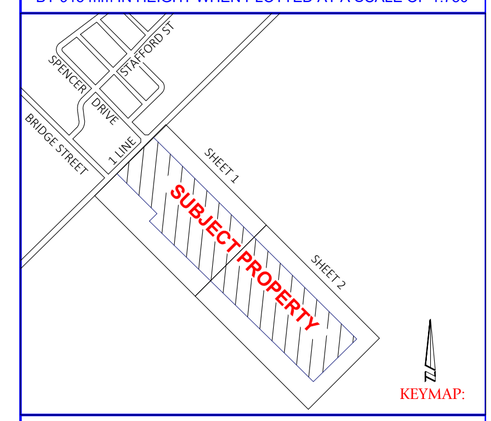
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 3, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON

SCALE 1 : 750

0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 915 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750



PROPERTY DESCRIPTION:

1. PART OF LOT 3, CONCESSION 1
2. GEOGRAPHIC TOWNSHIP OF NICHOL
3. TOWNSHIP OF CENTRE WELLINGTON

LEGEND:

	SURVEY MONUMENT (IB) SET
	SURVEY MONUMENT (IB) FOUND
	STANDARD IRON BAR (SIB) SET
	STANDARD IRON BAR (SIB) FOUND
	SHORT STANDARD IRON BAR (SSIB) SET
	SHORT STANDARD IRON BAR (SSIB) FOUND
	IRON BAR (IB)
	MEASURED
	PLAN 61R-501
	PLAN 61R-517

FIRE HYDRANT FH

WATER VALVE WV

CATCHBASIN CB

MANHOLE MH

HP

MONITORING WELL MW

GUY WIRE GUY

SANITARY SEWER	SAN — SAN
WATERMAIN	W — W
STORM SEWER	ST — ST
OVERHEAD HYDRO	OH — OH
FENCELINE	X — X — X — X
GUARD RAIL	X — X — X — X
CENTRELINE OF ROAD	
MEASURED INVERT	INV=399.28
	×400.09

ASPHALT CONCRETE GRAVEL

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BENCHMARK:

ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVATIONS MADE ON REFERENCE STATIONS, ZONE 17 (81 DEGREE CENTRAL MERIDIAN).
2. DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND ARE IN METRES TO HUNDREDTHS AND CAN BE CONVERTED TO GRID BY THE AVERAGE COMBINED FACTOR OF 0.9996.
3. COORDINATES ON THIS PLAN ARE UTM NAD 83 (CSRS 2010) AND ARE DERIVED FROM OBSERVATIONS MADE ON REFERENCE STATIONS ROWALK ROAD AT KITCHENER AND PETERSBURG.

BEARING COMPARISONS:

BEARING COMPARISONS			
BASIS			

UNDERGROUND SERVICES NOTE

- ALL UNDERGROUND SERVICES INCLUDING STORM, SEWER, WATER, SANITARY, GAS, HYDRO, TELEPHONE, & CABLE SERVICES HAVE NOT BEEN LOCATED OR SURVEYED.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

NOTE: ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF APRIL, 2025.

DATE: APRIL 17, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-99401.

REVISION SCHEDULE

No.	DATE	REVISIONS
1	APR 16/ 25	FIRST SUBMISSION

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SI	CHECKED BY: BP	PROJECT No. 34228-25

Apr 17, 2025-10:31:44 AM
G:\NICHOL\Con1\ACAD\TOPO LOT 3 (129 1 LINE 34228-25) UTM 2010.dwg

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630.500 P1
630.587 MEAS

PART 1, 61R-5011
PIN 71502 - 0012 (LT)

P1 & MEAS
N46°18'05"W

POST AND WIRE FENCE

963.726
P1 & MEAS

398.07
MW TOP

FENCE
0.04 W

1

CONCESSION

71502 - 0009 (LT)
PIN

N45°49'10"W
N45°48'40"W P1

IB
VH

FENCE
1.58 W

186.733 P1
186.778 MEAS

3,

LOT

FENCE
0.15 E

389.76

PART 2, 61R - 5011
71502 - 0011 (LT)
PIN

N45°53'00"W P1
N45°55'25"W MEAS

FENCE
0.15 E

FENCE
0.51 E

N44°53'30"E P1
N44°56'20"E

P1 & MEAS
197.193

SIB
VH

FENCE
0.07 W

FENCE
2.14 S

FENCE
1.25 S

N44°51'30"E MEAS
N44°53'30"E P1

FENCE
0.56 S

216.460
P1 & MEAS

N45°17'15"E
25.998
26.106 P1

PART 1, 61R - 361
PIN 71502 - 0023 (LT)

