



Phase One Environmental Site Assessment

541144 Concession 14 NDR, Chesley ON

Submitted to:

Deer Creek Automotive
541114 Concession 14 NDR
Chesley, ON

Submitted by:

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October 2025
Project No. 2505604

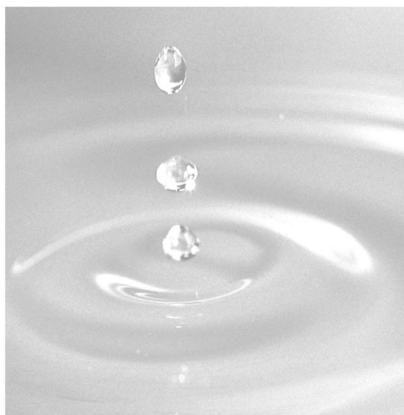


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1. Introduction and Background

GEI Consultants Canada Ltd. (GEI, formerly operating as GM BluePlan Engineering Limited) was retained by Deer Creek Automotive to undertake a Phase One Environmental Site Assessment (ESA) for the property located at 541144 Concession 14 NDR in Chesley, within the Municipality of West Grey, Grey County. The specific Study Area is confined to the identified northeast corner of the larger parcel, encompassing an area of approximately 4,050 m² and does not include the property in its entirety. The subject property is located on the south side of Concession 14 NDR, just southeast of Chesley near the intersection of Concession 14 and Sideroad 5 NDR. The subject property is situated within an area that consists primarily of agricultural lands, rural residential properties, and undeveloped wooded lands. The general site location and defined study area shown on Figure 1.

Based on the information provided, it is our understanding that the larger subject property parcel is currently developed for residential and industrial use, consisting of a scrap/salvage yard, vehicle storage, and commercial vehicle servicing operations known as Deer Creek Automotive. The defined Study Area (i.e., subject of this Phase One ESA), however, is used for residential purposes containing a mobile home. Historical mapping indicated that the site and surrounding properties have historically been used for agricultural purposes.

It is our understanding that the Phase One ESA is being completed to identify actual or potential environmental impacts, or risks associated with the Study Area and adjacent lands for due diligence purposes in support of the proposed development of a new residential dwelling on the property within the defined Study Area. It is also our understanding that this Phase One ESA is not being completed to support the filing of a Record of Site Condition (RSC) under Ontario Regulation 153/04 (as amended).

2. Methodology

The Phase One ESA was conducted in general accordance with the guidelines of the Canadian Standards Association (CSA) as presented in Report No. Z768-01, *Phase I Environmental Site Assessment* (November 2001). The purpose of the Phase One ESA is to identify actual or potential environmental concerns or risks associated with the site that would result from current or historical land uses on the site and adjacent lands.

A title abstract for the Phase One ESA Property was reviewed to determine details of the property ownership and historical property usage. The abstract was prepared and provided by Sandra Mercer (Title Searcher) of S. Mercer Conveyancing Inc. from the records at the Land Registry Office located in Bruce County, ON and is provided in Appendix A.

Background information for the site and surrounding area was assembled. Regional mapping and well records were examined to assess previous land uses, topographical features, surface water flow routes, local soil conditions, geological features, and groundwater flow patterns. Copies of applicable maps are presented in Appendix B.

A site visit and inspection of the property was completed by Ms. Bella Casemore of GEI, on October 9th, 2025. Photographs of the property were taken during the site visit and selected site photos are presented in Appendix C. During the site reconnaissance, the northeast corner of the property at 541144 Concession 14 NDR was considered the defined Study Area (**onsite**) as presented on the attached Figures, while the

remaining portions of the larger property were considered **offsite**. Unrestricted access was available to the exterior areas of the defined Study Area, while interior areas were inaccessible and are therefore not included in the scope of this Phase One ESA.

An environmental risk report was requested from Environmental Risk Information Services Inc. (ERIS) Ecolog to review a number of common historical and environmental databases. The ERIS report was reviewed to identify potential environmental risks located on or near the Phase One ESA Property. The complete ERIS report is included in this report as Appendix D.

A review of aerial photographs was completed to assess historical land uses and to determine the location of historical buildings and land features. Copies of the aerial photographs are presented in Appendix E.

A Ministry of the Environment, Conservation and Parks (MECP) well record search was completed for wells located within a 250-m radius of the Phase One Property. The results of this search are presented in Appendix F.

Municipal zoning information was reviewed to assess the applicable zoning and property use information for the Site and immediate surrounding area. The applicable zoning information is provided for reference in Appendix G.

3. Background Information

3.1. Site Location

The Phase One ESA Study Area is located at 541144 Concession 14 NDR in Chesley, within the Municipality of West Grey, Grey County. The legal description of the larger subject property is identified as Part Lot 4, Concession 14, Bentinck; on RP 17R320, being Part 1. The entire Phase One ESA Property has an approximate area of 5.82 hectares (14.38 acres), with an approximate frontage of 187.67 m (615.7 ft) along Concession 14 NDR. The defined Study Area, however, is confined to the northeast corner of the larger property and encompasses an approximate area of 0.41 hectares (1.0 acres), with an approximate frontage of 57 m (187 ft) along Concession 14 NDR.

According to *Sections 9, 31, and 35 of the Municipality of West Grey Zoning By-Law No. 37-2006*, the larger Phase One ESA Property is zoned *Rural (A2)*, *Natural Environment (NE)*, and *Rural Industrial (M3)*, respectively, with the defined Study Area zoned entirely as *Rural Industrial (M3)*. As previously reported, applicable Municipal zoning information is presented in Appendix G of this report.

The Project Area Location Plan and the Site Layout are presented in Figures 1 and 2, respectively.

3.2. Site Setting

The Phase One ESA Property is situated in an area that consists primarily of agricultural, rural residential, and undeveloped wooded properties. The larger subject property parcel is currently developed for combined residential and industrial use, consisting of a scrap/salvage yard, vehicle storage, and commercial vehicle servicing operations with the owner's residence located on the same property. The defined Study Area for this Phase One ESA is used for residential purposes and consists of a mobile home that is reportedly occupied by a family member.

The subject Property is located within the Physiographic Region known as the Saugeen Clay Plain with physiographic landforms characterized by Clay Plains. The bedrock geology is typically characterized by limestone, dolostone shale, sandstone, gypsum, and salt of the Salina Formation.

The MECP maintains a database (published from 1955 to present) of water wells drilled in Ontario in accordance with Ontario Regulation 903. The Ontario Well Record inventory was accessed to identify if any wells exist within a 250-m radius of the Site and were reviewed as part of the soil characterization and stratigraphy review. The review identified one (1) domestic well within this radius. The well records indicate that the native soils in proximity to the site consist of clay and sand with some gravel to an approximate depth of 29 m below ground surface (mbgs) overlying the grey bedrock. Copies of the available MECP Well Records are presented in Appendix F, enclosed herein.

The property exhibits a predominantly flat topography, characterized by minimal elevation change and a uniform surface profile. This level terrain is consistent with the general landscape of the surrounding lands, with the area having an average elevation of approximately 285 m above sea level (masl), as indicated by regional topographic data.

Shallow groundwater flow often correlates with topographical features, and groundwater typically flows toward nearby lakes, rivers, streams, and wetland areas, except where modified by service trenches. At the Phase One ESA Property, local geology, topographic conditions, and the presence of a small watercourse running through the Phase One ESA Property suggests that the surficial and shallow groundwater is likely to migrate in a west-northwest direction. This inferred flow path is toward an unnamed tributary that flows through the western portion of the site in a north-south direction, which appears to flow into the North Saugeen River located approximately 3.5 km north of the Phase One Property, and ultimately discharges into Lake Huron. Regionally, groundwater flow in this area is expected to trend west toward Lake Huron. Due to the absence of significant topographic relief in the vicinity of the site, precise delineation of groundwater flow direction is challenging. However, the sites proximity to the adjacent unnamed tributary supports a conceptual model in which shallow groundwater is inferred to migrate in a northwest direction.

3.3. Site and Property Description

The Phase One ESA Property currently consists of an irregular shaped lot with an approximate total area of 5.82 hectares (14.38 acres), with an approximate frontage of 188 m (616 ft) along Concession 14 NDR. As previously reported, the defined Study Area consists of the northeast portion of the larger property, encompassing approximately 0.41 hectares (1.0 acres), with an approximate frontage of 57 m (187 ft) along Concession 14 NDR.

During the site visit conducted on October 9, 2025, Ms. Bella Casemore documented the property conditions of the defined Study Area and identified one existing mobile home within the Study Area, which is currently being used for residential purposes.

The site layout and structure locations are illustrated in Figure 2, enclosed herein.

Observations from accessible exterior areas during the site reconnaissance identified propane tanks on site connected to the mobile home, presumed to provide fuel for residential heating. The tanks appeared to be in good condition at the time of the onsite visit, with no evidence of leaks or corrosion. The areas inspected appear to be in good condition and no fuel storage tanks, evidence of hazardous material storage, staining, bulk storage, or other indicators of potential environmental concern were observed during the site visit.

3.4. History of Land Ownership

A review of the title abstract indicates that the property was held under Crown Patent until 1866, when the full 100 acres were transferred to Robert Andrew McWhirter. Between 1875 and 2016, the land was subdivided and held by various private owners. In 2016, ownership of the entire property was transferred to Casey David Hillier and Cheryl Anne Hillier, who remain the current owners.

3.5. Historical Land Use (Aerial Photograph Review)

Based on discussions with the client, as well as a review of available documentation and historical records for the subject property, it is understood that the Phase One property Study Area has historically been used for agricultural purposes dating back to at least 1938. Aerial photographs and historical mapping further indicate that the surrounding lands have remained largely agricultural and relatively unchanged over time. Rural residential properties are located in the area, situated along the County Road corridor.

Aerial photographs from 1938, 1969, 1987, 2006, 2010, and 2020 (obtained from the National Air Photo Library and Bruce County mapping) were reviewed for the subject property and surrounding area to assess the land use and property features over time. Copies of the aerial photographs are included in Appendix E of this report.

As a general summary of the aerial photo review, aerial imagery indicates that the subject property previously consisted of undeveloped agricultural lands, with development occurring on the southern portion of the larger property between approximately 1969 and 1987. This development is presumed to include the establishment of the onsite residence and the associated Deer Creek Automotive structures, although confirmation is limited by the low resolution of the 1987 aerial imagery. It is also noted that the onsite mobile home within the Study Area appears to have been placed onsite sometime between approximately 1987 and 2006. Since that time, the Study Area appears to have remained generally unchanged. Likewise, the remainder of the Phase One ESA Property, including the southern area containing Deer Creek Automotive, appears to have remained generally unchanged since approximately 2006.

Aerial imagery further indicates that development in the surrounding area has remained relatively consistent since 1938, with no major changes in land use observed on nearby properties. Surrounding lands have predominantly been used for agricultural purposes since at least 1938, with a few rural residential properties located in the area, situated along the County Road corridor. Overall, no significant changes in surrounding land use were identified in the aerial imagery from 1938 to present day.

3.6. Environmental Source Information

Environmental source information was obtained through Ecolog ERIS Ltd. where a search of various private, provincial, and federal government environmental databases was completed and provided as available information pertaining to the Phase One ESA Property and surrounding properties within a 250-m radius of the property boundary.

