

6009 to 6017 Valley Way, Niagara Falls, ON
Phase One Environmental Site Assessment



Project Location:

6009 to 6017 Valley Way
Niagara Falls, ON
L2E 1X9

Prepared For:

New Castle Communities
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St. Catharines, ON
L2R 6P9

Prepared By:

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Date: May 13, 2025
NSSL File No.: NS2560-01



EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. (NSSL) was retained by New Castle Communities to conduct a Phase One Environmental Site Assessment (ESA) of the eastern vacant portion of the parcel municipally known as 6009 to 6017 Valley Way, in the City of Niagara Falls, ON (herein referred to as the “Phase One Property” or the “Site”). It is understood that the Phase One ESA was requested for due diligence purposes relating to proposed development of the property for residential land use following lot severance. A Record of Site Condition for the change in land use will also be required as per the pre-consultation discussion with the City. Thus, all work will be completed in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) standards.

The Phase One Property, approximately 1.09 hectares in size, is a vacant and undeveloped lot with no structures on-site. Historical records show that the Site was used for agricultural purposes from 1934 until the late 1960s, with no evidence of development prior to that period. Around 1969, the original, larger lot, approximately 3.97 hectares, was acquired by Lord Elgin Vocational School. The Phase One Site remained undeveloped but was utilized for recreational purposes associated with the school, the building having been erected within the western part of the larger land parcel, due west of the Phase One Site. In the 1990s, the Site continued to serve as recreational space under the ownership of St. Michael High School and later, during the 2000s, by the Niagara Catholic School Board (NCSB). Following the sale of the lands in 2005 to Glengate Alliance Church, the northern portion of the Phase One Site was repurposed for small-scale gardening. These uses have continued to the present day. The property is located approximately 85 m northwest of the intersection of Valley Way and Portage Road, and about 2.2 km west of the Niagara River. Adjacent properties include residential dwellings to the north and south, as well as residential dwellings and the “Grace Gospel Church” to the east. To the west is a multi-use complex comprising retail, office space, and a daycare.

FINDINGS

The Phase One ESA identified ten PCAs, which resulted in two on-site APECs.

On-Site

6009 Valley Way

PCA-1/APEC-1: #40 Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications.

During a review of the historical aerial photographs, NSSL identified a historical orchard in the 1934 to 1965 aerial photographs. The orchard was noted to cover the majority of the Site, however there wasn't any evidence of historical farming equipment stored or associated farming structures noted on-site. Farming practices were predominant in the area until the early 1960s, when surrounding residential development commenced. The potential application of pesticides to orchards and surrounding crops for



a duration of over 30 years presents a potential concern, and on-site APEC to the site's soil.

Off-Site

6017 Valley Way

PCA-2/APEC-2: #50 Soap and Detergent Manufacturing, Processing and Bulk Storage.

The ERIS EcoLog report identified a waste generation record for a dry-cleaning shop within the historic "Lord Elgin Vocational School," located on the adjacent property to the west, with the building footprint located approximately 10 m west of the proposed Phase One development site. The records indicated that the dry cleaner activity operated between 1986 and 1997 and was associated with the use and generation of various chemicals, typical of such operations (halogenated solvents, aliphatic solvents, petroleum distillates). It is likely the facility functioned as part of a vocational training program for students at the school. The exact location of the dry cleaner shop within the school is unknown, and therefore the entire school footprint has been highlighted as the potential location of this operation. As such, the dry-cleaning shop is considered an off-site PCA, resulting in an APEC to the Site.

5796 Valley Way

PCA-3: #27 Garages and Maintenance of Repair of Railcars, Marine Vehicles and Aviation Vehicles.

PCA-4: #28 Gasoline and Associated Products Storage in Fixed Tanks.

NSSL identified an auto service, "Astro Transmission Ltd." approximately 115 m southeast of the Site. The auto service is noted to have two service bays with a below ground storage tank, above ground hoists, storage of various oils and lubricants required for repair works. The presence of an automotive repair facility with associated storage tanks are off-site PCAs, however, do not result in an APEC due to the distance away from the Site.

5734 Valley Way

PCA-5: #27 Garages and Maintenance of Repair of Railcars, Marine Vehicles and Aviation Vehicles.

PCA-6: #28 Gasoline and Associated Products Storage in Fixed Tanks.

PCA-7: #39 Paint Manufacturing, Processing, and Bulk Storage.

During a review of the EcoLog ERIS report and notes made from the site reconnaissance, NSSL identified two auto services, "Star Collision Service" and "Speedy Glass Niagara Falls", located approximately 210 m southeast of the Site. Both commercial services are located within the same building footprint and have a total of eight service bays. The auto services are equipped with above-ground waste oil tanks, above-ground hoists, and storage facilities for various oils and lubricants required for repair work. A paint booth was noted within the southwest section of the property, evident from the vented piping. This land use was identified as early as 1965 in the aerial photograph. The presence of an automotive repair facility with a paint booth and associated storage tanks are off-site PCAs, not resulting in an APEC due to the distance away from the Site.



6119 Valley Way (Formerly known as 2103 Valley Way)

PCA-8: #28 Gasoline and Associated Products Storage in Fixed Tanks.

PCA-9: #Other; Contractor's Yard

NSSL identified a historic contractor's yard located at 6119 Valley Way, approximately 245 m west of the Site. This property is identified as environmentally significant, as contractor yards often involve the storage of industrial equipment, on-site repairs, and the use of ASTs. Although this is an off-site PCA, it is not considered a concern for the Site due to its distance from the Site.

6071 Valley Way (Formerly known as 2071 Valley Way)

PCA-10: #31 Ink Manufacturing, Processing and Bulk Storage

According to the 1965 Fire Insurance Map, there was a print facility, Frontier Printing Ltd., southwest of the subject Site. This activity would trigger an off-site PCA; however, due to its distance of approximately 225 m west of the Site and groundwater flow direction to the north, it would not be considered an area of potential concern to the Site.

CONCLUSIONS

The Phase One Environmental Site Assessment identified ten potentially contaminating activities within the study area that resulted in two areas of potential environmental concern to the site's soil and groundwater. A Phase Two Environmental Site Assessment is required to investigate the environmental conditions of the soil and groundwater at the site resulting from the identified historic orchard and potential application of pesticides on-site, and an adjacent historic dry-cleaning shop.



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LIST OF ABBREVIATIONS

APEC	Area of Potential Environmental Concern
As, Se, Sb	Arsenic, Selenium, Antimony
AST	Above ground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
B-HWS	Boron- Hot Water Soluble
CSM	Conceptual Site Model
EC	Electrical Conductivity
ERIS	Environmental Risk Information services
ESA	Environmental Site Assessment
FIP	Fire Insurance Plan
GEN	Ontario Regulation 347 Waste Generators Summary
MECP	Ministry of the Environment, Conservation and Parks MNRF
NSSL	Niagara Soils Solutions Ltd
UST	Underground Storage Tank
PAHs	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activity
PHCs	Petroleum Hydrocarbons
SAR	Sodium Adsorption Ratio
VOCs	Volatile Organic Compounds



1.0 INTRODUCTION

1.1 Phase One Property Information

Niagara Soils Solutions Ltd. (NSSL) was retained by New Castle Communities to conduct a Phase One Environmental Site Assessment (ESA) of the eastern vacant portion of the parcel municipally known as 6009 to 6017 Valley Way, in the City of Niagara Falls, ON (herein referred to as the “Phase One Property” or the “Site”). It is understood that the Phase One ESA was requested for due diligence purposes relating to proposed development of the property for residential land use following lot severance. A Record of Site Condition for the change in land use will also be required as per the pre-consultation discussion with the City. Thus, all work will be completed in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) standards. See Figure 1 for Site location.

The municipal and legal descriptions of the whole property, which includes the future severed Phase One ESA Site are stated as PT TWP LT 113 STAMFORD PTS 1-12, 59R6648 EXCEPT PT 1, 59R15014; S/T RO567382 (FIRSTLY DESCRIBED); T/W RO567382; S/T INTEREST IN BB61768; S/T AA17047E; CITY OF NIAGARA FALLS. The Property Identification Number (PIN) is 64320-0171 (LT), created March 14, 2014. A copy of the Parcel Register is included in Appendix A. Authorization to proceed with the Phase One ESA was received from Mr. Christopher Adams. The contact information for Mr. Christopher Adams is:

New Castle Communities
1725 Third Street Louth
St. Catharines, ON
L2R 6P9

The Phase One Property, approximately 1.09 hectares in size, is a vacant and undeveloped lot with no structures on-site. Historical records show that the Site was used for agricultural purposes from 1934 until the late 1960s, with no evidence of development prior to that period. Around 1969, the original, larger lot, approximately 3.97 hectares, was acquired by Lord Elgin Vocational School. The Phase One Site remained undeveloped but was utilized for recreational purposes associated with the school, the building having been erected within the western part of the larger land parcel, due west of the Phase One Site. In the 1990s, the Site continued to serve as recreational space under the ownership of St. Michael High School and later, during the 2000s, by the Niagara Catholic School Board (NCSB). Following the sale of the lands in 2005 to Glengate Alliance Church, the northern portion of the Phase One Site was repurposed for small-scale gardening. These uses have continued to the present day. The property is located approximately 85 m northwest of the intersection of Valley Way and Portage Road, and about 2.2 km west of the Niagara River. Adjacent properties include residential dwellings to the north and south, as well as residential dwellings and the “Grace Gospel Church” to the east. To the west is a multi-use complex comprising retail, office space, and a daycare.



2.0 SCOPE OF INVESTIGATION

The Phase One ESA was completed in accordance with O. Reg. 153/04, as amended. The purpose of the Phase One ESA was to identify evidence of actual or potential contamination on the Site based on an evaluation of information collected through records review, site visit, and interview. The scope of work for the Phase One ESA included the following:

- Review of available environmental reports pertinent to the Site and surrounding lands.
- Review of municipal directory records related to the Site and surrounding lands (where available).
- Review of Chain-of-Title information.
- Review of physical setting information, including aerial photographs, fire insurance plans (FIPs), topographic maps, and geologic information related to the Site and surrounding lands.
- Review of EcoLog ERIS database report for the Site and surrounding lands.
- Review of the environmental source information, including published and online records from the Ministry of the Environment, Conservation and Parks (MECP), Ministry of Natural Resources and Forestry (MNRF).
- Site reconnaissance to observe Phase One Property and surrounding lands.
- Interview with key persons knowledgeable about the current and historical operations of the Site.
- Preparation of a photographic log.
- Preparation of a summary report of findings and recommendations.
- Assessment of information to illustrate the Site location and limits, the surrounding lands, Potentially Contaminating Activities (PCAs), and Areas of Potential Environmental Concern (APECs) on the Phase One Property.



3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One study area includes properties located wholly or partially within 250 m of the nearest point on a boundary of the Phase One property. At this time, no other properties located beyond 250 m of the Site were considered relevant to the Phase One ESA. The study area is illustrated in Figure 1.

3.1.2 First Developed Use Determination

Ontario Regulation (O. Reg.) 153/04 22. (1) defines first developed land use as the earlier of (a) the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, and (b) the first potentially contaminating use or activity on the Phase One Property. The 1934 aerial photograph identifies the Site as a vacant, undeveloped lot with no structures on-site. Based on the configuration of the Phase One Property, supporting land ownership records, and researched information, it was determined that the Site was first utilized for agricultural purposes dating back to 1934 and to date there have been no structures developed on Site.