LOT 3
CONCESSION

LOT 4
2

Appendix D:
Parcel Register

PROPERTY DESCRIPTION: PT LT 3 CON 1 NICHOL PART 2 , 61R501; CENTRE WELLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71502-0046

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES
ELORA GREENS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/04/23 **						
MS18288	1961/01/18	BYLAW				C
61R501	1973/11/02	PLAN REFERENCE				C
WC732467	2024/06/20	TRANSFER	$2,950,000	FERGIN, WILFRED ARTHUR	ELORA GREENS INC.	C

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

Appendix E:
TSSA Inquiry

Swathy Maya

From: Public Information Services <publicinformationservices@tssa.org>
Sent: May 9, 2025 8:02 AM
To: Swathy Maya
Subject: RE: TSSA Search 127 1 Line, Elora, ON N0B 1S0

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

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

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the **TSSA Client Portal** to complete an Application for Release of Public Information.

Please refer to How to Submit a Public Information Request (tssa.org) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Kimberly Gage | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org

Winner of 2024 5-Star Safety Cultures Award

From: Swathy Maya <swathy.maya@planeteng.ca>
Sent: May 8, 2025 1:47 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: TSSA Search 127 1 Line, Elora, ON N0B 1S0

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

For the purpose of a Phase I Environmental Site Assessment, can you please conduct a search for any available records for the following locations?

Address:

127 1 Line, Elora, ON N0B 1S0.

Thanks,

Swathy Mayandi, M. Eng
Environmental Specialist

PLANET Engineering Inc.
2179 Dunwin Dr. Unit#4
Mississauga, ON L5L 1X2

phone: (905) 569-9765 / (226) 759-3656
email: swathy.maya@PLANETeng.ca
web: PLANETeng.ca

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Appendix F:
ERIS Database Report

DATABASE REPORT

Project Property:	*Phase One ESA* *127 1st Line* *Elora ON N0B 1S0*
Project No:	
Report Type:	*Standard Report*
Order No:	*25050200328*
Requested by:	*HLV2K Engineering Limited*
Date Completed:	*May 13, 2025*

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

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Executive Summary

Property Information:

Project Property:	*Phase One ESA* *127 1st Line Elora ON N0B 1S0*
Project No:	
Coordinates:	
Latitude:	*43.6745025*
Longitude:	*-80.4054163*
UTM Northing:	*4,835,893.33*
UTM Easting:	*547,930.10*
UTM Zone:	*17T*
Elevation:	*1,306 FT* *398.16 M*

Order Information:

Order No:	*25050200328*
Date Requested:	*May 2, 2025*
Requested by:	*HLV2K Engineering Limited*
Report Type:	*Standard Report*

Historical/Products:

Aerial Photographs	*Aerials - National Collection*
ERIS Xplorer	*ERIS Xplorer*
Insurance Products	*Fire Insurance Maps/Inspection Reports/Site Plans*
Land Title Search	*Current Land Title Search*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	*Abandoned Aggregate Inventory*	Y	0	0	0
AGR	*Aggregate Inventory*	Y	0	0	0
AMIS	*Abandoned Mine Information System*	Y	0	0	0
ANDR	*Anderson's Waste Disposal Sites*	Y	0	0	0
AST	*Aboveground Storage Tanks*	Y	0	0	0
AUWR	*Automobile Wrecking & Supplies*	Y	0	0	0
BORE	*Borehole*	Y	0	0	0
CA	*Certificates of Approval*	Y	0	0	0
CDRY	*Dry Cleaning Facilities*	Y	0	0	0
CFOT	*Commercial Fuel Oil Tanks*	Y	0	0	0
CHEM	*Chemical Manufacturers and Distributors*	Y	0	0	0
CHM	*Chemical Register*	Y	0	0	0
CNG	*Compressed Natural Gas Stations*	Y	0	0	0
COAL	*Inventory of Coal Gasification Plants and Coal Tar Sites*	Y	0	0	0
CONV	*Compliance and Convictions*	Y	0	0	0
CPU	*Certificates of Property Use*	Y	0	0	0
DRL	*Drill Hole Database*	Y	0	0	0
DTNK	*Delisted Fuel Tanks*	Y	0	0	0
EASR	*Environmental Activity and Sector Registry*	Y	0	0	0
EBR	*Environmental Registry*	Y	0	0	0
ECA	*Environmental Compliance Approval*	Y	0	1	1
EEM	*Environmental Effects Monitoring*	Y	0	0	0
EHS	*ERIS Historical Searches*	Y	0	0	0
EIIS	*Environmental Issues Inventory System*	Y	0	0	0
EMHE	*Emergency Management Historical Event*	Y	0	0	0
EPAR	*Environmental Penalty Annual Report*	Y	0	0	0
EXP	*List of Expired Fuels Safety Facilities*	Y	0	0	0
FCON	*Federal Convictions*	Y	0	0	0
FCS	*Contaminated Sites on Federal Land*	Y	0	0	0
FOFT	*Fisheries & Oceans Fuel Tanks*	Y	0	0	0
FRST	*Federal Identification Registry for Storage Tank Systems (FIRSTS)*	Y	0	0	0
FST	*Fuel Storage Tank*	Y	0	0	0
FSTH	*Fuel Storage Tank - Historic*	Y	0	0	0
GEN	*Ontario Regulation 347 Waste Generators Summary*	Y	0	0	0
GHG	*Greenhouse Gas Emissions from Large Facilities*	Y	0	0	0
HINC	*TSSA Historic Incidents*	Y	0	0	0
IAFT	*Indian & Northern Affairs Fuel Tanks*	Y	0	0	0

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

Database	Name	Searched	Project Property	Within 0.25 km	Total
Total:		0		1	1

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding Properties

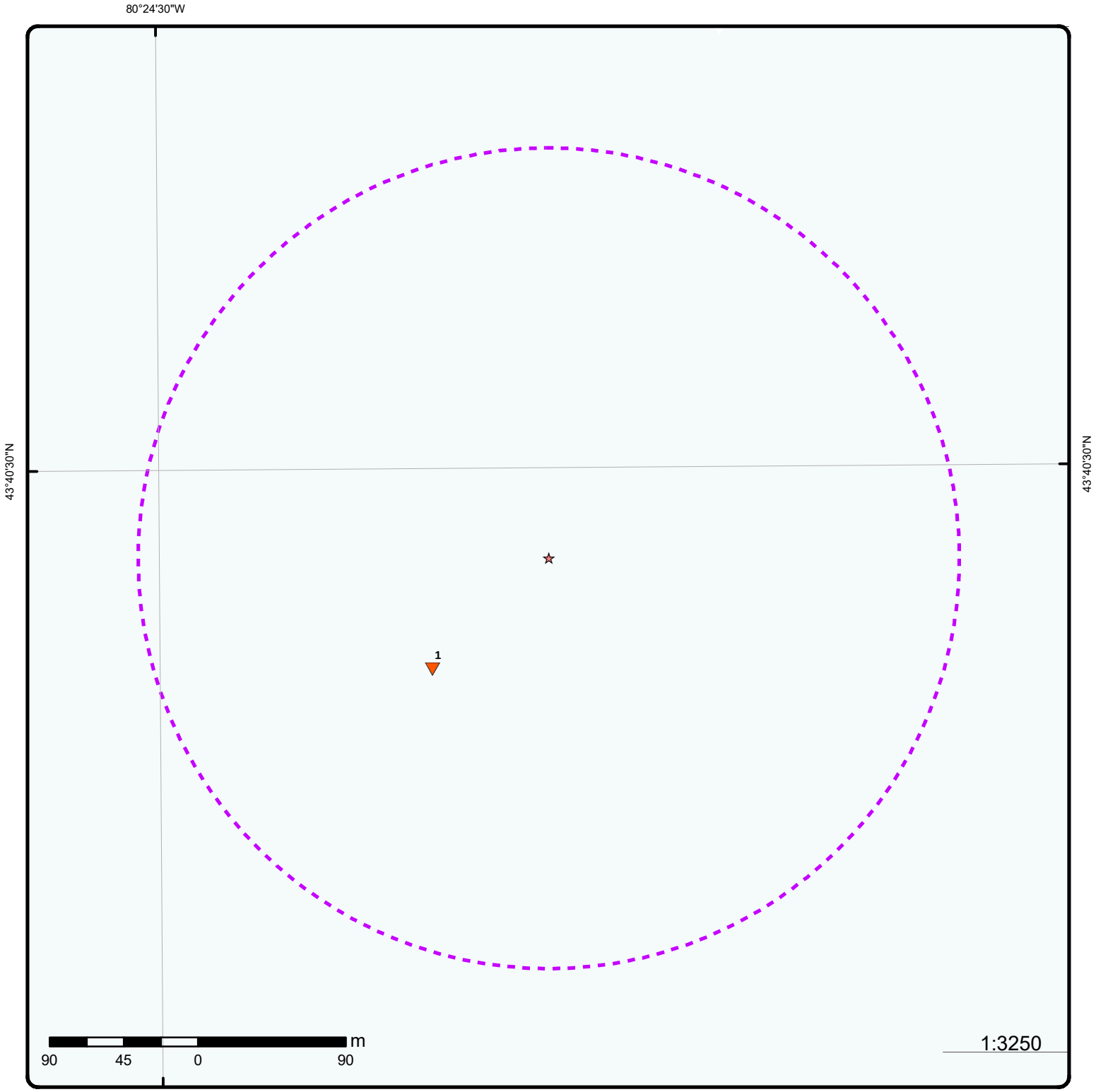
Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	ECA	Jefferson Elora Corporation	Bridge St./First Line (SWM) Wellington North ON N0B 1S0	SW/97.7	-2.34	13