The available information and data were reviewed for environmental information pertaining to the Phase One ESA Study Area and is provided in the attached copy of the ERIS Ecolog report provided in Appendix D of this report.

Based on a review of the records obtained from the searched databases and the relative locations of the identified properties, a total of one (1) ERIS site is identified, which is situated at an equal elevation to the Phase One ESA Property.

Of the databases reviewed, the two (2) records noted in the ERIS Report were identified as being directly associated with the Phase One ESA Property. However, these records are related to operations situated outside the defined Study Area boundary and are therefore considered to be associated with a surrounding property located within the 250-m study area. Based on local topography and the inferred local groundwater flow being in the direction of the unnamed tributary located to the west, this area is considered to be locally hydraulically cross gradient of the Phase One ESA Study Area. The environmental databases with records of the property adjacent to the defined study area include the following:

- A search of the Ontario Regulation 347 Waste Generators Summary (GEN) database dated 1986 – March 2025, identified two (2) records associated with Deer Creek Automotive, located at 541144 Concession 14 NDR. As these records relate to activities outside the defined Study Area, they are considered to be associated with adjacent lands within approximately 250-meters of the Phase One Property.

Based on a review of the records identified in the above noted databases, along with an assessment of the associated property's location within the 250-m study area and the timing of these events, the reported records for **offsite** properties are not considered to represent potential environmental concerns to the Phase One Property Study Area. As such, no APECs associated with **offsite** PCAs have been identified, given their distance from the Phase One Property, the timing of occurrences, and the inferred groundwater flow direction. Further evaluation of these records is provided in Section 3.7 of this report.

3.7 Adjacent and Nearby Property Use

Adjacent and nearby properties were observed from the Phase One ESA Property and from public ROWs.

Northwest (Downgradient)

Directly northwest of the subject property are predominantly agricultural lands with a few rural residences. The community of Chesley is located approximately 4 km northwest of the Phase One ESA Property. The terrain gently slopes downward to the west toward the unnamed tributary running through the Phase One Property in a north-south direction, with no significant changes in elevation.

Based on the inferred groundwater flow direction to the northwest, the properties to the northwest are considered to be hydraulically downgradient of the Phase One Property. Based on the land use to the north-northwest, and the inferred direction of groundwater flow, the potential for environmental risk or impact to the Phase One ESA Property due to the properties to the northwest is considered to be low.

Southeast (Upgradient)

Directly southeast of the subject property are predominantly agricultural lands with a few rural residences. The terrain to the southeast of the Phase One Property is generally flat, with minimal change in elevation.

Based on the inferred groundwater flow direction to the northwest, the properties to the southeast are considered to be hydraulically upgradient of the Phase One Property. Based on the land use of the

southeastern properties, and the inferred direction of groundwater flow, the potential for environmental risk or impact to the Phase One Property due to the properties to the southeast is considered to be low.

Northeast (Crossgradient)

Directly northeast of the subject property are predominantly agricultural lands and rural residences. The terrain to the northeast of the Phase One Property is generally flat, with minimal change in elevation.

Based on the inferred groundwater flow direction to the northwest, the properties to the northeast are considered hydraulically cross gradient of the Phase One Property. Based on the land use of the northeastern properties, and the inferred direction of groundwater flow, the potential for environmental risk or impact to the Phase One Property due to the properties to the northeast is considered to be low.

Southwest (Crossgradient)

Directly southwest of the subject property are predominantly agricultural lands with a few rural residences. Immediately south of the defined study area, but within the larger parcel of land, is the Deer Creek Automotive facility and owner's residence. The terrain to the southwest of the Phase One Property is generally flat, with minimal change in elevation.

The ERIS Ecolog Report identifies Deer Creek Automotive located at 541144 Concession 14 NDR having records in the Ontario Regulation 347 Waste Generators Summary (GEN) database. The records indicate that the facility has been registered and approved to operate as a generator of registered waste – specifically Waste Class 212 L (Aliphatic solvents and residues) – with approvals recorded as of July 2020 and November 2021. As this operation occurs on the property but outside of the defined study area, it is considered offsite, hydraulically crossgradient to the Phase One ESA defined Study Area. Based on the location distance from the Study Area, combined with the inferred direction of groundwater flow, the operations on the Deer Creek Automotive Site are not considered to represent an area of potential environmental concern for the Study Area.

Based on the inferred groundwater flow direction to the northwest, the properties to the southwest are considered hydraulically crossgradient of the Phase One Property. Based on the land use of the southwestern properties, and the inferred direction of groundwater flow, the potential for environmental risk or impact to the Phase One Property due to the properties to the southwest is considered to be low.

4. Current Site Use

The Phase One ESA Study Area is currently developed for residential use and is occupied by a mobile home. Available aerial imagery suggests that the current residential use including the onsite mobile home within the defined study area represents the first instance of site development, with the property previously used for agricultural purposes. As previously reported, at the time of the onsite visit to the defined study area, unrestricted access was available to the exterior areas of the defined study area, while interior areas, including the mobile home, were inaccessible and are therefore not included in the scope of this Phase One ESA.

Photos of the Site and surrounding area are presented in Appendix C.

5. Areas of Potential Environmental Concern

This report references areas of potential environmental concern (APECs) and potentially contaminating activities (PCAs) as outlined within Ontario Regulation (O. Reg.) 153/04. As defined by O. Reg. 153/04 (as amended), an APEC is considered to be the area on, in or under a Phase One ESA property where one or more contaminants are potentially present. PCA means a use or activity set out in Column A of Table 2 of “Schedule D” of O. Reg. 153/04 (as amended).

Within this report, the APECs and PCAs have been developed based on information gathered as part of this investigation and include consideration of the potential for impacts to occur to the Phase One ESA Property. Where a PCA has been identified but is considered to have a low potential for impact to the Subject Property, it has not been identified as an APEC.

There are no APECs identified for the Phase One Property study area at this time.

5.1. Fuel Storage, Handling and Associated Activities

During the site visit, completed on October 9, 2025, two propane tanks, assumed to be utilized for building heating purposes, were observed on site. The tanks serve as part of the properties heating system and is a common, regulated utility component with low potential for environmental impact. The tanks appeared to be in good condition with no visible signs of leakage, corrosion, or other indicators of environmental concern. Aside from the propane tanks, no evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) was identified onsite. Additionally, there is no evidence that suggests the historical use of storage tanks onsite, and the property owner reports that no fuel storage or onsite fuel oil heating systems have been in use on the property.

It is noted that the portion of the larger property outside of the Study Area (i.e., considered offsite) appears to consist of fuel storage tanks located along the western tree line. No evidence of leakage or staining was observed surrounding the tanks at the time of inspection. However, the contents of the tanks could not be confirmed. Based on the inferred local groundwater flow direction toward the unnamed tributary situated to the west, these tanks are not considered to pose potential for environmental risk or impact to the Phase One Property defined study area.

5.2. Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation (UFFI) was installed primarily in wall cavities during the 1970s as an alternative to the typical insulation materials at that time. Its appearance can vary from white to tan in colour and resembles styrofoam. Over time, UFFI that is exposed to the air, becomes wet, or has been damaged, can potentially release formaldehyde vapours, which can cause various human health effects. Due to the documented health concerns, the use of UFFI insulation was discontinued in 1980.

During the site visit, no UFFI was observed and is not anticipated within the current mobile home. Should the presence of UFFI be confirmed, the appropriate handling, management, and disposal of the material would be required.

5.3. Asbestos Containing Material (ACM)

The use of Asbestos Containing Material (ACM) in building materials was generally discontinued around 1985. ACM can be found in floor tiles, wall paneling, ceiling tiles, insulation materials, insulation and wraps on mechanical pipes, boilers, and on ducts for heating systems.

During the site inspection, no ACMs were observed on site in the accessible portions of the inspected areas. As previously reported, no interior assessment was completed due to limited access at the time of the site visit. Should the presence of ACM be identified, the appropriate management, handling, removal, or disposal (as per the applicable regulations) would be required. The identification of ACM would require the completion of a Designated Substance Study (DSS).

5.4. Ozone Depleting Substances

The most common ozone depleting substances of concern are chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), and halons, which were commonly used in air conditioning, refrigeration, and in the manufacture of rigid foam. The initial control of these substances was implemented in 1987, and the complete phase-out of these substances was finalized between 1994 and 1995.

No evidence of ozone depleting substances were identified on the Phase One ESA Property defined study area. Therefore, the potential for ozone depleting substances on site is considered to be low. Under a scenario where these items are identified, it is recommended that they be handled and disposed of appropriately.

5.5. Polychlorinated biphenyls

Between 1920 and 1978, PCBs were used extensively as a dielectric fluid in electrical transformers, motor capacitors and fluorescent light ballasts. Current legislation prohibits the manufacture and sale of new equipment containing PCBs (1980).

Due to restricted access to the interior of the onsite mobile home during the site visit conducted on October 9, 2025, the presence of potential PCB containing equipment could not be confirmed. Although the potential for the presence of PCBs is considered to be low, it is recommended that light ballasts be inspected during any future renovation or demolition activities to determine the presence of PCBs in these items to support appropriate handling and disposal.

5.6. Leaded paint

Lead was used as an additive in paints prior to 1960 to make paint wear well, and dry quickly and evenly. Leaded paint is only considered to pose a potential threat to human health and the environment if it is in poor condition (i.e., it is peeling or flaking) or it is disturbed.

Due to the age of the onsite structure, lead based paint is not expected to be of environmental concern on the property.

5.7. Mercury

Mercury is commonly used in consumer products to conduct electricity, emit UV light, or to measure temperature and pressure, and is found in such products as electrical switches, fluorescent lamps, batteries, thermometers/thermostats, and monometers. Generally, these products are safe to use for their intended purpose. However, there is the potential for exposure if the materials are mishandled and the mercury is released to the environment. At room temperature, mercury can exist in a liquid and gaseous form or be contained within a powder and can be inhaled, ingested, or absorbed through the skin.

Mercury contained in lamps can be released into the environment if they are damaged. Any handling of mercury containing materials should be completed with care and, at the end of their service life, be disposed in accordance with O. Reg. 347/90.