3.1.3 Fire Insurance Plans

Verisk was contracted via EcoLog ERIS to conduct a search of the available historical FIPS and records for information about the Phase One Property and the surrounding study area. No records provided portrayed the Site. Four records highlighted the south adjacent boundary and the western section of the study are applicable summaries are provided below.

On Sheet 222 (1965) of the Fire Insurance Plan (FIP): *City of Niagara Falls, Vol. 2, Plan 1328*, the southwestern portion of the study area is illustrated. The FIP identifies two commercial businesses and one residential dwelling in this area. The businesses include a contractor's yard and Empire Crafts (Canada) Ltd. The contractor's yard is highlighted as an environmentally significant property, as such sites typically store industrial equipment, conduct on-site repairs, and utilize aboveground storage tanks (ASTs). This land use is considered a PCA. No additional environmentally significant information was gleaned from the FIPs. A copy of the FIP records is provided in Appendix B.

3.1.4 Chain of Title

As the property has yet to be severed the chain of title information pertains to the larger land parcel, of which the Phase One Site remains a part of as confirmed through the current parcel register. The documents were provided by Teranet Express through land title researcher MacKenzie Title. The document covers the period of land ownership from 1953 to the present day. The current owner of the Site was confirmed to be Valley Way Non-Profit Housing Corporation. The Chain of Title commences with the Crown granting the parcel to Isaac Durham in December 1803. From this date forward the property changes hands amongst individuals and/or their estates eleven times before becoming registered to River Realty Development Limited in 1957. In the following year, the property is transferred to the Stamford District Board of Education. A break in the

chain, with no date provided, notes that the next registered name became Niagara South Board of Education. It is during this time that other records indicate that the Site was occupied by Lord Elgin Vocational School, which is known to have been built between 1967/69 and occupied until 1989. Between October 1989 to November 2004, the parcel became registered to The Welland Country Roman Catholic Separate School Board and then to Niagara Catholic District School Board. The Central Canadian District of the Christian and Missionary Alliance in Canada acquired the Site in November 2004 and held ownership until 2009 when it was transferred to the current owner, Valley Way Non-Profit Housing Corporation. A copy of the property ownership records, and title search are included in Appendix A.

3.1.5 Vernon’s City Directories

Niagara Soils Solutions Ltd. conducted a search of historical Vernon’s City Directories for the Site and properties within the study area to determine chronicled property land uses. Historical city directories generally document the occupants of municipal addresses annually. Fifteen records were found pertaining to the Site from 1970 to 2011, relating to community and commercial ownership land uses. No records were found for 6009 Valley Way from 1934 to 1969, and no records were found for 6017 Valley Way. The records associated with the Site are tabulated below in Table 1.

Table 1: Findings of Vernon's City Directories

Municipal Address	Date	Occupant	Location in Relation to Site
6009 Valley Way	1934 – 1969	No Records	Phase One Property
	1970 – 1988	Lord Elgin Vocational School	
	1989 - 2004	St. Michael High School	
	2004 - 2006	Niagara Catholic District School Board	
	2007 - 2008	Niagara Catholic District School Board Niagara Region Christian Community Church	
	2012	Little Scholar’s Childcare Centre Glengate Alliance Church	

3.1.6 Environmental Reports

No previous environmental reports concerning the Site were made available for review.

3.2 Environmental Source Information

3.2.1 Environmental Risk Information Services

Environmental Risk Information Services (ERIS) was contracted to search the available government and private records and databases for information about the Phase One Property and the surrounding study area. The report’s key findings are presented below in Table 2, with a copy of the full report provided in Appendix C.

Table 2: Key findings of ECOLOG ERIS

Municipal Address	Property relationship to Site	Database Record, a brief description
6009 Valley Way	Off-Site (West Adjacent)	<u>Niagara South Board of Education, Lord Elgin Vocational School (Dry Cleaning Shop), 1986 – 1997</u> GEN [4]: Generation of halogenated solvents, inorganic laboratory chemicals, aliphatic solvents, petroleum distillates, halogenated pesticides, waste oils & lubricants, emulsified oils, organic laboratory chemicals, and acid waste (heavy metals).
6071 Valley Way	Off-Site	<u>Valley Way Day Care, 2021</u> GEN [1]: Generation of light fuels

GEN = Ontario Regulation 347 Waste Generations Summary

3.2.2 Insurance Reports & Other Environmental Sources

No insurance reports were provided for NSSL to review. Niagara Soils Solutions Ltd. reviewed additional environmental resources for information about the Phase One Property. Table 3 provides details of the findings.

Table 3: Findings from other Environmental Sources

Source	Phase One ESA Details
Environmental Incidents, Orders, Offences, Spills and Discharges	No records.
Environmental Penalty dataset (2011 – 2024) <i>(https://data.ontario.ca/en/dataset/environmental-penalty-annual-report)</i>	No records.
Hazardous Waste Program Registry <i>(https://hazardouswaste-registrations.rpra.ca/s/)</i>	No Records
Inventory of Coal Gasification Plants	No records.
Inventory of Industrial Sites Producing or Using Coal Tar in Ontario	No records.
Ministry of Natural Resources (MNR)	No records.
National Pollutant Release Inventory	No records
PCB Waste Storage Inventory	No records.
Record of Site Condition (RSC)	No records.
Reports submitted to the MECP (Freedom of Information)	On April 28 th , 2025 a request for information was sent to the MECP. At the time this Phase One report was issued, no records had been received. Any documents received will be reviewed to assess their impact on the Phase One ESA findings and shared with the client.
TSSA Retail Fuel Storage Tank Info	A request was submitted to the Technical Safety and Standards Authority (TSSA) for information concerning fueling systems (Underground Storage Tanks (USTs), Above Ground Storage Tanks (ASTs), etc.). Email correspondence from TSSA dated April 24 th , 2025, provided a response of “no records” of spills and tanks on-site.

Source	Phase One ESA Details
Waste Disposal Site Inventory	No records.
Waste Management Records	No records.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs were reviewed for information about the Phase One Property and study area. The photographs were obtained through the Niagara Air Photo Index interactive database at Brock University as well as Google Earth. The earliest available aerial image for review was from 1934. A review of the selected aerial photography is presented in Table 4. Select imagery are provided in Appendix D.

Table 4: Review of the Selected Aerial Photographs

Date	Phase One Site	Study Area
1934	The Site is an agricultural lot with no structures. Two access roadways are noted along the northern and western property boundary.	The surrounding area is agricultural lots, with sparse development, likely for farming and residential purposes. Historic roadways are noted; however, not similar to present day.
1954	The western half is utilized as an orchard, and row crops along the eastern property boundary. An access road is noted along the northern boundary.	The orchard on-site extends to the western boundary of the study area. The southern and eastern portion have developed into a residential suburb. Valley Way and Portage Road are evident.
1965	No significant changes were in the 1965 aerial view. The roadway development, to the north, appears to be evident on Site.	A suburb has been constructed to the north, and dwellings have been developed throughout the study area. Commercial buildings are evident at the intersection of Valley Way and Portage Road.
1972	Agricultural activities have ceased, and the Site is vacant.	The school has been developed on the west adjacent property and a commercial structure on the east adjacent. Highway 420 is noted on the southern boundary of the study area.
1995 2006	No significant changes were in the 1995 to 2006 aerials for the Site.	No significant changes were in the 1995 to 2013 aerials for the study area.
2013	Small garden beds are noted stretched across the northern section of the Site.	
2023	No significant changes were in the 2023 aerial to the Site.	The new Police Station had been completed in the southwestern section of the study area. No other significant changes were noted.

3.3.2 Topography, Hydrology, and Geology

A review of the Ministry of Northern Development and Mines, Geology Ontario Spatial Search tool as well as “Quaternary Geology of Southern Ontario”, Map 2496 and Map 2544, showing the “Bedrock Geology of Southern Ontario” and Map 2344, Paleozoic Geology Niagara, Southern Ontario, indicated that the native overburden is Late Wisconsinan, glaciolacustrine nearshore and deltaic sand and silt, underlain by dolostone and shale from the Lockport Formation. Depth to unconfined groundwater was recorded to be



approximately 4 meters below ground surface (mbgs), and the confined aquifer is approximately 20 mbgs, based on a review of local well records and geologic maps. The estimated depth to bedrock based on the surface and bedrock elevation is approximately 21 m bgs.

The Phase One Property land cover is characterized by a layer of topsoil and organic material. As the Site is predominately covered by a permeable surface, overland flow would be limited as infiltration would happen on-site. Any potential accumulation of surface water would be directed to localized low areas within the southeastern corner of the Site. The Site was noted to be gently sloping southeast. The inferred groundwater flow direction in the study area is north, based on a review of the elevations and hydrogeology of the area.

3.3.3 Fill Materials

NSSL did not identify fill material on-site during a review of historical information or during the Site reconnaissance.

3.3.4 Water Bodies and Areas of Natural Significance

The Niagara Peninsula Conservation Authority (NPCA) map shows that the Phase One study area is not a part of a specific subwatershed, likely due to the proximity to the Niagara River. No watercourses or NPCA-regulated wetlands are noted on-site. The Site is located approximately 2.2 km northwest of the Niagara River and approximately 18 km south of Lake Ontario.

The Phase One Property is not considered to be a sensitive site, based on the definition of O. Reg. 153/04. “41. (1) This section applies in relation to a property if,

- (a) The property is,
 - (i) Within an area of natural significance,
 - (ii) Includes or is adjacent to an area of natural significance or part of such an area, or applies
 - (iii) Includes land within 30 m of an area of natural significance or part of such an area.”

3.3.5 Well Records

The study area is serviced by public water and wastewater services. A review of Ontario Well Records identified one well record within the study area. Well records can contain descriptive information about an area’s hydrogeological and geological characteristics; however, the well record found contained no associated descriptive information. All records researched as part of the Phase One ESA are provided in Appendix E.

3.3.6 Site Operating Records

No operating records for the subject property were available for NSSL to review or provide comments.



4.0 INTERVIEW

A questionnaire was provided to Mr. Christopher Adams of the Site to obtain relevant facts and historical information regarding both current and past land uses. At the time of report issuance, the questionnaire had not been returned to NSSL for review.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

Site reconnaissance of the Phase One Property was completed on May 5th, 2025, by NSSL staff member Damen Nyland, Environmental Geologist, as overseen by Philip Adene, Professional Geoscientist,/Qualified Person ESA. The weather was overcast and cloudy, with a temperature of approximately 17 °C. The Site was accessed via the road through the west adjacent church site. The Site reconnaissance and photo log are included in Appendix F. Table 5 summarizes the general observations made at the Phase One property based on NSSL’s Site reconnaissance.