Executive Summary: Summary By Data Source

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Mar 31, 2025 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
Jefferson Elora Corporation	Bridge St./First Line (SWM) Wellington North ON N0B 1S0	SW	97.74	1



Map: 0.25 Kilometer Radius

Order Number: 25050200328

Address: 127 1st Line, Elora, ON

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

Source: © 2021 ESRI StreetMap Premium.

© ERIS Information Limited Partnership

80°24'W

43°40'30"N



43°40'30"N

Aerial

Year: 2021

Address: 127 1st Line, Elora, ON

Source: ESRI World Imagery

Order Number: 25050200328

ERIS

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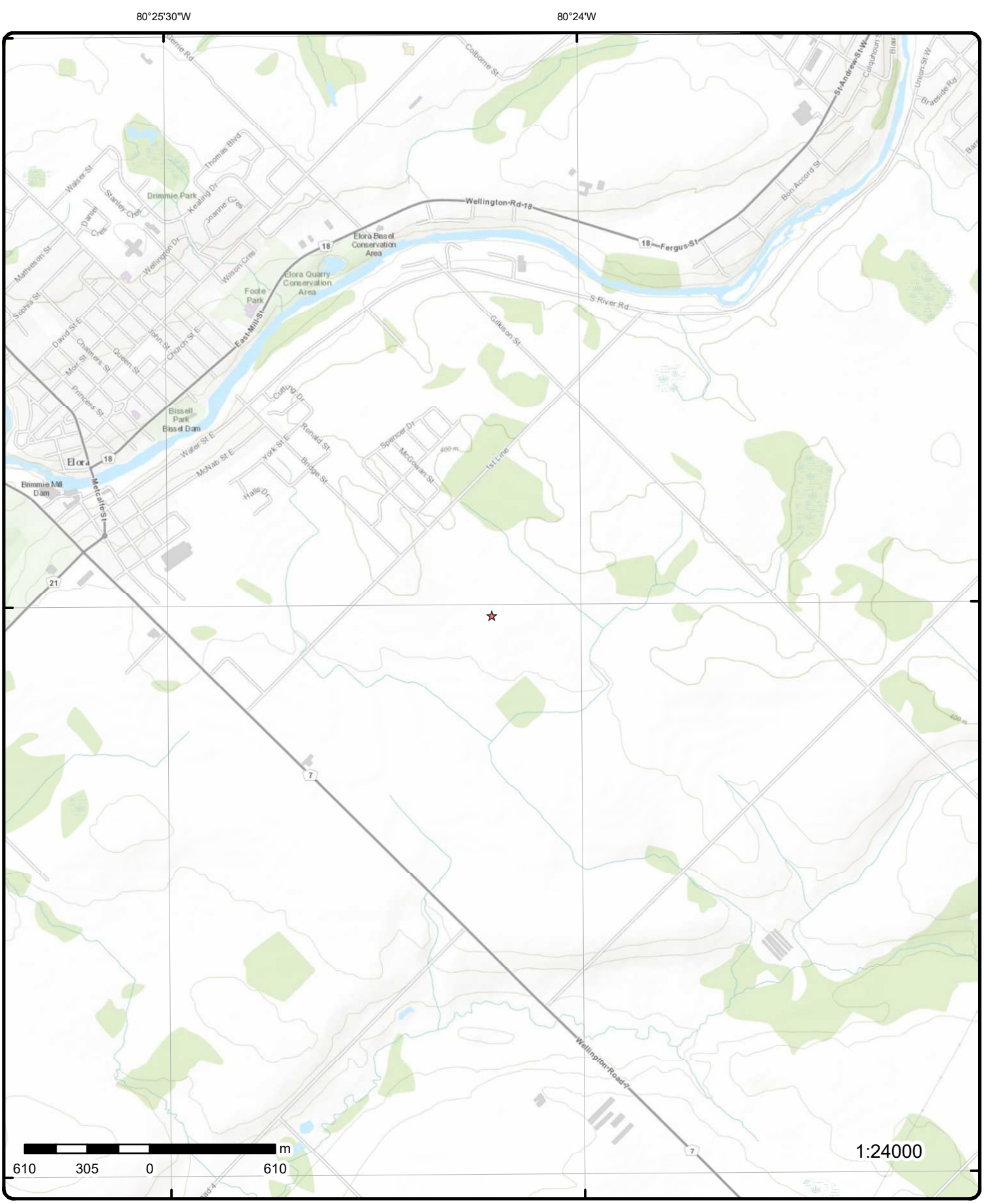