6. Summary of Findings

The findings of the Phase One ESA for the subject property are summarized as follows:

- The Phase One ESA Property is located at 541144 Concession 14 NDR in Chesley, within the Municipality of West Grey, Grey County. The larger Phase One ESA Property encompasses an approximate area of 5.82 hectares (14.38 acres), with an approximate frontage of 188 m (616 ft) along Concession 14 NDR. However, the defined study area for the Phase One ESA is confined to the northeast corner of the larger property, encompassing approximately 0.41 hectares (1.0 acres), with an approximate frontage of 57 m (187 ft) along Concession 14 NDR.
- The areas surrounding the subject property consist primarily of agricultural land use, rural residential properties, and undeveloped wooded lands. Review of historical aerial imagery indicates that the entire Phase One property has historically been used for agricultural purposes, with presumed development of Deer Creek Automotive occurring on the southern portion of the Phase One Property, outside of the defined study area, between approximately 1969 and 1987. Additionally, the historical aerial imagery indicates that the existing onsite mobile home within the Study Area appears to have been placed sometime between approximately 1987 and 2006.
- Based on the geology and site conditions, the direction of shallow groundwater flow at the site is inferred to be in a west-northwest direction toward an unnamed tributary that flows through the western portion of the site in a north-south direction. The watercourse appears to flow into the North Saugeen River, which is located approximately 3.5 km north of the Phase One ESA Property.
- The Phase One ESA Property is zoned *Rural (A2)*, *Natural Environment (NE)*, and *Rural Industrial (M3)* according to *Sections 9, 31, and 35*, respectively, with the defined Study Area zoned entirely as *Rural Industrial (M3)* of the *Municipality of West Grey Zoning By-Law No. 37-2006*.
- There is no evidence of the historical or current use of storage tanks or waste oil handling on the portion of the Site within the defined Study Area. The current property owner reports that no fuel storage or heating fuel has historically been located within the Study Area. Propane tanks were observed onsite at the time of the site visit, which appeared to be in good condition with no signs of leaks or corrosion, and are assumed to be used for building heating purposes.

- Out of service fuel storage tanks were identified on the adjacent property within 250 m of the defined Study Area. The former tanks are located along the west tree line at 541144 Concession 14 NDR. However, no visual evidence of leakage or staining was observed surrounding the tanks at the time of inspection and based on the inferred local groundwater flow direction to the west-northwest toward the unnamed tributary, the identified tanks are not considered to pose potential for environmental risk or impact to the defined Study Area.

7. Conclusions and Recommendations

The Phase One ESA was undertaken to identify potential and/or actual environmental concerns associated with the defined Study Area in the northeast portion of the Site resulting from current and historical land use on the site or adjacent lands. Analysis of the information collected for the Phase One ESA indicates that the potential for Areas of Potential Environmental Concern (APECs) related to onsite or offsite sources is considered to be low.

Based on analysis of the Phase One ESA findings, the potential for actual or potential environmental concerns for the Study Area is considered to be low. No further assessment or investigation is considered necessary or recommended at this time.

8. Contacts with Regulatory and Government Agencies

The following municipal and provincial government agencies were contacted:

Ministry of the Environment, Conservation, and Parks (MECP)

101 – 17th Street East

Owen Sound ON, N4K 0A5

Tel: (519) 371-2901

Fax: (519) 371-2905

9. Contacts with Private Companies

Environmental Risk Information Systems (ERIS) Ecolog

12 Concorde Place

Toronto, ON, M3C 4J2

Tel: 416-442-2150

S. Mercer Conveyancing Inc.

Sandra Mercer

Box #90

162 Balaclava Street

Rockwood, ON, N0B 2K0

Tel: 519-831-3076

Email: smercercoveyancing@gmail.com

10. Statement of Limitations

The information in this Phase One ESA is intended for the sole use of Deer Creek Automotive. GEI Consultants Canada Ltd. accepts no liability for use of this information by third parties. Any decisions made by third parties on the basis of information provided in this report are made at the sole risk of the third parties.

The scope of this Phase One ESA investigation was limited to a review of the background history of the site, a review of available environmental reports and investigations provided by the client, a review of regional mapping and surface/topographic features, contact with relevant regulatory agencies, and a site inspection completed on October 9, 2025.

The scope of this Phase One ESA is limited to a review of available information for actual or potential sources of environmental impact or environmental risk and does not include full confirmation of actual environmental impact or environmental risk. Furthermore, unrestricted access was available to the exterior areas of the defined study area, while interior areas, including the mobile home, were inaccessible and are therefore not included in the scope of this Phase One ESA. While comments have been made regarding the perceived risks of potential environmental concerns, a complete risk assessment is beyond the scope of this report.

GEI Consultants Canada Ltd. cannot guarantee the accuracy or reliability of information provided by others. GEI Consultants Canada Ltd. does not accept liability for unknown, unidentified, undisclosed, or unforeseen surface or sub-surface contamination that may be later identified.

This report is believed to provide documentation of site conditions as of October 9, 2025.

11. Qualifications of Assessors

Ms. Bella Casemore is currently completing an Honors Bachelor of Environmental Engineering degree at the University of Guelph. Ms. Casemore has four years of academic training in areas such as water and wastewater treatment, solid waste management, and environmental impact assessment. Ms. Casemore also has hands-on experience in preparing Phase One Environmental Site Assessments and carrying out a range of environmental investigations.

Mr. A.W. Bringleston, B.E.S., C.E.T., is a Certified Engineering Technologist (Environmental Designation) with over 20 years of experience preparing Phase One and Phase Two Environmental Site Assessments, completing site remediation, and conducting various environmental and civil investigations. Mr. Bringleston has been involved with detailed environmental site investigations and the remediation of residential, commercial, and industrial properties. Mr. Bringleston is a member of the Ontario Association of Certified Engineering Technicians and Technologists (OACETT).

GEI Consultants Canada Ltd. has completed numerous Phase One Environmental Site Assessments, which also include follow-up Phase Two ESAs. GM BluePlan Engineering Limited has also been involved with the remediation of numerous sites, and with the preparation of numerous Records of Site Condition in certain cases.

All of which is respectfully submitted,

GEI Consultants Canada Ltd.

Per:



Bella Casemore



A.W. Bringleston, B.E.S., C.E.T.

12. List of Reference Materials

Grey County GIS Mapping

URL: <https://geo.grey.ca/Geocortex/WebViewer/?app=2b1fc9fa717d4fcab47fe97e6d1720ba>

Ministry of the Environment, Conservation and Parks Well Records Map.

URL: <https://www.ontario.ca/environment-and-energy/map-well-records>

Ministry of Natural Resources and Forestry

Ontario Base Maps – 1983

Soil Survey of Grey County

Report No. 17

The Physiography of Southern Ontario, 2nd Edition

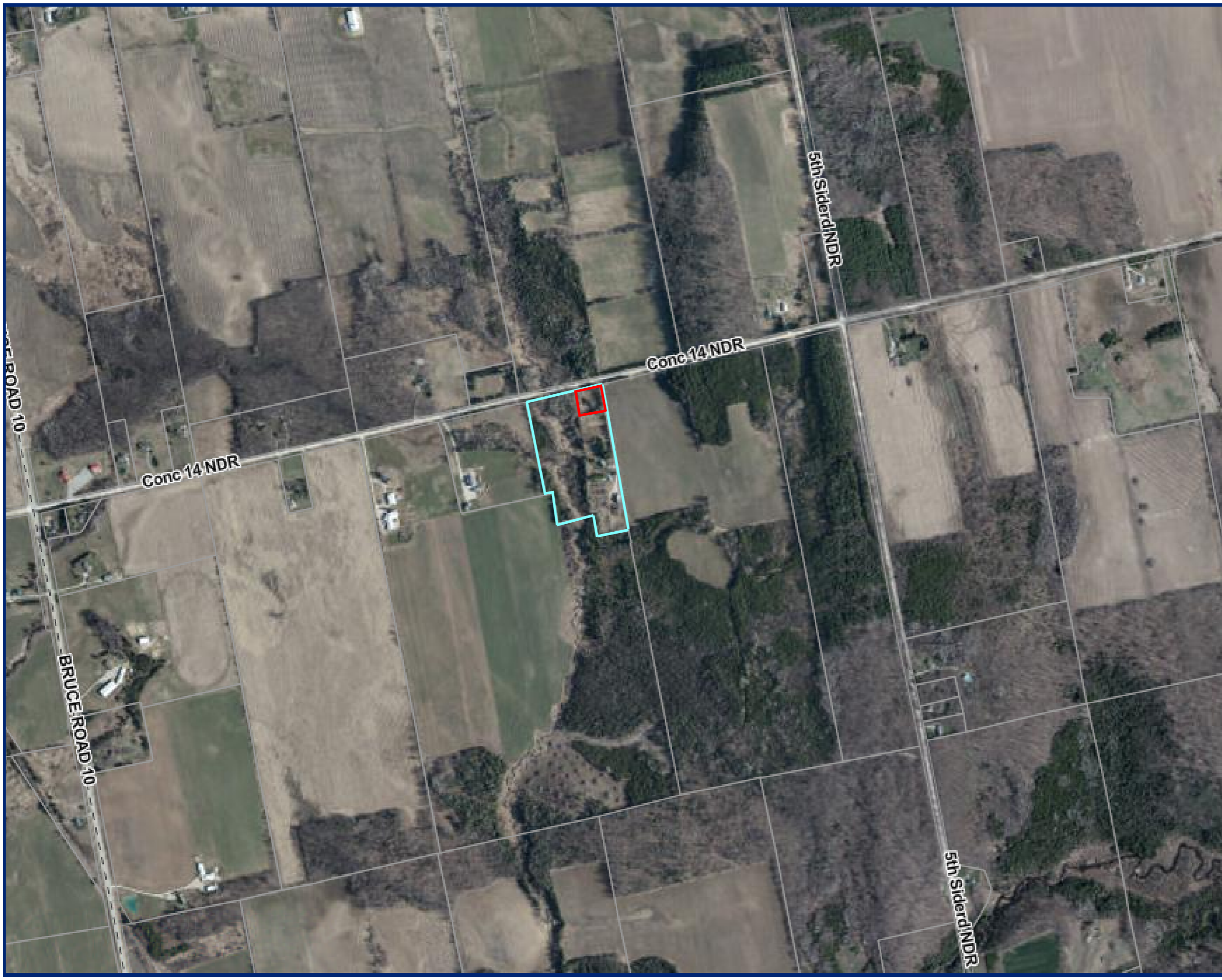
Map 2224

Chapman and Putnam, 1984

Quaternary Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2556

Barnett, P.J., Cowan, W. R. and Henry, A. P., 1991.