Table 5: Results of Site Reconnaissance by NSSL

Item	Specific Observation
General Site Description	The Site is primarily vacant with the exception of a small gardening shed located in the northern section. The area was historically used for recreational activities, associated with the adjacent former school, as noted by the two goal posts on either side of the Site. The Site is fenced along the north, east and southern boundaries.
General Description of Structures	Goal posts, garden shed.
Above and Below Ground Tanks (AST/UST)	None observed.
Utilities and Water Sources	The Site is not currently serviced; however, city utilities, gas, hydro, water, wastewater, and communications are accessible via Shirley Avenue.
Exit and Entry Points	The Site is accessible by a gate off Shirley Avenue to the north and through the west adjacent lot from Valley Way.
Existing and Former Heating/Cooling Systems	None observed.
Swales, catch basins, drains, pits, pumps, or sumps	None observed.
Staining and corrosion	None observed.
Wells	None observed.
Sewage Work	None observed.
Surface Cover	The Site is covered by a layer of topsoil and organic material with a grass surface.
Areas of Stained Soil, Vegetation, Pavement, and Stressed Vegetation	None observed.
Current or Former Railway Lines or Spurs	None observed.
Debris & Fill Material	None observed.
Details of Unidentified Substances	None observed.
Designated Substances & Hazardous Materials	None observed.
Other	None were observed



Item	Specific Observation
Surrounding Properties within the Phase One Study Area	The surrounding properties are a mix of residential dwellings, the “Grace Gospel Church” along the southeastern property boundary, a child daycare to the southwest and the original school building along the western boundary, now housing multi-tenants (i.e. Church, commercial units).

5.2 Radon

Radon is a naturally occurring gas produced by the decay of Uranium-238 that is commonly found in geological formations of granite, sandstone, coal, phosphate, and uranium deposits. Radon is colourless, odourless and tasteless and may migrate up through the soil and accumulate in basements of buildings through foundation cracks and joints. The recent release of Health Canada’s Radon Testing Study for Niagara Region found Radon levels to be above World Health Organization guideline levels in 10 % of tested structures, with 2 % of these structures noted to be above the Canada Health guidelines. As the Site is currently being considered for the development of residential land use it is important to note that local and regional municipalities are addressing the Radon Gas concern by requesting that all developers of new residential construction and/or residential additions provide radon gas mitigation options when applying for permitting. The following option summaries are per the Ontario Building Code Section 9.13.3.1 and Supplementary Standard SB-9 and are provided for information purposes only.

- Radon Ready: This option will provide for the future connection of an extraction system should it become necessary.
- Radon Gas Barrier: This option will provide a barrier to soil gas ingress.
- Radon Extraction: This option will remove soil gases from under the floor slab before they can enter the home.
- Clients should reach out to their local building departments for site-specific information and requirements.



6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Potentially Contaminating Activities

O. Reg. 153/04 Table 2 of Schedule D – List of PCAs is provided in Appendix G for reference purposes. The Phase One ESA identified ten PCAs, which resulted in two on-site APECs. Figure 3 highlights the PCAs.

On-Site

6009 Valley Way

PCA-1/APEC-1: #40 Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications.

During a review of the historical aerial photographs, NSSL identified a historical orchard in the 1934 to 1965 aerial photographs. The orchard was noted to cover the majority of the Site, however there wasn't any evidence of historical farming equipment stored or associated farming structures noted on-site. Farming practices were predominant in the area until the early 1960s, when surrounding residential development commenced. The potential application of pesticides to orchards and surrounding crops for a duration of over 30 years presents a potential concern, and on-site APEC to the site's soil.

Off-Site

6017 Valley Way

PCA-2/APEC-2: #50 Soap and Detergent Manufacturing, Processing and Bulk Storage.

The ERIS EcoLog report identified a waste generation record for a dry-cleaning shop within the historic "Lord Elgin Vocational School," located on the adjacent property to the west, with the building footprint located approximately 10 m west of the proposed Phase One development site. The records indicated that the dry cleaner activity operated between 1986 and 1997 and was associated with the use and generation of various chemicals, typical of such operations (halogenated solvents, aliphatic solvents, petroleum distillates). It is likely the facility functioned as part of a vocational training program for students at the school. The exact location of the dry cleaner shop within the school is unknown, and therefore the entire school footprint has been highlighted as the potential location of this operation. As such, the dry-cleaning shop is considered an off-site PCA, resulting in an APEC to the Site.

5796 Valley Way

PCA-3: #27 Garages and Maintenance of Repair of Railcars, Marine Vehicles and Aviation Vehicles.

PCA-4: #28 Gasoline and Associated Products Storage in Fixed Tanks.

NSSL identified an auto service, "Astro Transmission Ltd." approximately 115 m southeast of the Site. The auto service is noted to have two service bays with a below ground storage tank, above ground hoists, storage of various oils and lubricants required for repair works. The presence of an automotive repair facility with associated storage tanks are off-site PCAs, however, do not result in an APEC due to the distance away from the Site.

5734 Valley Way

PCA-5: #27 Garages and Maintenance of Repair of Railcars, Marine Vehicles and Aviation Vehicles.



PCA-6: #28 Gasoline and Associated Products Storage in Fixed Tanks.

PCA-7: #39 Paint Manufacturing, Processing, and Bulk Storage.

During a review of the EcoLog ERIS report and notes made from the site reconnaissance, NSSL identified two auto services, “Star Collision Service” and “Speedy Glass Niagara Falls”, located approximately 210 m southeast of the Site. Both commercial services are located within the same building footprint and have a total of eight service bays. The auto services are equipped with above-ground waste oil tanks, above-ground hoists, and storage facilities for various oils and lubricants required for repair work. A paint booth was noted within the southwest section of the property, evident from the vented piping. This land use was identified as early as 1965 in the aerial photograph. The presence of an automotive repair facility with a paint booth and associated storage tanks are off-site PCAs, not resulting in an APEC due to the distance away from the Site.

6119 Valley Way (Formerly known as 2103 Valley Way)

PCA-8: #28 Gasoline and Associated Products Storage in Fixed Tanks.

PCA-9: #Other; Contractor’s Yard

NSSL identified a historic contractor’s yard located at 6119 Valley Way, approximately 245 m west of the Site. This property is identified as environmentally significant, as contractor yards often involve the storage of industrial equipment, on-site repairs, and the use of ASTs. Although this is an off-site PCA, it is not considered a concern for the Site due to its distance from the Site.

6071 Valley Way (Formerly known as 2071 Valley Way)

PCA-10: #31 Ink Manufacturing, Processing and Bulk Storage

According to the 1965 Fire Insurance Map, there was a print facility, Frontier Printing Ltd., southwest of the subject Site. This activity would trigger an off-site PCA; however, due to its distance of approximately 225 m west of the Site and groundwater flow direction to the north, it would not be considered an area of potential concern to the Site.

6.2 Areas of Potential Environmental Concern

The ten PCAs identified above resulted in the creation of two on-site APECs to the Phase One ESA Property with the potential to have impacted the soil and groundwater. Figure 4 highlights the APECs.

Table 6: Identified PCAs that could create APECs On-Site

Area of potential environmental concern	Location of the area of potential environmental concern on phase one property	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially impacted (Groundwater, soil, and/or sediment)
APEC-1	Entire Site	#40 Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications.	On-Site	OCs, Metals, As, Se & Sb	Soil
APEC-2	Western Boundary of the Site	#50 Soap and Detergent Manufacturing, Processing, and Bulk Storage.	Off-Site	VOCs,	Soil & Groundwater

BTEX = Benzene, Toluene, Ethylbenzene, Xylene, B-HWS (Boron, Hot Water Soluble), EC = Electrical Conductivity, Hydride Forming Metals = As, Se, & Sb, OCs = Organochlorine Pesticides, PAHs = Petroleum Hydrocarbons, PHCs = Petroleum Hydrocarbons, SAR = Soil Absorption Ratio, VOCs = Volatile Organic Compounds.

7.0 CONCLUSIONS

The Phase One Environmental Site Assessment identified ten potentially contaminating activities within the study area that resulted in two areas of potential environmental concern to the site's soil and groundwater. A Phase Two Environmental Site Assessment is required to investigate the environmental conditions of the soil and groundwater at the site resulting from the identified historic orchard and potential application of pesticides on-site, and an adjacent historic dry-cleaning shop.

7.1 Closure

This report was prepared by Damen Nyland and Sue Narsted under the direction of Philip Adene.

Respectively submitted,
Niagara Soils Solutions Ltd.

A handwritten signature in black ink, appearing to read 'Damen'.

Damen Nyland, BSC, GIT
Environmental Geologist

A handwritten signature in black ink, appearing to read 'Sue Narsted'.

Sue Narsted, BA, EMA
Project Manager

A handwritten signature in black ink, appearing to read 'Philip Adene'.

Philip Adene, P.Geo, QPESA
Professional Geoscientist



8.0 REFERENCES

The following resources were used as references:

- Niagara Historical Maps, Data & GIS Collection
- EcoLog ERIS
- Environmental Assessment Act
- Environmental Registry of Ontario
- Federal Contaminated Sites Inventory
- Google Earth Interactive Mapping
- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II; MOE, 1987
- Ministry of Environment, Conservation & Parks Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
- Ministry of the Environment Freedom of Information and Protection of Privacy Search
- Ministry of the Environment Hazardous Waste Information Network
- Ministry of Natural Resources (ANSIs)
- Ministry of Northern Development and Mines. Bedrock Geology of Ontario
- National Pollutant Release Inventory (NPRI) database
- Niagara Peninsula Conservation Authority (NPCA) Watershed Explorer
- Nutrient Managing Act
- Ontario Base Mapping
- Ontario Inventory of PCB Storage Site October 1991, Ministry of the Environment, January 1992.
- Ontario Oil, Gas, and Salt Resources Library
- Ontario Water Resources Act
- Safe Drinking Water Act
- Source Protection Information Atlas (MECP)
- Technical Safety and Standards Authority (TSSA) Fuel Storage Information
- "Radon Information Brochure." *City of Welland*, n.d. Web. 19 Aug. 2024.
<https://www.welland.ca/Building/devForms/RadonBrochure.pdf>.
- Vernon City Directory, familysearch.org/library/books/



9.0 LIMITATIONS AND USE OF THE REPORT

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

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

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

Niagara Soils Solutions Ltd. prepared this Report for New Castle Communities. The material in it reflects Niagara Soils Solutions Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Niagara Soils Solutions Ltd. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

Yours very truly,

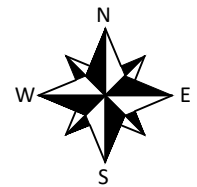
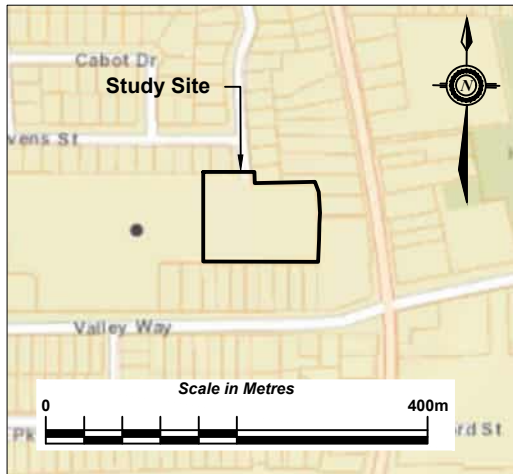
Niagara Soils Solutions Ltd.

A handwritten signature in black ink that reads "Jodie Glasier". The signature is written in a cursive, flowing style.