Topographic Map

Address: 127 1st Line, ON

Source: ESRI World Topographic Map

Order Number: 25050200328

ERIS

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SW/97.7	395.8 / -2.34	Jefferson Elora Corporation Bridge St./First Line (SWM) Wellington North ON N0B 1S0	ECA

Approval No:	1605-8EQH3B	**MOE District:**	Guelph
Approval Date:	2011-03-30	**City:**	
Status:	Revoked and/or Replaced	**Longitude:**	-80.4063
Record Type:	ECA	**Latitude:**	43.6739
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	Grand River	**Geometry Y:**	

Approval Type: ECA-INDUSTRIAL SEWAGE WORKS
Project Type: INDUSTRIAL SEWAGE WORKS
Business Name: Jefferson Elora Corporation
Address: Bridge St./First Line (SWM)
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/1644-8EDRWS-14.pdf
PDF Site Location:

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal

Unplottable Report

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

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory: Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

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

Government Publication Date: Up to Nov 2024

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Apr 2024

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-Apr 30, 2024

Borehole: Provincial BORE

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks: Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.
Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors: Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register: Private CHM

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

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations: Private CNG

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

Government Publication Date: Dec 2012 -Feb 2025

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Mar 2025

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994 - Feb 28, 2025

Drill Hole Database: Provincial DRL

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). 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. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Aug 2024

Delisted Fuel Tanks: Provincial DTNK

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

Government Publication Date: Oct 2023

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011-Mar 31, 2025

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 - Feb 28, 2025

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-Mar 31, 2025

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Aug 31, 2024

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report: Provincial EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment, Conservation and Parks (MECP). 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, 2024

List of Expired Fuels Safety Facilities: Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-Jan 2025

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS): Federal FRST

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

Government Publication Date: Oct 31, 2021

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. As of January 1, 2023, businesses and institutions subject to the amended Reg. 347: General – Waste Management are required to report their activities and pay fees through Resource Productivity & Recovery Authority (RPRA) online Hazardous Waste Program Registry (HWPR) rather than the Hazardous Waste Information Network (HWIN) system previously operated by the Ministry of the Environment, Conservation and Parks (MECP). 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-Jun 30, 2024

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-Apr 2024

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks: Provincial INC

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

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario: Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 31, 2022

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Feb 2025

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 Conservation and Parks (MECP) 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. MECP publicly releases the Environmental Compliance Report (ECR) on the Ontario Data Catalogue. In Ontario, all facilities with regulated wastewater discharges or air emissions under the Ontario Water Resources Act and the Environmental Protection Act must monitor and report any cases where approved operating limits have been exceeded.