FIGURES



Legend



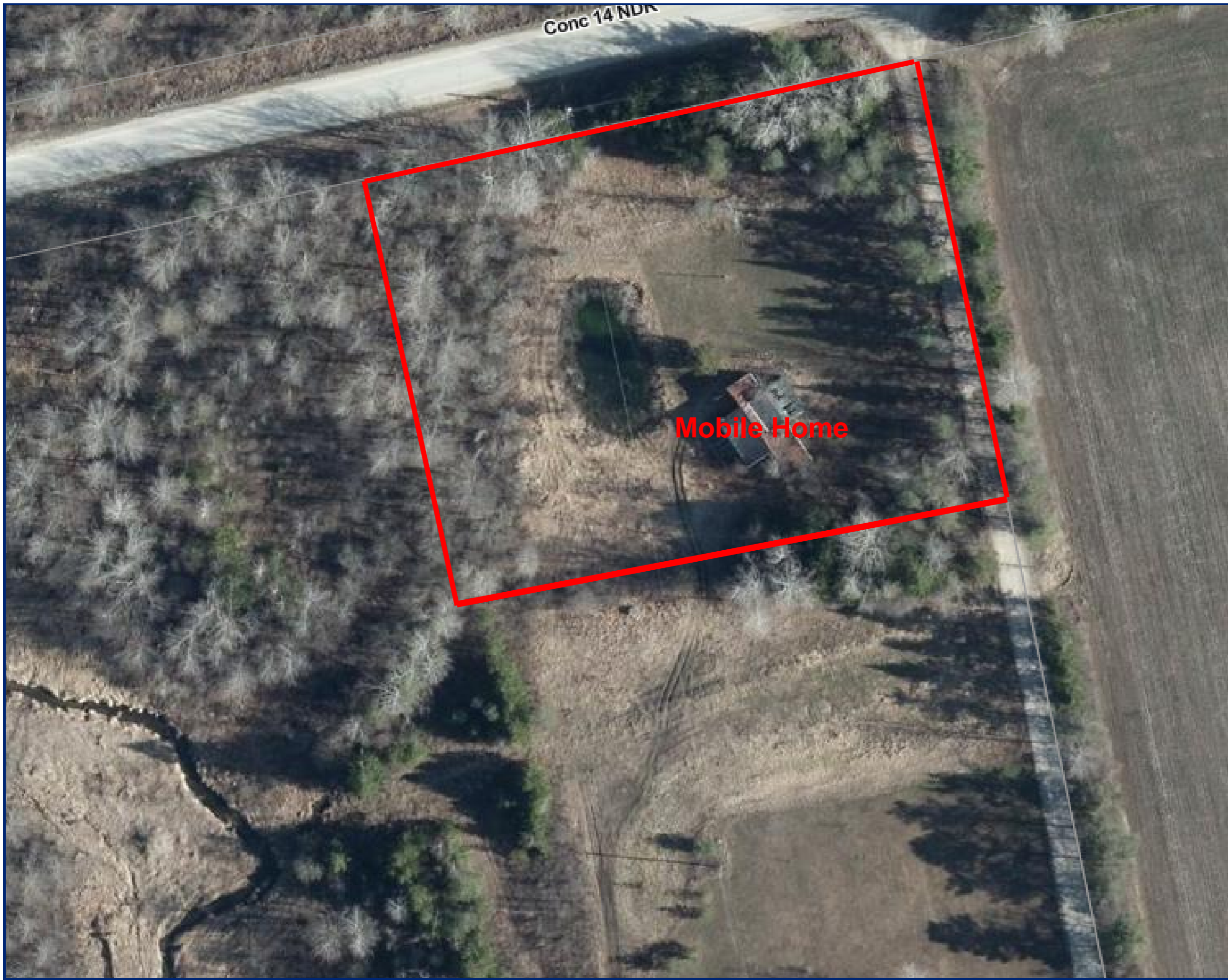
-  Defined Phase One Study Area
-  Approximate Property Boundary

Figure 1
Project Area Location Plan
541144 Concession 14 NDR,
Chesley, ON



Legend


 Approximate Site Boundary

Figure 2

Site Layout

541144 Concession 14 NDR,
Chesley, ON

**APPENDIX A:
TITLE INFORMATION**

REQUEST FOR A FULL SEARCH OF TITLE

File No. 2505604

Re: PHASE 1 ESA

Client - GEI CONSULTANTS

Return to Bella Casemore

Date of Request 25 September 2025

Municipal Address 541144 CONCESSION 14 NDR, CHESLEY, ON

Master Available – YES Registry Office OWEN SOUND
PIN 37197-0126 (LT)

Legal Description PART 4 CONCESSION 14, NDR,
Being PART 1 ON 17R 320;
TOWNSHIP OF BENTINCK ~~NOW~~ TOWNSHIP OF WEST GREY
COUNTY OF GREY

Last Registered Inst. GY126442 Date Search Completed 1 OCTOBER 2025

Last Registered Inst. _____ On Closing _____

SEARCH SUMMARY

Searcher's Name : *Sandra Mercer of S. Mercer Conveyancing Inc.* © 519-831-3076 or
smercercoveyancing@gmail.com

Registered Owner **HILLIER; CASEY DAVID & CHERYL ANNE**

Instrument Nos GY 126441
Registration Date 16 SEPTEMBER 2016

Outstanding Charges - Number Chargee

I. GY 126442 in favour of THE TORONTO-DOMINION BANK

2. Easements Instrument No. in favour of Brief Description

I. NONE in favour of

3. Adjoining Lands

4. Restrictions - Order re Subdivision Control GS 66367

5. New Description Required - NO

6. Comments : NONE

7. Search checked by _____ Date _____

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

PROPERTY DESCRIPTION: PT LT 4 CON 14 NDR BENTINCK PT 1 17R320; WEST GREY

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN GS80135.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2009/08/24

OWNERS' NAMES
HILLIER, CASEY DAVID
HILLIER, CHERYL ANNE

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2009/08/21 **						
**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: 2009/08/24 **						
GS66367	1970/05/11	ORDER				C
17R320	1973/05/18	PLAN REFERENCE				C
X GS158343	1989/03/13	TRANSFER		*** COMPLETELY DELETED *** SUTER; Donald ACC an	HILLIER, VICTORIA HILLIER, DAVID HENRY	
R372426	1996/08/23	CHARGE		*** COMPLETELY DELETED ***	SAUGEEN COMMUNITY CREDIT UNION LTD.	
R448810	2002/04/30	CHARGE		*** COMPLETELY DELETED ***	SAUGEEN COMMUNITY CREDIT UNION LIMITED	
GY126436	2016/09/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** SAUGEEN COMMUNITY CREDIT UNION LTD.		
REMARKS: R372426.						
GY126437	2016/09/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** SAUGEEN COMMUNITY CREDIT UNION LIMITED		

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.

37197-0126 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: R448810.				
GY126441	2016/09/16	TRANSFER	\$297,000	HILLIER, DAVID HENRY HILLIER, VICTORIA	HILLIER, CASEY DAVID HILLIER, CHERYL ANNE	C
		REMARKS: PLANNING ACT STATEMENTS.				
GY126442	2016/09/16	CHARGE	\$297,000	HILLIER, CASEY DAVID HILLIER, CHERYL ANNE	THE TORONTO-DOMINION BANK	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.

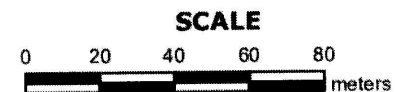
CHAIN OF TITLE

PART LOT 4, CONCESSION 14,
 NORTH OF DURHAM ROAD,
 Being Part 1 on 17R 320
 TOWNSHIP OF BENTINCK
 NOW TOWNSHIP OF WEST GREY
 COUNTY OF GREY
 PIN 37197-0126 (LT)

PATENT signed 19 APRIL 1866	THE CROWN	to	ROBERT ANDREW McWHIRTER All-100 acres
# 1603 - DEED Reg'd 2 JAN 1875	estate of ANDREW McWHITER	to	ROBERT McWHIRTER All- 100 acres
# 1618 - DEED Reg'd 19 JAN 1875	ROBERT McWHIRTER	to	DONALD McDONALD All
# 2383 - DEED Reg'd 28 JULY 1877	DONALD McDONALD	to	A. D. McDONALD West ½
# 3837 - WILL Reg'd 23 MAY 1881	ARCHIBALD D. McDONALD	to	MALCOLM McDONALD West ½
# 7497 - DEED Reg'd 10 APR 1889	MALCOLM McDONALD	to	JOHN HELBERG West ½
# 12948 - DEED Reg'd 5 JULY 1905	JOHN HELBERG	to	CHRISTIAN HELBERG West ½ - 50 - acres
# 14817 - DEED Reg'd 26 FEB 1913	CHRISTIAN HELBERG	to	JOHN H. DIRSTEIN West ½-150 acres
# 15029 - DEED Reg'd 3 MAR 1914	JOHN H. DIRSTEIN	to	ALEXANDER McFARLANE West ½ et al -150 acres



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FOR SANDRA01



PROPERTY INDEX MAP
GREY(No. 16)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



Revised from Page 1096 to 2

SPFIELD MARK LIMITED
NO. N1373A
FORM A-3

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
	Patent	19 Apr. 1866		Crown	Robert & Andrew McWhiters		100 acres
1602	Agreement for sale	28 Dec. 1874	2 Jan. 1875	Robert & McWhiters	Donald McDonald	\$1400.	100 acres
1603	Deed	30 Dec. 1874	2 Jan. 1875	Hugh McWhiters et ux, heirs at law of Andrew McWhiters (deceased)	Robert McWhiters	\$300.	1/2 Interest in 100 acres
1618	Deed	2 Jan. 1875	19 Jan. 1875	Robert McWhiters	Donald McDonald	\$1400.	
2383	Deed	26 July 1877	28 July 1877	Donald McDonald et ux	A. D. McDonald	\$530.	W 1/2
3530	Deed	21 Apr. 1880	29 July 1880	Donald McDonald et ux	John McDonald	\$900.	E 1/2 50 acres
3531	NA	21 July 1880	29 July 1880	John McDonald a Bachelor	Canada Loan Co	\$450	E 1/2 50 acres
3837	Copy of Will	1 Apr. 1880	23 May 1881	Archib. D. McDonald	Malcolm McDonald		W 1/2 sub. to Provis.
3963	Certificandans	8 Nov. 1881	14 Nov. 1881	Henry Jambllyn Pliff	Donald McDonald and John McDonald (Defendants)		E 1/2 50 acres
5206	Certificandans	21 Nov. 1882	23 Dec. 1882	Thomas Bewman Plaintiff	Donald McDonald et al		E 1/2
5677	Ass. of M	23 Feb. 1884	16 May 1884	Ontario Trust Co	Landed Banking Co	\$149,000	and other land
5952	Cert of Discontinuance	22 Dec. 1883	13 Apr. 1885	Thomas Bewman Plaintiff	Donald McDonald et al		action discontinued
5953	Deed	7 Apr. 1885	13 Apr. 1885	John Macdonald	Adam S. Colliot	\$275.	E 1/2 50 acres
6336	Deed	9 Apr. 1886	29 Apr. 1886	Adam S. Colliot et ux	Thos. Colliot	\$1000.	E 1/2 50 acres
7497	Deed	17 Apr. 1889	10 Apr. 1889	Malcolm McDonald	John Helberg	\$900.	W 1/2 50 acres
12948	Deed	3 July 1905	5 July 1905	John Helberg et ux	Christian Helberg	\$1100.	W 1/2
14817	Deed	4 Jan. 1913	26 Feb. 1913	Christian Helberg et ux	John H. Dirstein	\$7300.	W 1/2 150 acres with Lot 3
14818	M.	4 Jan. 1913	26 Feb. 1913	John H. Dirstein et ux	Christian Helberg	\$3650.	W 1/2 150 acres with Lot 3 Not reg in full
15015	DM	3 July 1888	19 Feb. 1914	Landed Banking Co	John McDonald		Release No 3531
15029	Deed	27 Feb. 1914	3 Apr. 1914	John H. Dirstein et ux	Alexander McFarlane	\$4900.	W 1/2 and Lot 3 sub. to Mtge