Jodie Glasier, H.BA., M.MM, EMA, EP
Founder & CEO

FIGURES

1. SITE LOCATION
2. SITE LAYOUT
3. POTENTIALLY CONTAMINATING ACTIVITIES
4. AREAS OF POTENTIAL ENVIRONMENTAL CONCERN



LEGEND

-  Property Boundary
-  250 m Study Area



CLIENT:
NEW CASTLE COMMUNITIES

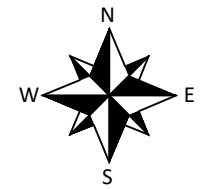
PROJECT:
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
6009-6017 VALLEY WAY
NIAGARA FALLS, ON**

TITLE:
SITE LOCATION

DATE:	MAY 2025
PROJECT NO:	NS2560-01
SCALE:	AS SHOWN
DRAWN:	CN
REVIEWED:	PA
DATUM:	NAD 83
PROJECTION:	17T

NO:
Figure 1

REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, <https://maps-beta.niagararegion.ca/Navigator/2023>



LEGEND

 Property Boundary



CLIENT:
NEW CASTLE COMMUNITIES

PROJECT:
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
6009-6017 VALLEY WAY
NIAGARA FALLS, ON**

TITLE:
SITE LAYOUT & FEATURES

DATE: MAY 2025

PROJECT NO: NS2560-01

SCALE: AS SHOWN

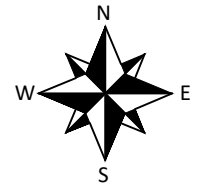
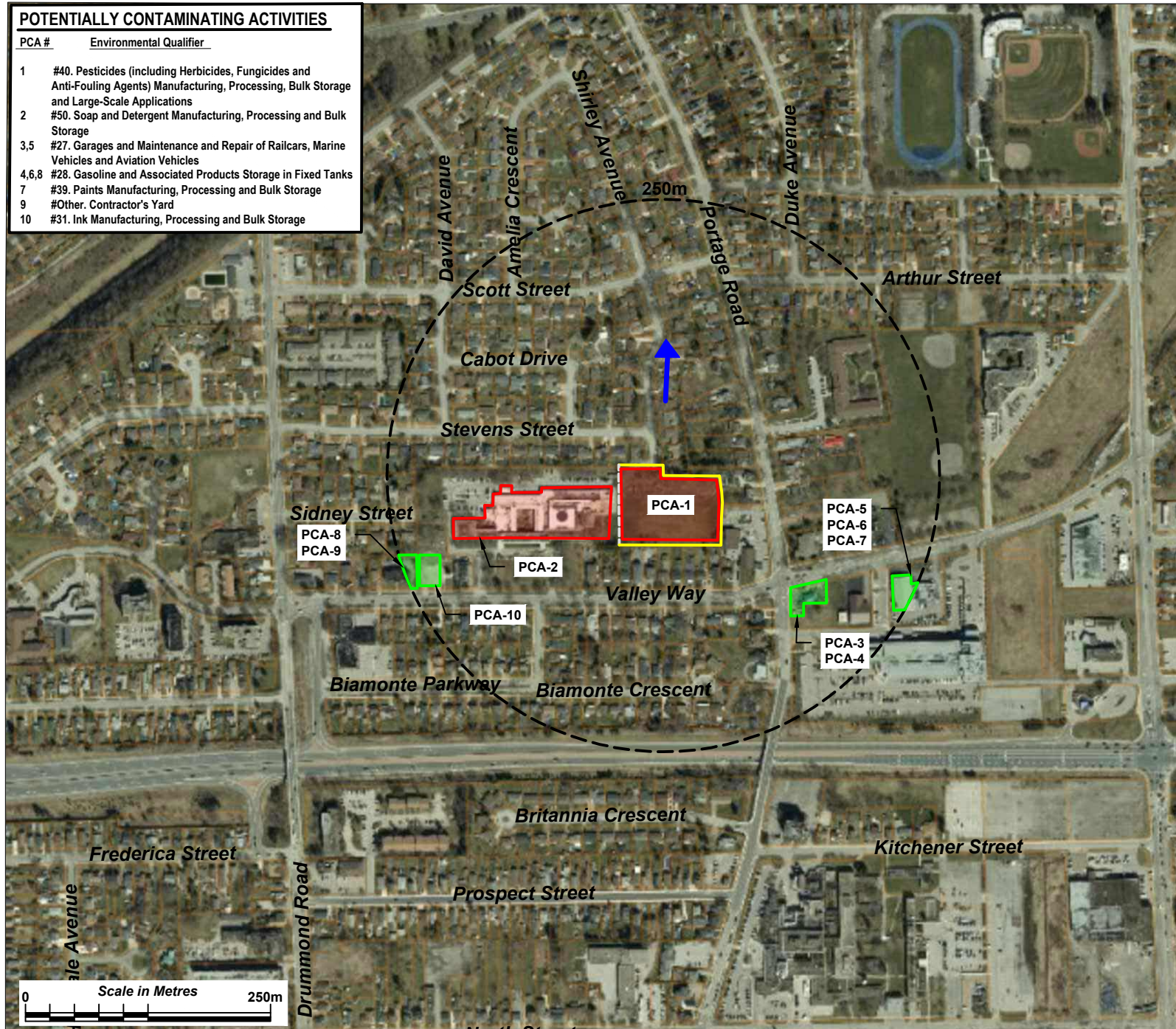
DRAWN: CN REVIEWED: PA

DATUM: NAD 83 PROJECTION: 17T

NO:
Figure 2

POTENTIALLY CONTAMINATING ACTIVITIES

PCA #	Environmental Qualifier
1	#40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
2	#50. Soap and Detergent Manufacturing, Processing and Bulk Storage
3,5	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
4,6,8	#28. Gasoline and Associated Products Storage in Fixed Tanks
7	#39. Paints Manufacturing, Processing and Bulk Storage
9	#Other. Contractor's Yard
10	#31. Ink Manufacturing, Processing and Bulk Storage



LEGEND

- Property Boundary
- 250 m Study Area
- PCA not Generating APEC
- PCA Generating APEC
- Inferred Groundwater Flow Direction



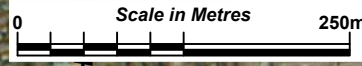
CLIENT:
NEW CASTLE COMMUNITIES

PROJECT:
PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
6009-6017 VALLEY WAY
NIAGARA FALLS, ON

TITLE:
**POTENTIALLY
CONTAMINATING ACTIVITIES**

DATE:	MAY 2025
PROJECT NO:	NS2560-01
SCALE:	AS SHOWN
DRAWN:	CN
REVIEWED:	PA
DATUM:	NAD 83
PROJECTION:	17T

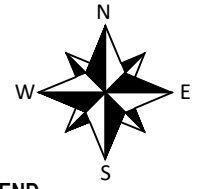
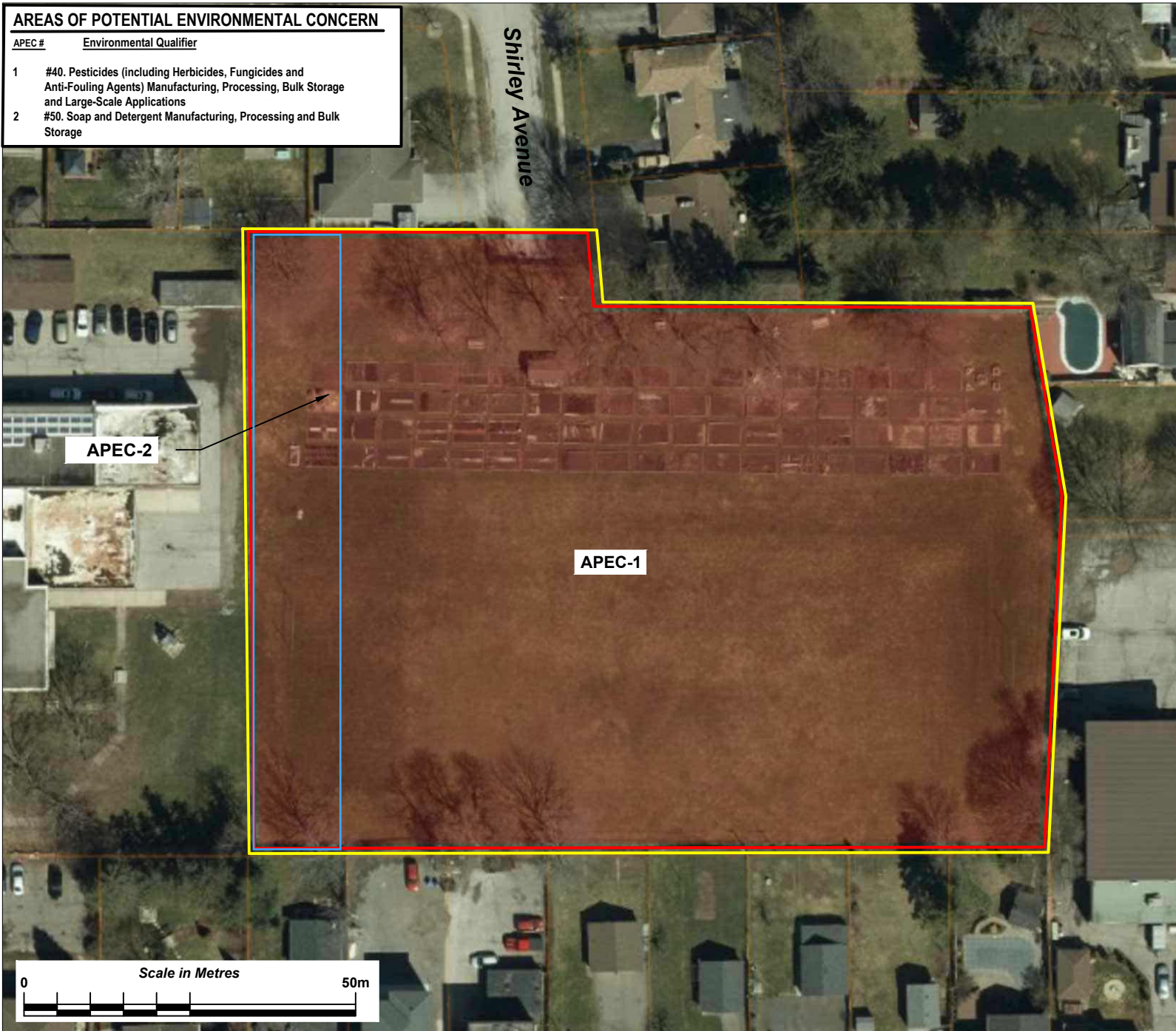
NO:
Figure 3



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, <https://maps-beta.niagararegion.ca/Navigator/2023>

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

APEC #	Environmental Qualifier
1	#40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
2	#50. Soap and Detergent Manufacturing, Processing and Bulk Storage



LEGEND

- Property Boundary
- APEC



CLIENT:	NEW CASTLE COMMUNITIES
PROJECT:	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 6009-6017 VALLEY WAY NIAGARA FALLS, ON
TITLE:	AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
DATE:	MAY 2025
PROJECT NO:	NS2560-01
SCALE:	AS SHOWN
DRAWN: CN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO: **Figure 4**

REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, <https://maps-beta.niagararegion.ca/Navigator/2023>

APPENDIX A

PARCEL REGISTER

HISTORICAL CHAIN OF TITLE
6009-6017 Valley Way, Niagara Falls
Pin: 64320-0171(LT)
PT TWP LT 113 STAMFORD; CITY OF NIAGARA FALLS

CROWN



Patent
December 6, 1803

Isaac Durham



Enoch Durham



2873
B & S
March 31, 1851

William Durham



Robert Hobson
Sheriff



9639
Sheriff's Deed
September 10, 1861

John Kirkpatrick
Richard Kirkpatrick
George McMicking
Personally & as Executors of
John Kirkpatrick