Government Publication Date: Dec 31, 2023

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Dec 31, 2024

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPR2

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

Government Publication Date: Feb 2024

National Pollutant Release Inventory - Historic: Federal NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

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

Government Publication Date: 1988-May 31, 2024

Ontario Oil and Gas Wells: Provincial OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 includes well owner/operator, location, permit issue date, and well cap date, license number, 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 provided for each well record.

Government Publication Date: 1800-Aug 2024

Inventory of PCB Storage Sites: Provincial OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders: Provincial ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Feb 28, 2025

Canadian Pulp and Paper: Private PAP

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

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

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: Oct 2011-Mar 31, 2025

Ontario PFAS Spills: Provincial PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. 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-Jun 2024; Aug 2024; Oct-Nov 2024

NPRI Reporters - PFAS Substances: Federal PFCH

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

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI: Federal PFHA

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

Government Publication Date: Feb 2024

Pipeline Incidents: Provincial PINC

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

Government Publication Date: Feb 28, 2021

Potential PFAS Handlers from EASR: Provincial PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used.

Government Publication Date: Jun 30, 2024

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

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

Government Publication Date: 1994 - Feb 28, 2025

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition: Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2025

Retail Fuel Storage Tanks: Private RST

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

Government Publication Date: 1999-Apr 30, 2024

Scott's Manufacturing Directory: Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

List of spills and incidents made available by the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2024; Aug-Jan 2025

Wastewater Discharger Registration Database: Provincial SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation, Mining, Petroleum Refining, Organic Chemicals, Inorganic Chemicals, Pulp & Paper, Metal Casting, Iron & Steel, and Quarries.

Government Publication Date: 1990-Dec 31, 2021

Anderson's Storage Tanks: Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

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

Government Publication Date: 1970 - Apr 2024

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011 - Mar 31, 2025

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Dec 31 2023

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Appendix G:
Site Reconnaissance Photographs

SITE PHOTOGRAPHS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

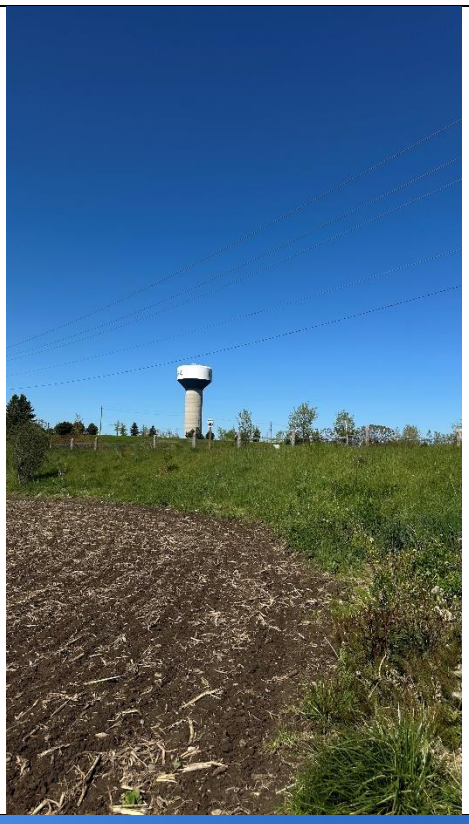
127 First Line, Elora, ON Project Number: 2501179AE

Photograph 1 South view View of the Phase I Property	
Photograph 2 West view View of the Phase I Property	

SITE PHOTOGRAPHS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

127 First Line, Elora, ON Project Number: 2501179AE

Photograph 3 Northwest view View of the Phase I Property	
Photograph 4 Dense tree section on the south side of the Phase I Property.	

SITE PHOTOGRAPHS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

127 First Line, Elora, ON Project Number: 2501179AE

Photograph 5 Northwest view View from the southeast to northwest of the Site.	
Photograph 6 View of the fill material has been placed on the field, which is in the south corner of the property.	

SITE PHOTOGRAPHS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

127 First Line, Elora, ON Project Number: 2501179AE

Photograph 7 View of the northwest to southeast of the phase I property.	
Photograph 8 View from west to east of the Phase I Property.	