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
15073	Deed	17 Mch 1914	18 Mch 1914	Thomas Ballist (unmarried)	Alexander McGregor	\$1.00	6 1/2 sub. to Mtge see special clause
16251	Assmt M.	13 Jan 1920	16 Jan 1920	Christian Halberg	Conrad Voelzing	\$3625.	W 1/2 150 acres with Lot 3 Not recorded in full
19287	2. C.	29 May 1942	11 Feb. 1944	Alex's McFarlane, et ux	Conrad Voelzing	Other Consideration and \$1.00	W 1/2 150 acres with lot 3
19297	Deed	19 June 1943	8 Mch 1944	Wesley Felsing and Magdalena Voelzing widow, Admin. is with will annexed of Conrad Voelzing (deced) John Felsing Edward Felsing Wesley Felsing, Wilfred Felsing, Melinda Felsing and said Magdalena Voelzing in her individual capacity and as widow	Wm. C. Woods	\$2000.	W 1/2 150. aca. with lot 3 Treas. Consents
DR 5187	Pand W.	22 Sept 1938	9 July 1946	Alexander McGregor	John McGregor		6 1/2 and other land sub. to provision for widow
19721	Deed	Apr 1946	27 July 1946	Isabelle McGregor widow and John McGregor, execs. Est. of Alexander McGregor (deceased)	John McGregor	Love etc and \$1.00	6 1/2 and other land Treas. Consents
20598	Deed	1 Apr. 1951	11 Apr. 1951	William C. Woods, et ux	Cecil Graham	\$4150.	W 1/2 150. aca. with lot 3
25331	Deed	12 Mch 1956	14 Mch 1956	Cecil Graham, et ux	Randall Unger	\$4500.	W 1/2 150. aca. with lot 3
36988	Oil Lease	11 Dec 1957	7 June 1961	John McGregor	E. Boileau	\$250.	100 acres with W 1/2 5 and other land
44742	Assmt Lease	25 Feb. 1964	12 Mch 1964	Eugene Boileau	J. Hybas Gagnon Marcelle Cote Gagnon Silver City Petroleum Ltd	\$1.00 and Other Consideration	and other land

IRFIELD HART
LIMITED
NO. M3773A
FORM A-3

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
60664	Deed	6 Dec 1968	6 Feb 1969	Randall Yager, Widower	John Richardson	\$25.00	Pt. 4 pt 3 Reserving Right of way
60665	M.	6 Dec 1968	6 Feb 1969	John Richardson, et al	Randall Yager	\$2000.	Pt. 4 pt 3 (D of 17.830 1/2) JAN - 5-1982 CWADLSR
61475	Deed	15 Apr 1969	24 Apr 1969	John Richardson, et al	Laura La Pierre	\$5.00	Part and part 3
63684	Deed	15 Sept 1969	9 Oct 1969	Laura La Pierre	John Wells	\$4500.	Part and part 3 reserving right of way "Jo Uses"
64244	Deed	15 Oct 1969	13 Nov 1969	John Wells	Wilfred R. Schmidt and Irma Ada Schmidt, his wife Joint Tenants	Other (Consid. and \$10.00)	Part and part lot 3
SUBDIVISION CONTROL ORDER REGISTERED 11 MAY 1970 AS NO. 66367							
80135	Deposit Deed	13 May 1973 20 Apr 1973	1 June 1973	ref. Reference Plan 17R320 Randall Yager, Also known as Randall Yager, widower	Donald Allan Suter	\$2,700.	Part of West 1/2, Jo Uses Part 9 R. 320
83044	D.M.	1 Apr 1973	16 Apr 1973	Randall Yager	Wilfrid Schmidt and Irma Schmidt		Released No. 60665 JAN - 5 1982 CWADLSR
117864	Deposit		25 Aug 1980				E 1/2 and O.L.
117865	Deed	2 July 1980	25 Aug 1980	John McGregor, Ellen McGregor, Third Part	Bruce Fullerton and Mary Fullerton, Joint Tenants	\$2000	E 1/2 and O.L.
117866	M.	2 July 1980	25 Aug 1980	Bruce Fullerton and Mary Fullerton	John McGregor and Ellen McGregor, Joint Account	\$7,000.00	E 1/2 and O.L.
MICROFILMED		DEC 29 1980		day/month/year			
17R1775	Ref. Plan		28 11 84				Part of Parts 1 and 2 and O.L.
134773	Grant		30 11 84	SCHM'DT, Wilfred R.	MacADAM, Duncan G. MacADAM, Barbara L. as J.T.		By his attorney - GUSE, Patricia Parts 1 and 2 - 17R1775 and O.L.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	day/month/year	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
134774	Mort.	NOV 20 '85	30 11 84	MacADAM, Duncan G.	GUSE, Patricia	\$13,000.00	Parts 1 and 2 - 17R1775 and O.L.
Discharged by # 138813 Asst. Dep. Land Reg. CW							
134775	Deposit		30 11 84	See Deposit No. 134775			Re:No. 134773 and O.L.
135083	Q.C.		04 01 85	YAGER, Randall	MacADAM, Duncan G. MacADAM, Barbara L.		Parts 1 and 2 - 17R1775 and O.L.
138771	Grant		18 11 85	MacADAM, Duncan G. MacADAM, Barbara L.	LaCOMBE, Robert M. LaCOMBE, Sharon A. as J.T.		Parts 1 and 2 - 17R1775 and O.L.
138772	Mort.		18 11 85	LaCOMBE, Robert M. LaCOMBE, Sharon A.	Eaton Bay Trust Co., as Trustee for R.R.S.P. Account No. 3001589	\$30,000.00	Parts 1 and 2 - 17R1775 and O.L.
Deleted by 161763 18/08/01 Asst. Dep. Land Reg. CW							
156729	Grant		02 12 88	LACOMBE, Robert Michael LACOMBE, Sharon Anne	GRANT, Donald Andrew GRANT, Madeline Carol as J.T.		Parts 1 and 2 - 17R1775 and O.L.
156730	Mort.		02 12 88	GRANT, Donald Andrew GRANT, Madeline Carol	GABBER, Angela Renate	\$50,000.00	Parts 1 and 2 - 17R1775 and O.L.
Deleted by 164904 90-01-23 Dep. Land Reg.							
157557	Charge		89 01 25	GRANT, Donald Andrew GRANT, Madeline Carol	MANANI, Ashok (in Trust for Umesh Manani)	\$13,000.00	Parts 1 and 2 - 17R1775
Deleted by 164905 90-01-23 Dep. Land Reg.							
158343	Transfer		89 03 13	SUTER, Donald Allan	HILLIER, Victoria HILLIER, David Henry as J.T.		Part 1 - 17R320
158344	Charge		89 03 13	HILLIER, Victoria HILLIER, David Henry	Bank of Montreal	\$37,425.00	Part 1 - 17R320
Deleted by 374203 Dep. Land Reg. 96-10-08							

CONTINUED ON NEXT PAGE

BENTINCK

LCT 4

CONCESSION 14

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
164599	Charge		90 01 08	GRANT, Donald Andrew	AGF Trust Co.	\$64,000.00	Parts 1 and 2 17R1775
				Discharged by # 328822 Asst. Dep. Land Reg. <i>SP</i>			
			MAR 24 1993				
164600	Charge		90 01 08	GRANT, Donald Andrew	HANANI, Ashok	\$6,000.00	Parts 1 and 2 17R1775
				Deleted by 166158 Dep. Land Reg. <i>SP</i>			
				GRANT, Madeline Carol	(in Trust for Umesh Hanani)		
167719	Transfer		90 06 26	YAGER, Randall - Estate	YAGER, William		W. 1/2, less Part 1 - 17R320 and less Parts 1 and 2 - 17R1775
				MICROFILMED JAN 21 1991			
172911	Charge		91 04 29	GRANT, Donald Andrew	HAMMOND, Carman	\$10,000	Parts 1 and 2 17R-1775
				Discharged by # 327336 Dep. Land Reg. <i>SP</i> FEB 5 1993			
				GRANT, Madeline Carol			
176834	Transfer		91 11 29	YAGER, William	DRIEDGER, James Leonard In Trust	\$80,000.	W. 1/2, less Part 1 17R-320 and less Parts 1 & 2 17R-1775
176835	Charge		91 11 29	DRIEDGER, James Leonard	YAGER, William	\$69,000.	As in No. 176834
				Discharged by # 380156 Asst. Dep. Land Reg. <i>CU</i>			
				-In Trust			
312437	Charge		92 02 19	GRANT, Donald Andrew	HAMMOND, Carman	\$10,000.	Parts 1 & 2 17R-1775 & OL
				Discharged by # 327335 Dep. Land Reg. <i>SP</i> FEB 5 1993			
				GRANT, Madeline Carol			
326682	Charge		93 01 15	GRANT, Donald Andrew	GENERAL TRUST CORPORATION OF CANADA	\$76,000.	Parts 1 & 2 17R-1775 & OL
				GRANT, Madeline Carol			Deleted by 435122 Land Reg. <i>SP</i>
327160	Charge		93 02 01	GRANT, Donald Andrew	HAMMOND, Carman	\$22,102.	Parts 1 & 2 17R-1775 & OL
				Deleted by 340536 Dep. Land Reg. <i>SP</i> JAN 24 1994			
				GRANT, Madeline Carol			
338931	Charge		93 12 01	GRANT, Donald Andrew	DURST, Ruth	\$26,000.00	Parts 1 and 2 17R-1775 80L
				Deleted by 433027 Asst. Dep. Land Reg. <i>CU</i> 2001 03 02			
				GRANT, Madeline Carol	DURST, Harvey		
					Jnt. Acct.		
344967	Assignment		94 05 25	GENERAL TRUST CORPORATION OF CANADA	LAURENTIAN BANK OF CANADA		RE: 326682 & OL
				Deleted by 535922 Land Reg. <i>SP</i>			

Continued on page 6

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
372426	Charge		96 08 23	HILLIER, David Henry HILLIER, Victoria	SAUGEEN COMMUNITY CREDIT UNION LTD.	\$64,000.00	Part 1 17R-320
379136	Charge		97 02 24	DRIEDGER, James Leonard In Trust	BLUHM, Harold E.	\$66,000.00	W$\frac{1}{2}$, less Part 1 17R-320 and less Parts 1 and 2 17R-1775 & 0L
379138	Assignment		97 02 24	DRIEDGER, James Leonard In Trust	BLUHM, Harold E.		Re: No. 379136 & 0L
427515	Certificate		2000 10 11		TOWNSHIP OF WEST GREY		W $\frac{1}{2}$, less Part 1 17R-320 and less Parts 1 and 2 17R-1775 & 0L
428876	Stat. Decl.		2000 11 14		TOWNSHIP OF WEST GREY		Re: No. 427515 & 0L
432224	Deposit		2001 03 02	See Deposit No. 432224			Re: Parts 1 and 2 17R-1775 Proof of Death of Madeline Carol Grant & 0L
432225	Transfer		2001 03 02	GRANT, Donald Andrew	SCHMIDT, Emmanuel K. KUEPFER, Martha as J.T.	\$100,000.00	Parts 1 and 2 17R-1775 & 0L Planning Act Statements
432226	Charge		2001 03 02	KUEPFER, Martha SCHMIDT, Emmanuel K.	MENNONITE SAVINGS AND CREDIT UNION (ONTARIO) LTD.	\$100,000.00	Parts 1 and 2 17R-1775 & 0L
434021	Transfer		2001 04 27	DRIEDGER, James Leonard, In Trust	WAGLER, Daniel	\$100,000.	W 1/2 Less Part 1 17R-320 Less Parts 1 & 2 17R-1775 & 0L
434022	Charge		2001 04 27	KUEPFER, Samuel KUEPFER, Sara WAGLER, Daniel	FARM CREDIT CORPORATION	\$186,000.	W 1/2 Less Part 1 17R-320 Less Parts 1 & 2 17R-1775 & 0L
434689	Certificate		2001 05 15	TOWNSHIP OF WEST GREY			Cancel Certificate No. 427515 and 428876 & 0L
448810	Charge		2002 04 30	HILLIER, David Henry HILLIER, Victoria	SAUGEEN COMMUNITY CREDIT UNION LIMITED	\$26,000.	Part 1 17R-320
481446	Transfer		2004 03 19	WAGLER, Daniel	WAGLER, Daniel WAGLER, Edith Christina as JT	\$1.00	W 1/2 Less Part 1 17R-320 Less Parts 1 & 2 17R-1775 & 0L