11492
B & S
June 16, 1863

Peter Ker

1407
B & S
December 10, 1877



Wellington G. Ker

2488
B & S
September 19, 1884



Joseph Bourne

*Joseph Bourne, deceased
Date of death: unknown*

*Ellen Bourne, deceased
Date of death: unknown*

Annie Blythe
Mary Morrison
Alice Bourne
John Bourne
Executors of Ellen Bourne

9284
Grant
August 5, 1914



Arthur B. Turner

9320
Grant
September 19, 1914



Frank H. Boulter

11744
Grant
November 18, 1918



Edward N. Hicks

*Edward N. Hicks, deceased
Date of death: unknown*

Ella M. Hicks
William E. C. Hicks
Arthur N. Hicks

37829
Grant
April 20, 1946



Joseph Eisele
Regina Eisele

AA6226
Grant
May 9, 1957



River Realty Development Limited

AA17093
Grant
January 2, 1959



Stamford District Board of Education



Niagara South Board of Education

567382
Transfer
October 23, 1989



The Welland County Roman Catholic
Separate School Board

SN57596 - November 19, 2004
Name change to

Niagara Catholic District
School Board

SN57613
Transfer
November 19, 2004



The Central Canadian District of the
Christian and Missionary Alliance
In Canada

SN267985
Transfer
December 23, 2009



Valley Way Non-Profit
Housing Corporation
(CURRENT OWNER)

PROPERTY DESCRIPTION: PT TWP LT 113 STAMFORD PTS 1-12, 59R6648 EXCEPT PT 1, 59R15014 ; S/T R0567382 (FIRSTLY DESCRIBED); T/W R0567382; S/T INTEREST IN BB61768; S/T AA17047E; CITY OF NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 64320-0152

PIN CREATION DATE:

2014/03/14

OWNERS' NAMES

VALLEY WAY NON-PROFIT HOUSING CORPORATION

CAPACITY SHARE

ROWN

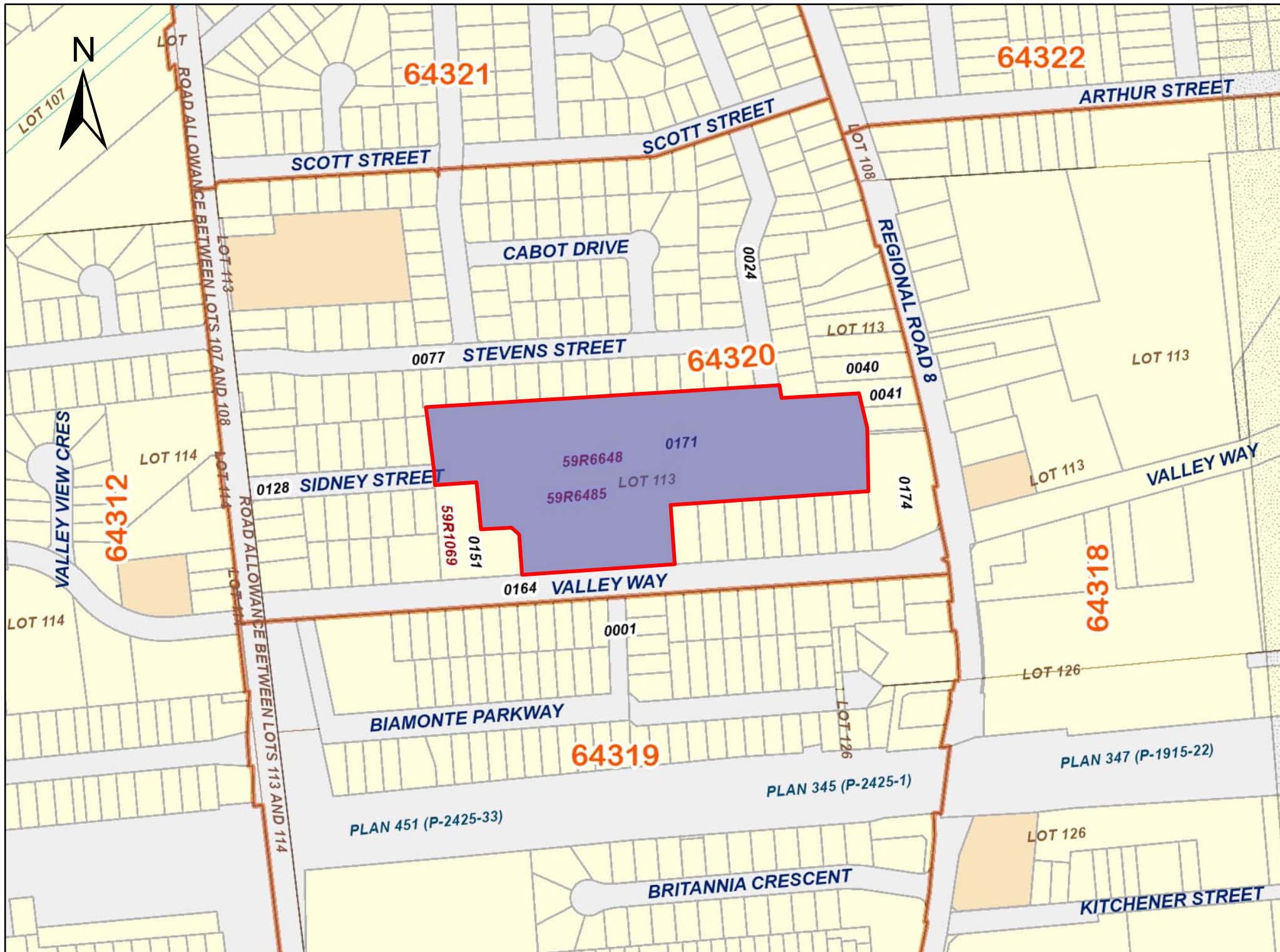
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2014/03/14 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/08/16 **</p>						
AA17047E	1958/12/31	TRANSFER EASEMENT			THE CORPORATION OF THE TOWNSHIP OF STAMFORD	C
		REMARKS: SKETCH ATTACHED.				
AA17092	1959/01/02	AGREEMENT				C
AA62067	1961/10/23	BYLAW				C
59R6485	1989/07/17	PLAN REFERENCE				C
59R6648	1989/10/04	PLAN REFERENCE				C
RO710990	1996/08/19	NOTICE				C
		REMARKS: 'NOTICE OF CLAIM ; RE: MULTI'				
SN267985	2009/12/23	TRANSFER	\$1,057,410	THE CENTRAL CANADIAN DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE IN CANADA	VALLEY WAY NON-PROFIT HOUSING CORPORATION	C
SN272685	2010/02/24	CHARGE	\$4,080,000	VALLEY WAY NON-PROFIT HOUSING CORPORATION	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

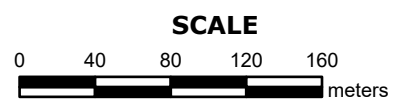
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
SN272686	2010/02/24	NO ASSGN RENT GEN <i>REMARKS: SN272685.</i>		VALLEY WAY NON-PROFIT HOUSING CORPORATION	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING	C
SN312542	2011/05/02	CHARGE	\$3,540,000	VALLEY WAY NON-PROFIT HOUSING CORPORATION	MERIDIAN CREDIT UNION LIMITED	C
SN312543	2011/05/02	NO ASSGN RENT GEN <i>REMARKS: SN312542.</i>		VALLEY WAY NON-PROFIT HOUSING CORPORATION	MERIDIAN CREDIT UNION LIMITED	C
SN312544	2011/05/02	POSTPONEMENT <i>REMARKS: SN272685 TO SN312542</i>		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING	MERIDIAN CREDIT UNION LIMITED	C
SN328772	2011/10/26	NOTICE <i>REMARKS: SN272685</i>	\$2	VALLEY WAY NON-PROFIT HOUSING CORPORATION	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING	C
SN594559	2019/07/10	NOTICE <i>REMARKS: AMENDING SN272685</i>	\$2	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING	VALLEY WAY NON-PROFIT HOUSING CORPORATION	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.



PRINTED ON 07 MAY, 2025 AT 15:52:59
FOR JMACKENZIE



PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)

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

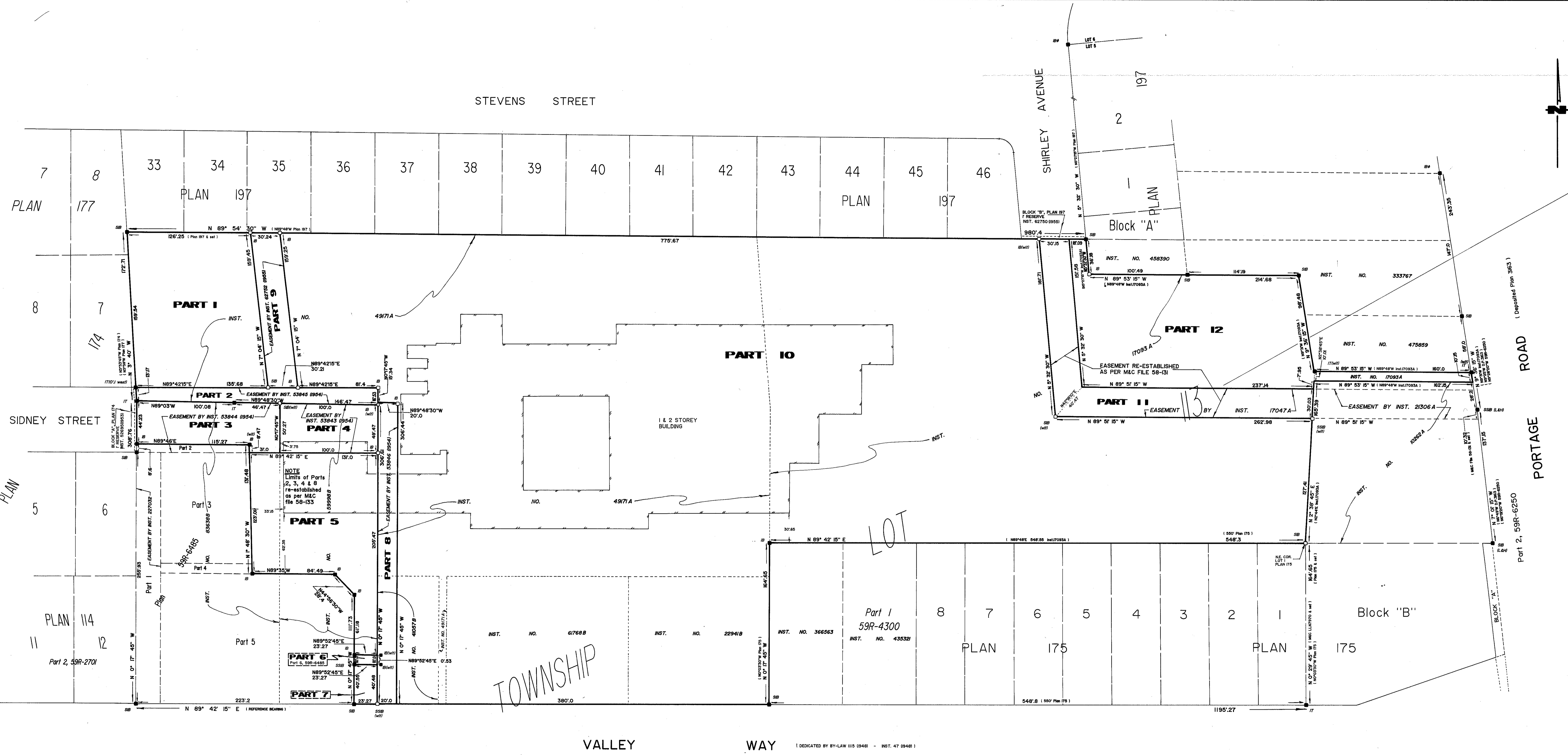
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

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





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 DATE: October 2, 1989
 JOHN LOOTESTEN
 PLAN 59R-6648
 RECEIVED AND DEPOSITED
 DATE: October 4, 1989
 DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF NIAGARA SOUTH (No. 59)

BEARING NOTE
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF VALLEY WAY AS SHOWN HAVING A BEARING OF N89°42'15" ON 59R-6648.