Continued on page 7

**Abstract Index
Répertoire par lot**

 Ontario

TOWNSHIP OF BENTINCK

Lot 4

Plan / Concession

14

Page 7

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YYYY MM DD AAAA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/ Remarks Bien-fonds / Observations
520383	Transfer	2006 04 13	SCHMIDT, Emmanuel J. SCHMIDT, Martha	KUEPFER, Alvin	\$180,000.00	Parts 1 and 2 17R-1775 80L Planning Act Statements
520384	Charge	2006 04 13	KUEPFER, Alvin	MENNONITE SAVINGS AND CREDIT UNION (ONTARIO) LIMITED	\$180,000.00	Parts 1 and 2 17R-1775 80L
						<p>NOTICE As of the date indicated below the land in this parcel/ Index is recorded in the automated parcel register set out in Subsection 141(5) of the LAND TITLES ACT or Subsection 21(5) of the REGISTRY ACT.</p> <p align="center">2009-08-24</p> <p>AVIS À la date indiquée, le bien-fonds mentionné dans ce répertoire est inscrit dans le registre des parcelles automatisé établi en vertu de la Loi sur l'enregistrement des droits réels ou de la par. 21(5) de la Loi sur l'enregistrement des actes.</p>

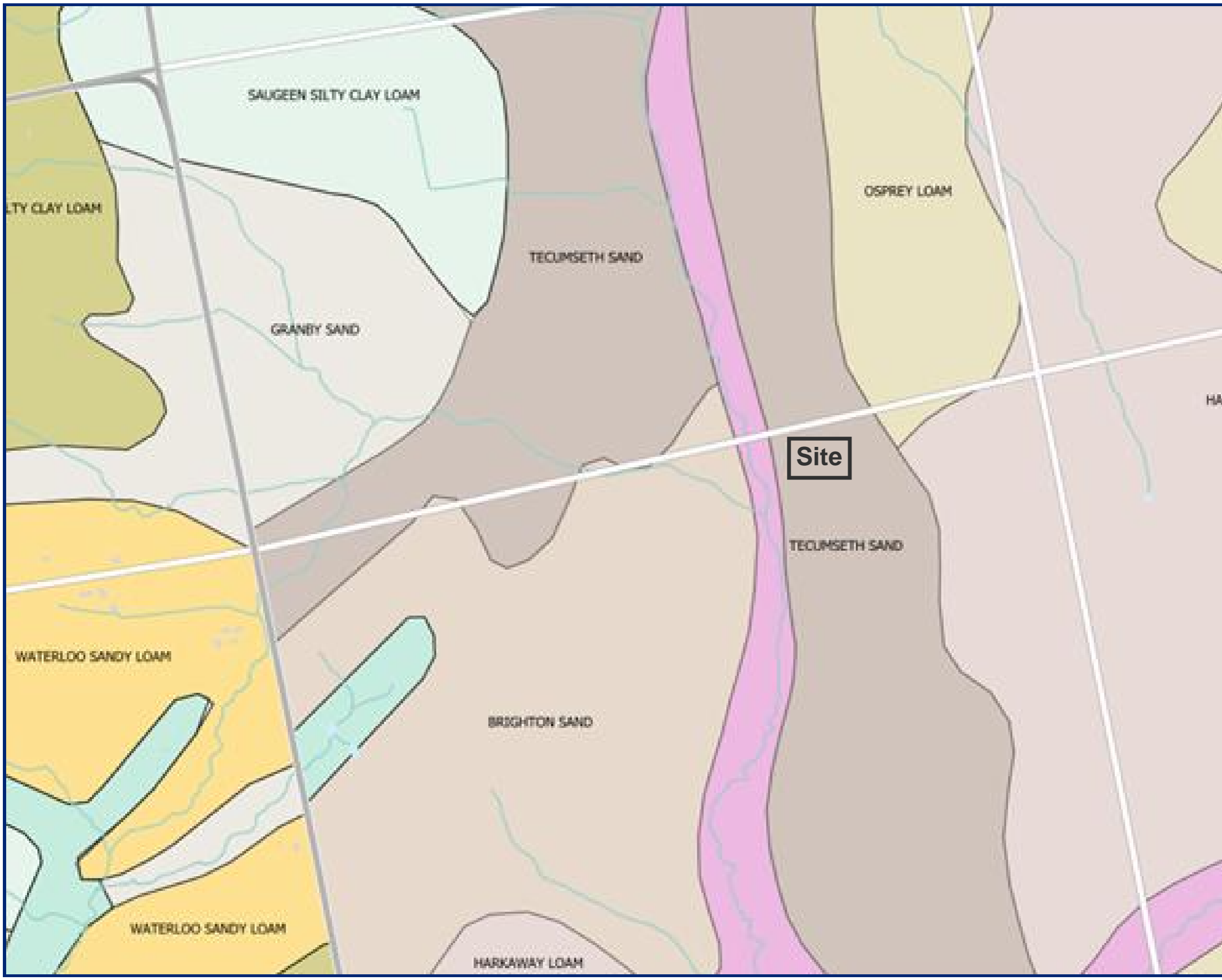
APPENDIX B:
REGIONAL AND PHYSIOGRAPHIC MAPPING



Legend

- Spillways
- Clay Plains
- Drumlins
- Till Plains (Drumlinized)

Document Path: C:\Users\belcas4123\Documents\GIS\Soil and MNR Styling - BC.gpr



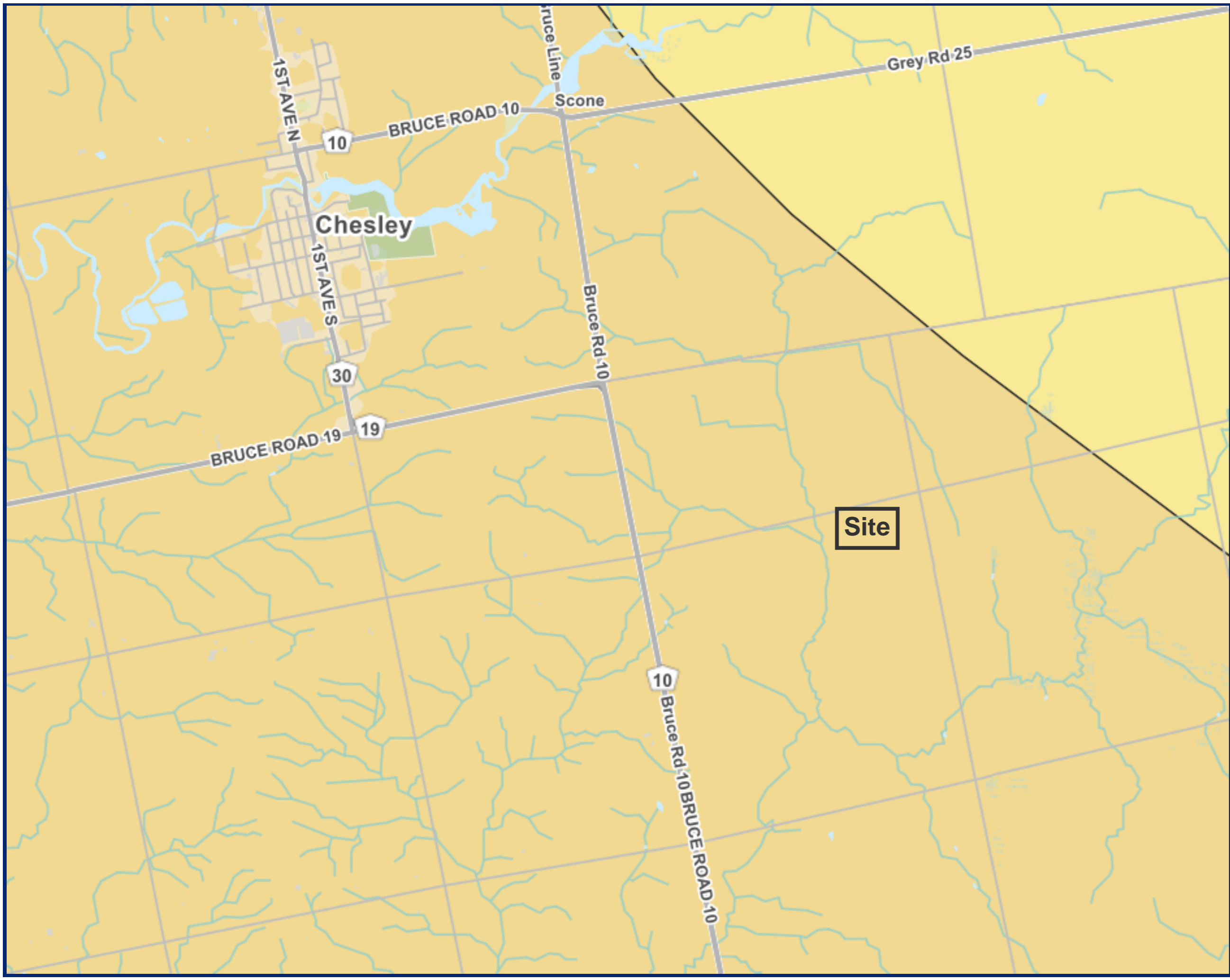
Legend

- ELDELSLIE SILTY CLAY LOAM
- GRANBY SAND
- SAUGEEN SILTY CLAY LOAM
- WATERLOO SANDY LOAM
- CHESLEY SILTY CLAY LOAM
- TECUMSETH SAND
- BRIGHTON SAND
- OSPREY LOAM
- BOTTOM LAND



Appendix B

Soils Mapping

541144 Concession 14 NDR,
Chesley, ON



Legend

- Bedrock
-  Salina Formation, limestone, dolostone, shale, sandstone, gypsum
 -  Guelph Formation, sandstone, shale, dolostone, siltstone

Appendix B

Bedrock Geology

541144 Concession 14 NDR,
Chesley, ON

**APPENDIX C:
SITE PHOTOGRAPHS**

**Phase One ESA
541144 Concession 14 - Chesley, Ontario**



Photo 1 - South West-facing view of onsite building.



Photo 2 - South-facing view of onsite pond.

Phase One ESA
541144 Concession 14 - Chesley, Ontario



Photo 3 - East-facing view of back of onsite building, noting 2 propane tanks.



Photo 4 - West-facing view of onsite Sea-Can.

**APPENDIX D:
ERIS ECOLOG REPORT**



DATABASE REPORT

Project Property: *Phase One ESA
541144 Concession 14 NDR
West Grey ON N0G 1L0*

Project No:

Report Type: *Standard Select Report*

Order No: *25092400713*

Requested by: *GEI Consultants Canada Ltd.*

Date Completed: *September 29, 2025*

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Unplottable Report.....	15
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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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Executive Summary

Property Information:

Project Property: *Phase One ESA
541144 Concession 14 NDR West Grey ON N0G 1L0*

Project No:

Coordinates:

Latitude: 44.2797686
Longitude: -81.0493518
UTM Northing: 4,902,948.07
UTM Easting: 496,061.90
UTM Zone: 17T

Elevation: 893 FT
272.15 M

Order Information:

Order No: 25092400713
Date Requested: September 24, 2025
Requested by: GEI Consultants Canada Ltd.
Report Type: Standard Select Report

Historical/Products:

Aerial Photographs *Aerials - National Collection*
ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	N	-	-	-
CDRY	<i>Dry Cleaning Facilities</i>	N	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	N	-	-	-
CHEM	<i>Chemical Manufacturers and Distributors</i>	N	-	-	-
CHM	<i>Chemical Register</i>	N	-	-	-
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	N	-	-	-
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	N	-	-	-
ECA	<i>Environmental Compliance Approval</i>	N	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EMHE	<i>Emergency Management Historical Event</i>	N	-	-	-
EPAR	<i>Environmental Penalty Annual Report</i>	N	-	-	-
EXP	<i>List of Expired Fuels Safety Facilities</i>	N	-	-	-
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	N	-	-	-
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	N	-	-	-
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	2	0	2
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	N	-	-	-
HINC	<i>TSSA Historic Incidents</i>	N	-	-	-
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	N	-	-	-

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

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		<hr/>			
		Total:	2	0	2

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	GEN	Deer Creek Automotive	541144 Concession 14 NDR RR#1 Chesley ON N0G1L0	-/0.0	0.00	13
1	GEN	Deer Creek Automotive	541144 Concession 14 NDR RR#1 Chesley ON N0G1L0	-/0.0	0.00	13

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

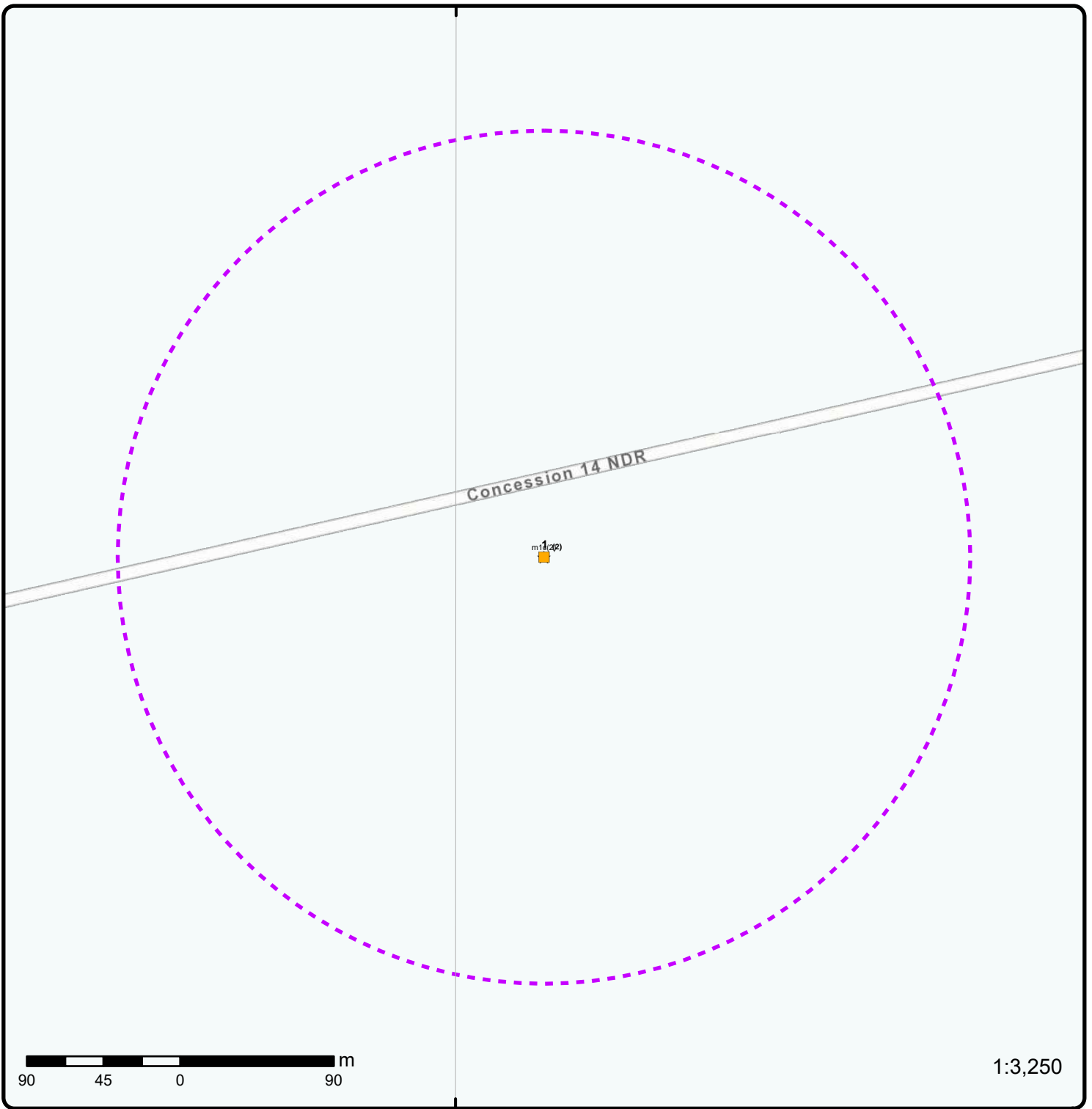
No records found in the selected databases for the surrounding properties.

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Mar 31, 2025 has found that there are 2 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Deer Creek Automotive	541144 Concession 14 NDR RR#1 Chesley ON N0G1L0	-	0.00	<u>1</u>
Deer Creek Automotive	541144 Concession 14 NDR RR#1 Chesley ON N0G1L0	-	0.00	<u>1</u>



Map: 0.25 Kilometer Radius

Order Number: 25092400713

Address: 541144 Concession 14 NDR, West Grey, ON



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

81°3'30"W

81°3'30"W

81°2'30"W

44°17'N

44°17'N

44°16'30"N

44°16'30"N



1:10,000

Maxar

Aerial Year: 2024

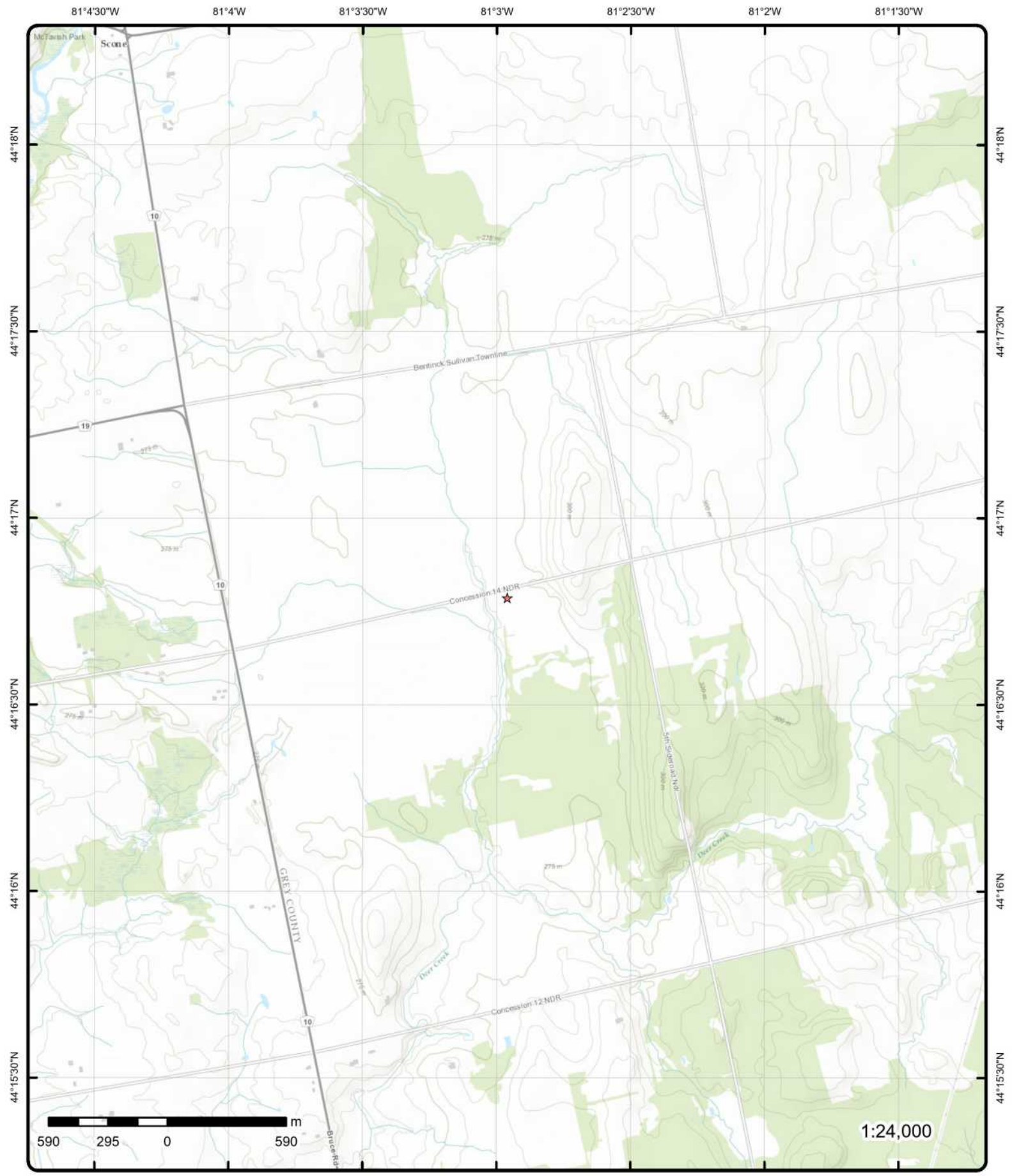
Order Number: 25092400713

Address: 541144 Concession 14 NDR, West Grey, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Order Number: 25092400713

Address: 541144 Concession 14 NDR, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 2	-/0.0	272.2 / 0.00	Deer Creek Automotive 541144 Concession 14 NDR RR#1 Chesley ON N0G1L0	GEN

Generator Info

Generator No: ON7692193 Approval Years: As of Jul 2020 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:	Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

Waste Detail(s)

Waste Class: 212 L
Waste Class Name: Aliphatic solvents and residues

<u>1</u>	2 of 2	-/0.0	272.2 / 0.00	Deer Creek Automotive 541144 Concession 14 NDR RR#1 Chesley ON N0G1L0	GEN
----------	--------	-------	--------------	-----------------------------------------------------------------------------	-----

Generator Info

Generator No: ON7692193 Approval Years: As of Nov 2021 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:	Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