CAUTION
 THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

LEGEND
 SHORT STANDARD IRON BAR shown thus SSB (wh) denotes WITNESS
 STANDARD IRON BAR " " " " SIB (M/C) Mathews & Cameron Ltd.
 IRON BAR " " " " SIB (L/EH) " " " " Lorraine & Heywood Ltd.
 ROUND IRON BAR " " " " SIB
 IRON TUBE " " " " IT
 CUT CROSS " " " " CC
 CONCRETE MONUMENT " " " " CM
 FOUND MONUMENTATION " " " " M

NOTE: All found monumentation of record in the office of Mathews & Cameron Ltd. unless otherwise stated.

SCHEDULE

PART	AREA	LOCATION	INST.	GRANTEE
1	0.477 Acres		4917A	NIAGARA SOUTH BOARD OF EDUCATION
2	0.086 Acres		83638B	
3	0.150 Acres		59998B	
4	0.114 Acres		59998B	
5	0.415 Acres	Stamford Township Lot 113	59998B & 83638B	
6	2331 ²		59998B	
7	9431 ²		59998B	
8	0.141 Acres		4917A & 41057B	
9	0.110 Acres		4917A	
10	7.39 Acres		4917A, 2291B, 4057B, 6768B & 17093A	
11	0.287 Acres		17093A	
12	0.676 Acres		17093A	

NOTE: 1. PART 2 IS SUBJECT TO EASEMENT BY INST. 53845 (1954)
 2. PART 3 IS SUBJECT TO EASEMENT BY INST. 53844 (1954)
 3. PART 4 IS SUBJECT TO EASEMENT BY INST. 53843 (1954)
 4. PART 5 IS SUBJECT TO EASEMENT BY INST. 53846 (1954)
 5. PART 8 IS SUBJECT TO EASEMENT BY INST. 62752 (1955)
 6. PART 11 IS SUBJECT TO EASEMENT BY INST. 17047A

Surveyor's Certificate
 I CERTIFY THAT:
 1. THIS SURVEY AND THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 02ND DAY OF OCTOBER, 1989.
 DATE: October 2, 1989
 ANDREW CAMERON O.L.S.

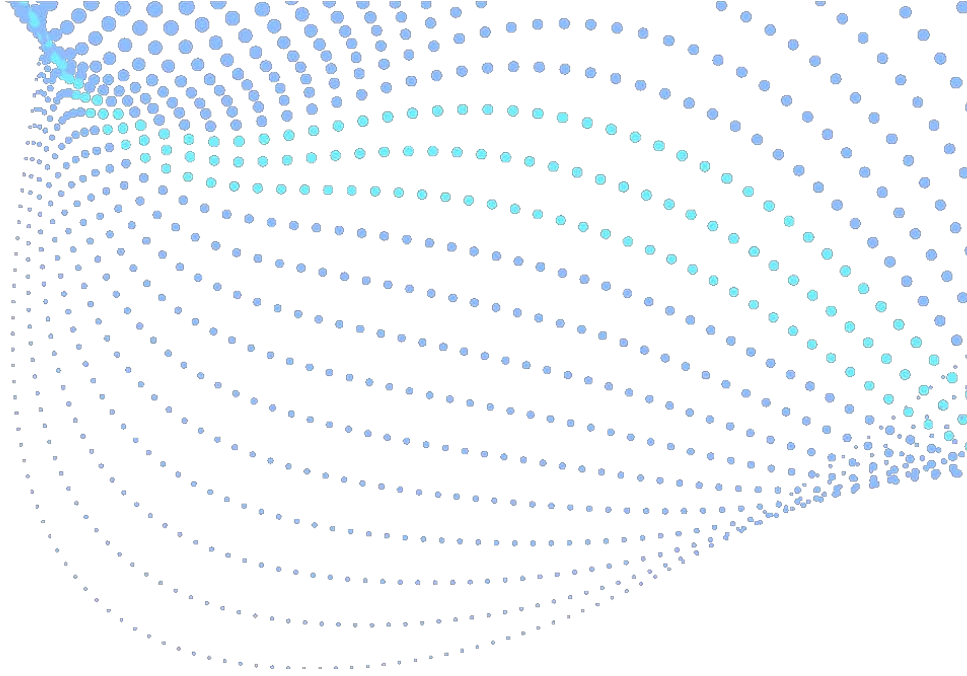
Plan of Survey of
 PART OF TOWNSHIP LOT 113
 Township of Stamford, now in the
CITY OF NIAGARA FALLS
 Regional Municipality of Niagara
 ANDREW CAMERON Ontario Land Surveyor

Mathews & Cameron Ltd.
 ONTARIO LAND SURVEYORS - PROFESSIONAL ENGINEERS
 6222 Murray St., Niagara Falls Phone: (416) 358-3693 Fax: (416) 358-6224
 OFFICES IN NIAGARA FALLS, ST. CATHARINES & WELLSBORO

Checked AC Year 1989 L.L.K. 59777A
 Drawn J.L. Scale 1" = 40' File 89-142A

APPENDIX B

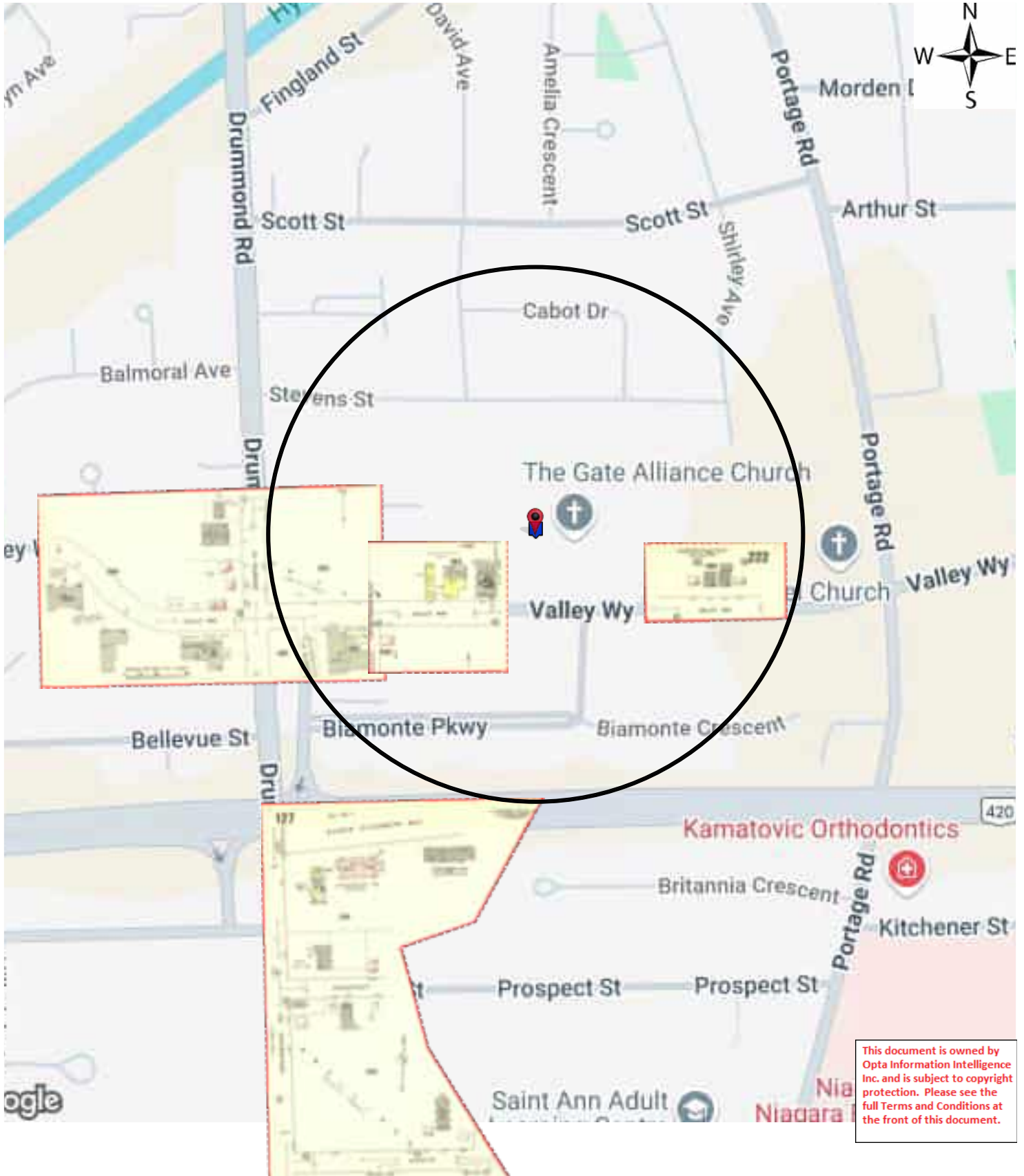
FIRE INSURANCE PLANS, INSURANCE REPORTS & OTHER
ENVIRONMENTAL SOURCE INFORMATION



Enviroscan Report

Site address: 6009 Valley Way, Niagara Falls, ON
Project #: 25042400544
P.O. #: 158989
Requested by: Eleanor Goolab
Date Completed: 5/1/2025 12:35:44 PM

Search Area: 6009 Valley Way, Niagara Falls, ON



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Historical Environmental Services Enviroscan Terms and Conditions

Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

1965 Volume: Niagara Falls 2 Firemap: 222
 City of Niagara Falls Vol. 2 Plan: 1328 (1965) | Sheet: 222 (1965)

Page Report Title

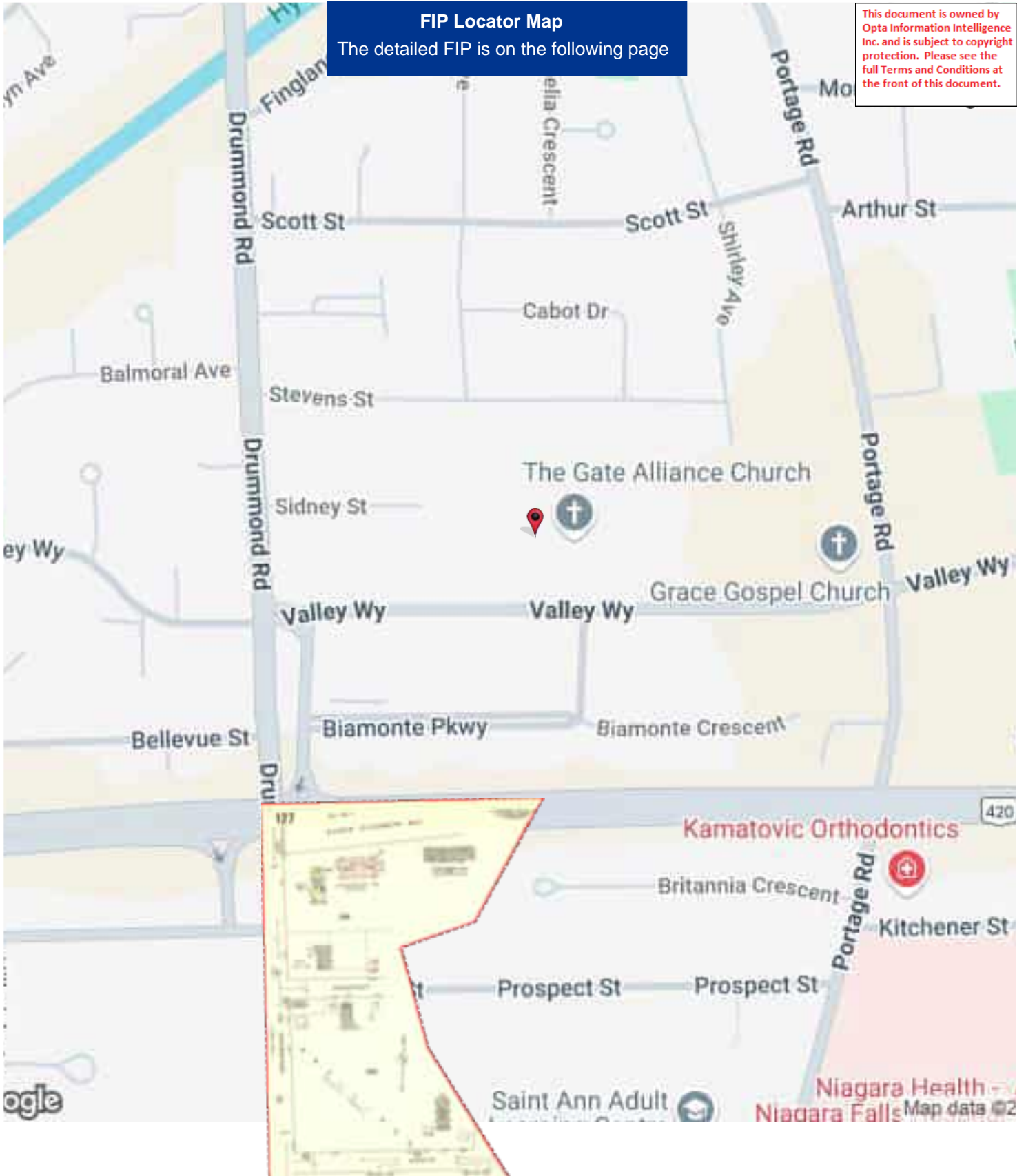
6	(1965) Volume: Niagara Falls Volume 1 Firemap: 127
8	(1965) Volume: Niagara Falls Volume 2 Firemap: 222
10	(1965) Volume: Niagara Falls Volume 2 Firemap: 222
12	(1965) Volume: Niagara Falls Volume 2 Firemap: 222
13	(2006) All Risk Report - 2006 GLENGATE ALLIANCE CHURCH 6009 Valley Way Niagara Falls ON L2E1X9 (distance = 0 metres*)
27	(2005) All Risk Report - 2005 GLENGATE ALLIANCE CHURCH 6009 Valley Way Niagara Falls ON L2E1X9 (distance = 0 metres*)
42	(2006) Siteplan Report - 2006 GLENGATE ALLIANCE CHURCH 6009 Valley Way Niagara Falls ON L2E1X9 (distance = 0 metres*)

1965 Volume: Niagara Falls 1 Firemap: 127
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FIP Locator Map

The detailed FIP is on the following page

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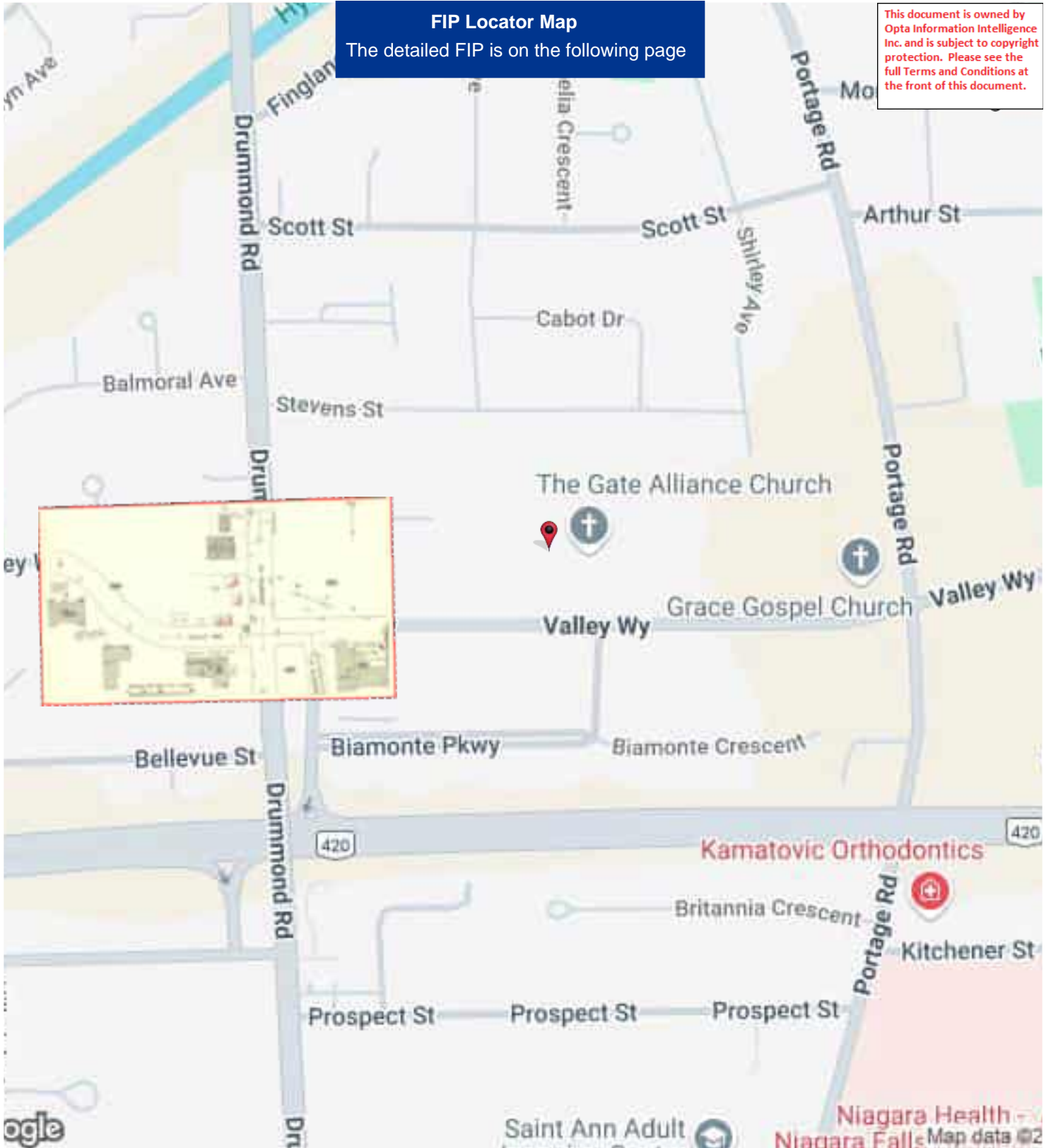