Waste Detail(s)

Waste Class: 212 L
Waste Class Name: Aliphatic solvents and residues

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 (MNR), 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-May 2025

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, 2025

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 2023

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, 2025

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 -Jul 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-Jul 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 - Jul 31, 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 - Jul 2025

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 - Jul 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 - Jul 31, 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 - Jul 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-Apr 30, 2025

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-Mar 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-Mar 31, 2025

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-Feb 2025

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-Jul 31, 2025

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-Jun 30, 2025

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 - Jul 31, 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 - Jul 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 is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

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 - Jul 31, 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-Aug 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, 2025

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 2024; Oct-May 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 - Jul 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 E:
AERIAL PHOTOGRAPHS**



SITE



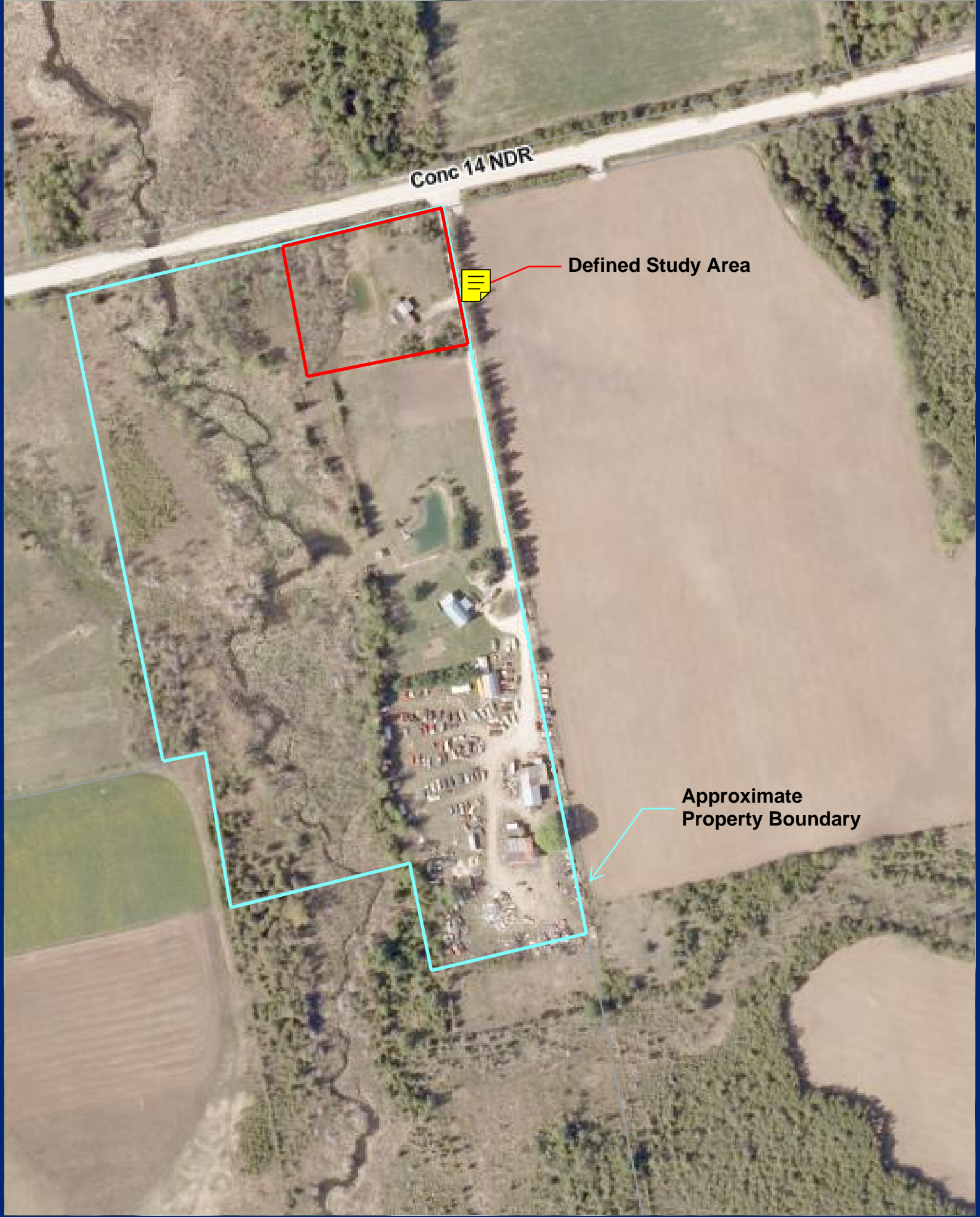


SITE





SITE



Conc 14 NDR

Defined Study Area

Approximate Property Boundary



Conc 14 NDR

Defined Study Area

Approximate Property Boundary

Conc 14 NDR

Defined Study Area

Approximate Property Boundary

**APPENDIX F:
MECP WELL RECORDS**



WATER WELL RECORD

4 H/20
6E

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

2506112-11

MUNICIPALITY: 25002 CON: CON LOT: 14

COUNTY OR DISTRICT: GREV TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: CHESLEY BENTINEX CON-14 PT LOT 004

DRILLER: R I CHESLEY DATE COMPLETED: 04 MO 05 YR 77

WELL NO: 02650 RC: 5 ELEVATION: 0900 5 BASIN CODE: 22

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BLACK	Top Soil			0	1
BROWN	SAND			1	15
Blue	CLAY			15	88
BROWN	GRAVEL			88	96
GREY	ROCK			96	101

31 0001802 0015628 0088305 0096611 0101236

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
0090	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
70	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
70	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
05"	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	2.44	0 0096
	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input checked="" type="checkbox"/> OPEN HOLE		96 0101
	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	CEMENT GROUT LEAD PACKER ETC.
10-13		
18-21		
26-29		

71 PUMPING TEST

PUMPING TEST METHOD: 1 PUMP 2 BAILER

PUMPING RATE: 0030 GPH

DURATION OF PUMPING: 02 HOURS 15 MINS

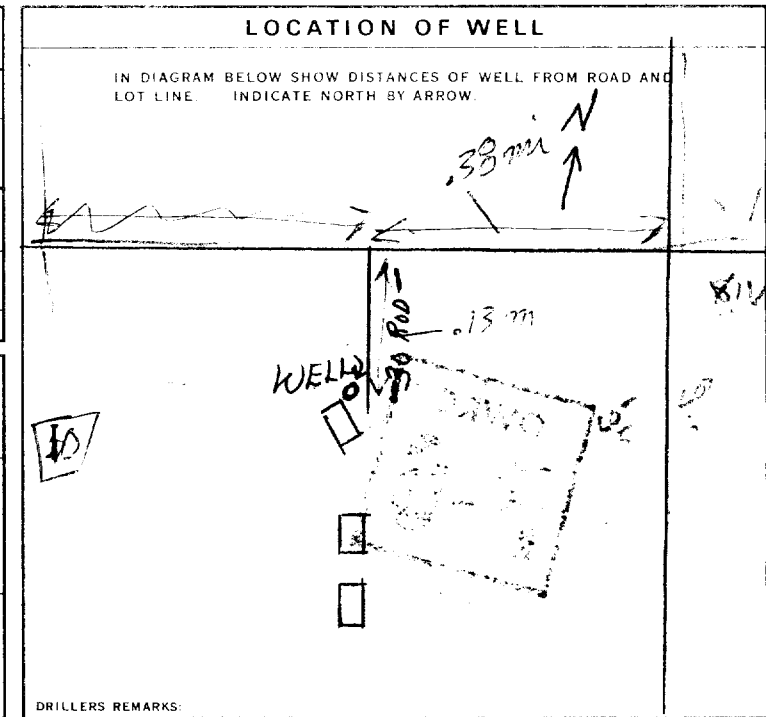
WATER LEVEL END OF PUMPING	WATER LEVELS DURING
010	15 MINUTES: 000 30 MINUTES: 000 45 MINUTES: 000 60 MINUTES: 000

IF FLOWING GIVE RATE: 30 G.P.M.

RECOMMENDED PUMP TYPE: 1 SHALLOW 2 DEEP

RECOMMENDED PUMP SETTING: 050 FEET

RECOMMENDED PUMPING RATE: 0000 GPM



FINAL STATUS OF WELL: 1 WATER SUPPLY

WATER USE: 12 DOMESTIC

METHOD OF DRILLING: 1 CABLE TOOL

CONTRACTOR: DURHAM DRILLING & ENT. LICENCE NUMBER: 1804

ADDRESS: R.R.#2 DURHAM ONT

NAME OF DRILLER OR BORER: Steve Kwan Yi LICENCE NUMBER: 1804

SIGNATURE OF CONTRACTOR: P.G. Johnston

SUBMISSION DATE: DAY 4 MO 5 YR 77

OFFICE USE ONLY

DATA SOURCE: 1 CONTRACTOR: 1804 DATE RECEIVED: 140777

DATE OF INSPECTION: 16 8 79 INSPECTOR: [Signature]

REMARKS:

**APPENDIX G:
ZONING INFORMATION**

SECTION 35 – EXCEPTION ZONE

35.1 GENERAL

The Exception Zone Section includes those site-specific zoning situations where a normal zone requirement has been amended to permit certain exceptions. As a result, these exception zones have been included in the By-law to provide for these exceptions on a site-specific basis. Except as noted within the specific exception zone, the other relevant provisions of the by-law shall apply to the exception zones.

SPECIFIC EXCEPTION ZONES

NE-1 (see Schedule No. 1)

Notwithstanding Section 31, Natural Environment Zone, the lands zoned NE may be used for a non-habitable agricultural accessory building (storage shed) not exceeding 45 square metres (480 sq ft) in area. The building shall maintain a non-solid floor or foundation and is of a pole type construction.

NE2-2 (see Schedule No. 1)

Notwithstanding Section 31-A, Natural Environment 2 Zone, the lands zoned NE2-2, may be used for a non-habitable addition on the south side of the existing barn not exceeding 141 sq metres (1520 sq ft) in size is permitted. The building shall maintain a non-solid floor or foundation and is of a pole type construction.

A2-3 (see Schedule No. 1)

Notwithstanding Section 9, Rural Zone, the lands zoned A2-3 may be used for the following uses including: non-intensive agricultural uses, horse barn, horse riding training arena, tack shop, boarding of horses, and an existing single family residence. In addition, a 72 ft by 20 ft addition will be permitted to the main horse barn.

M3-4 (see Schedule No. 1)

Notwithstanding Section 26; Rural Industrial Zone, the lands zoned M3-4 may also be used for an existing automobile wrecking yard, and a single detached dwelling unit.

A2-5 (see Schedule No. 1)

Notwithstanding Section 9, Rural Zone, the lands zoned A2-5 may also be used for a commercial kennel.

M3-6 (see Schedule No. 2)

Notwithstanding Section 25, Rural Industrial Zone, the lands zoned M3-6 may also permit a single detached dwelling.

A1-7 (see Schedule No. 2)

Notwithstanding Section 8, Agricultural Zone, the lands zoned A1-7 may also permit a mobile home as a second permitted dwelling.

A2-8 (see Schedule No. 3)

Notwithstanding Section 9, Rural Zone, the lands zoned A2-8 shall maintain a minimum rear yard of 792 metres.