1965 Volume: Niagara Falls 2 Firemap: 222
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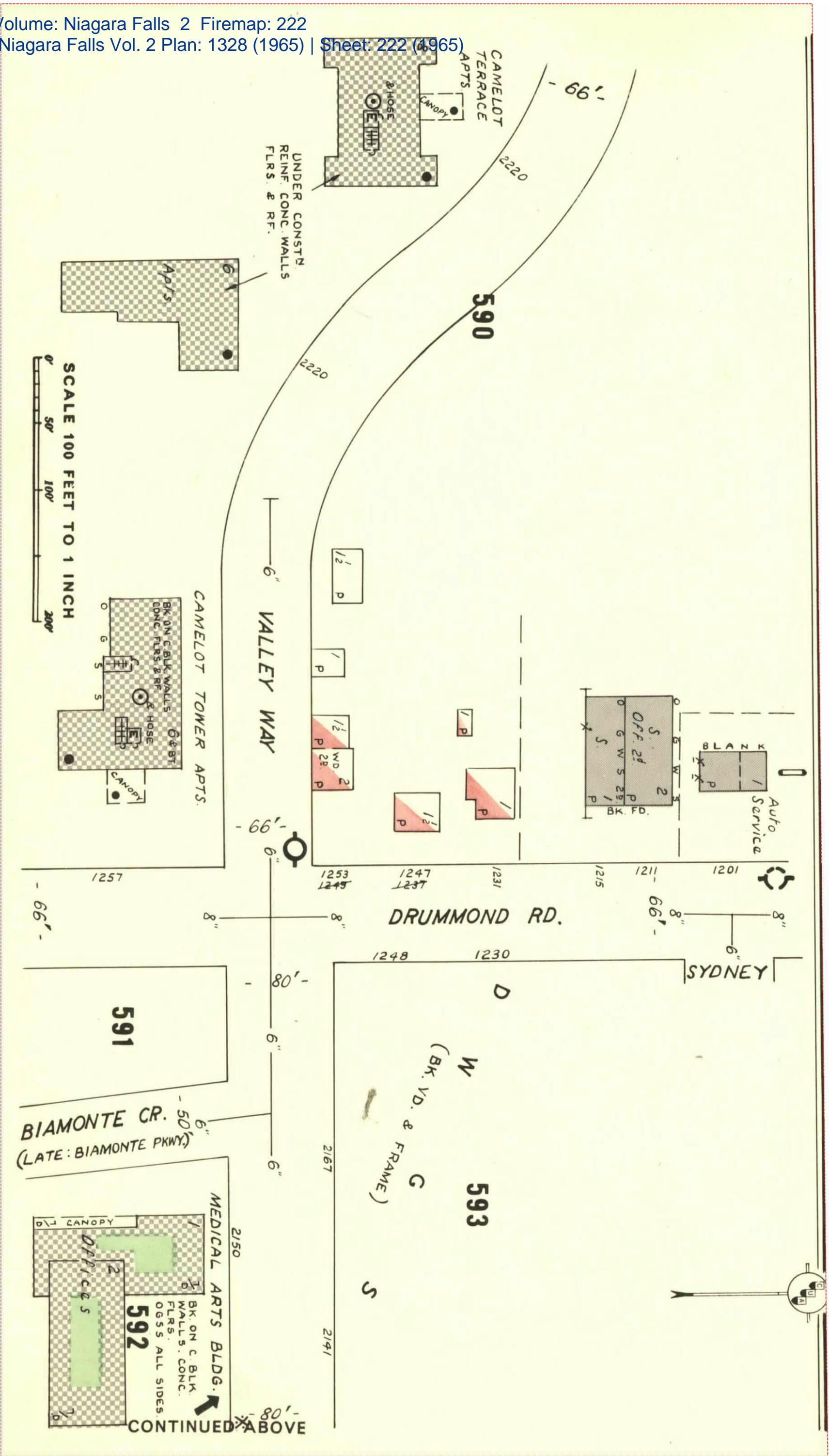
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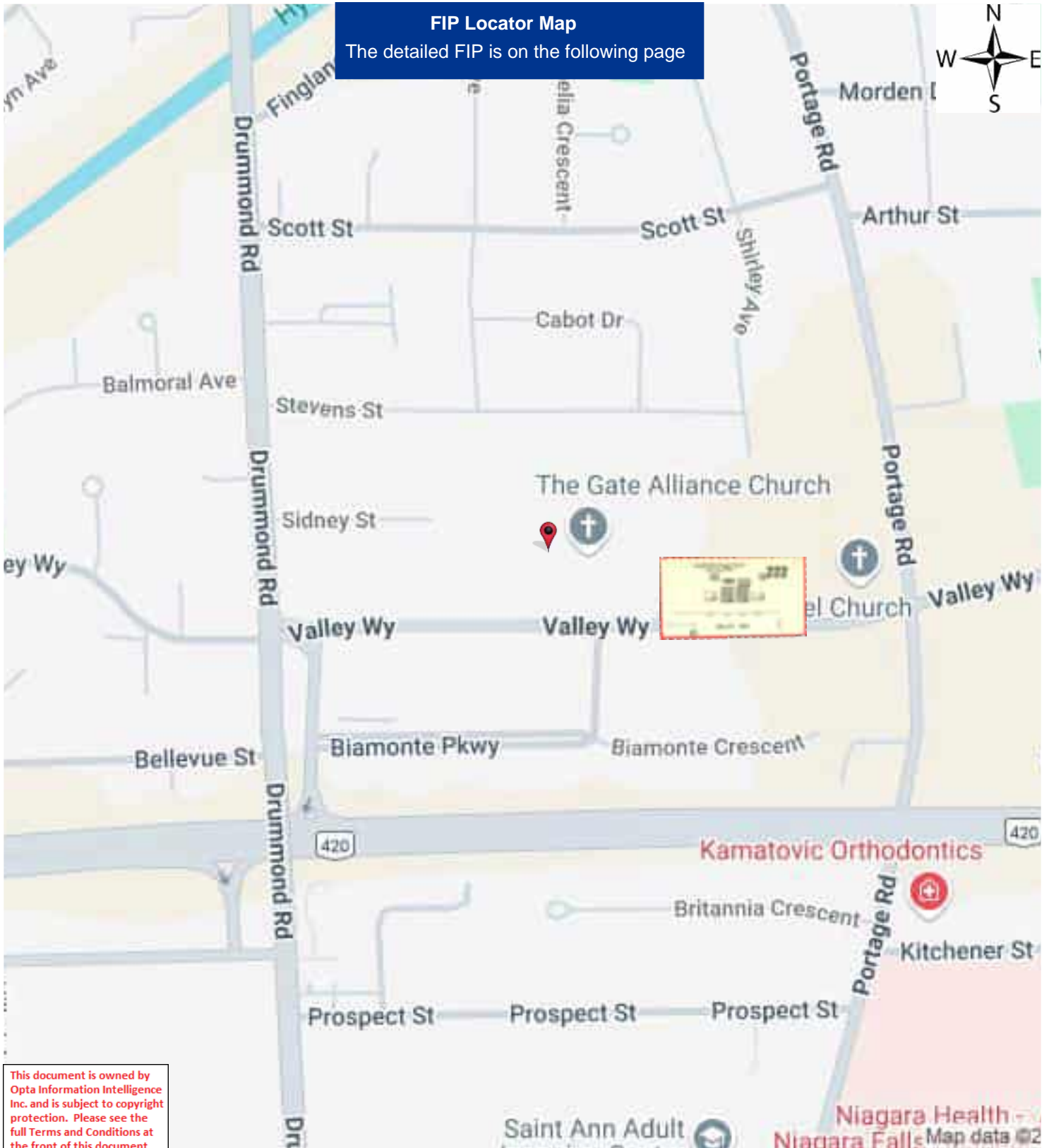
1965 Volume: Niagara Falls 2 Firemap: 222
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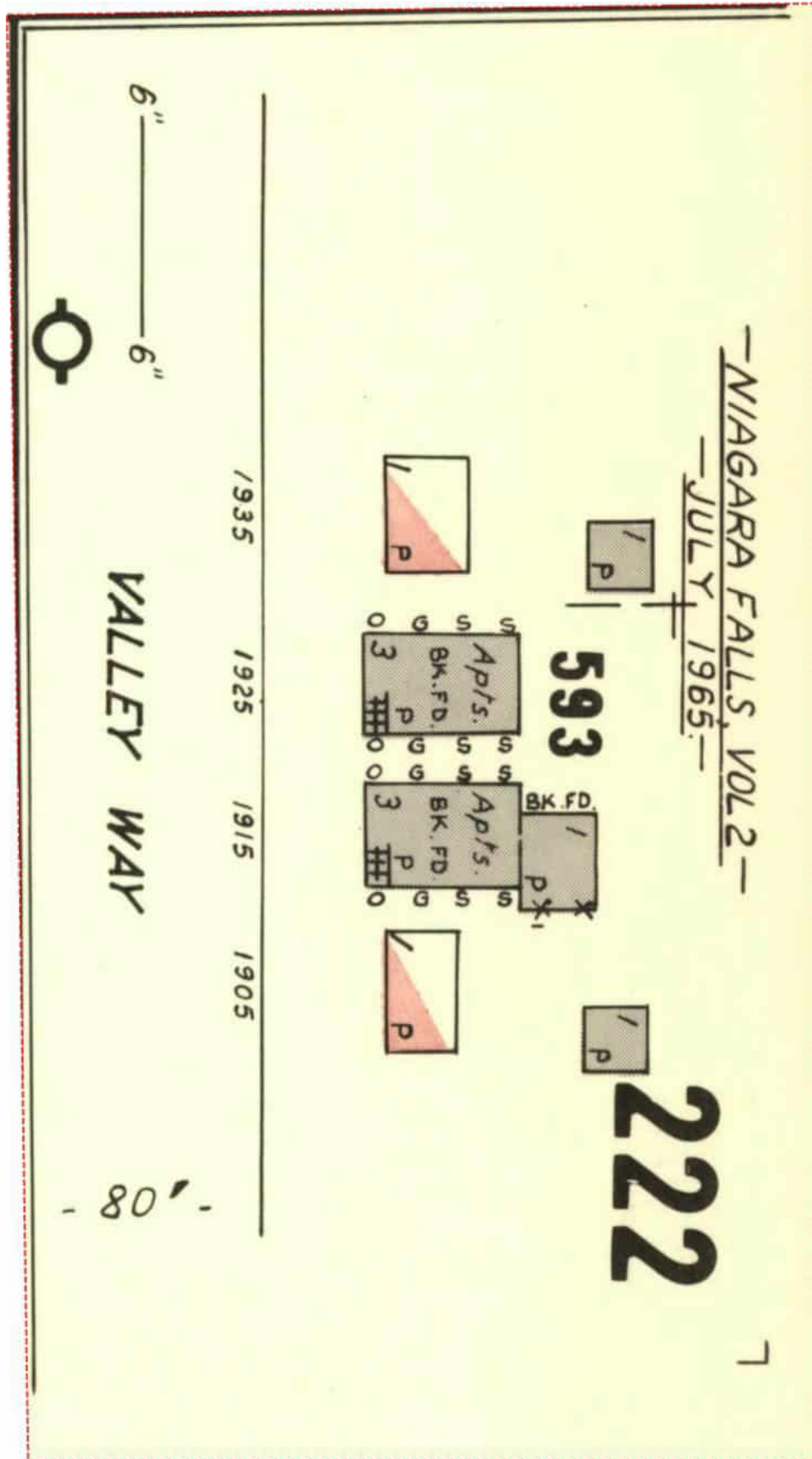
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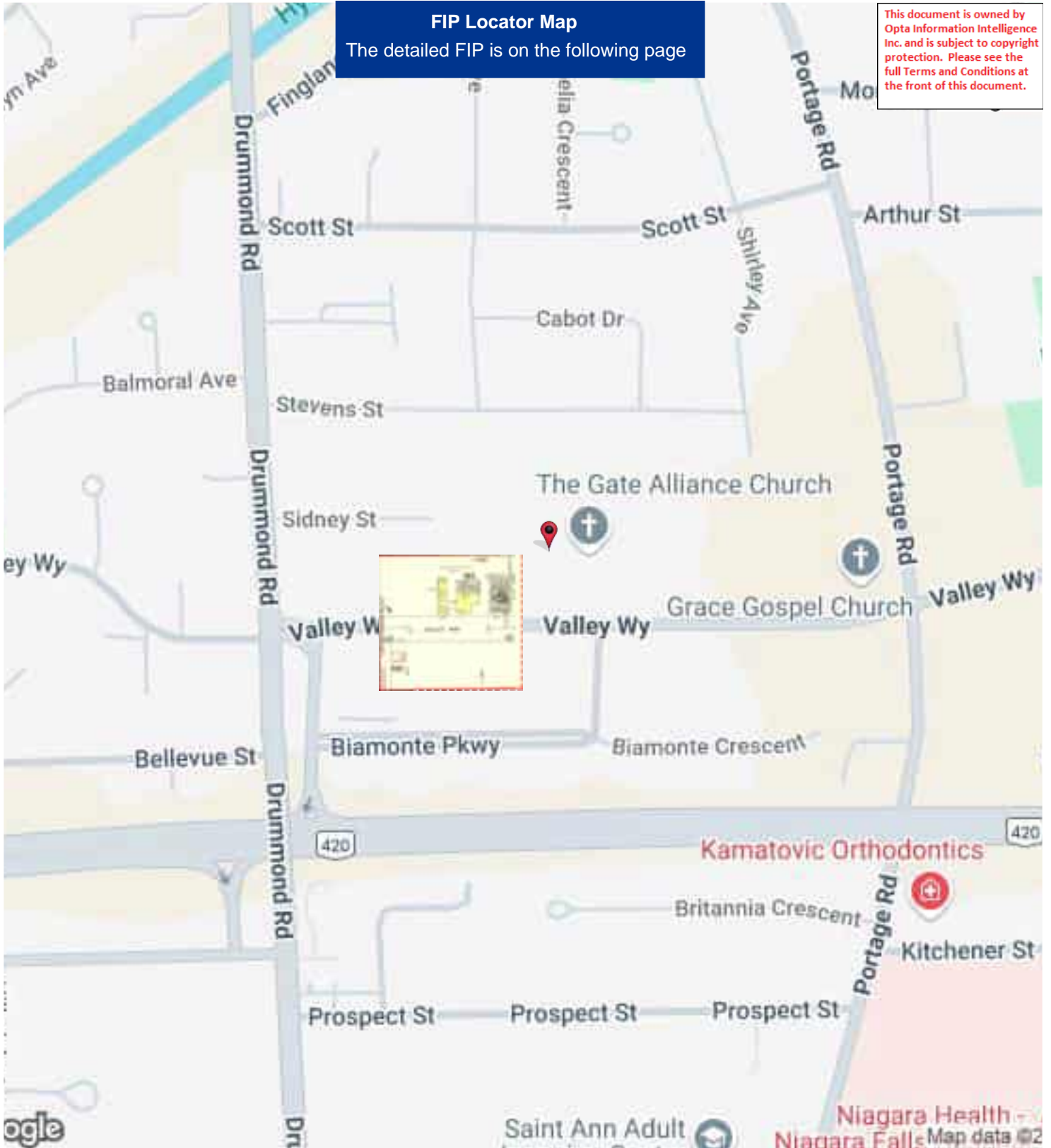


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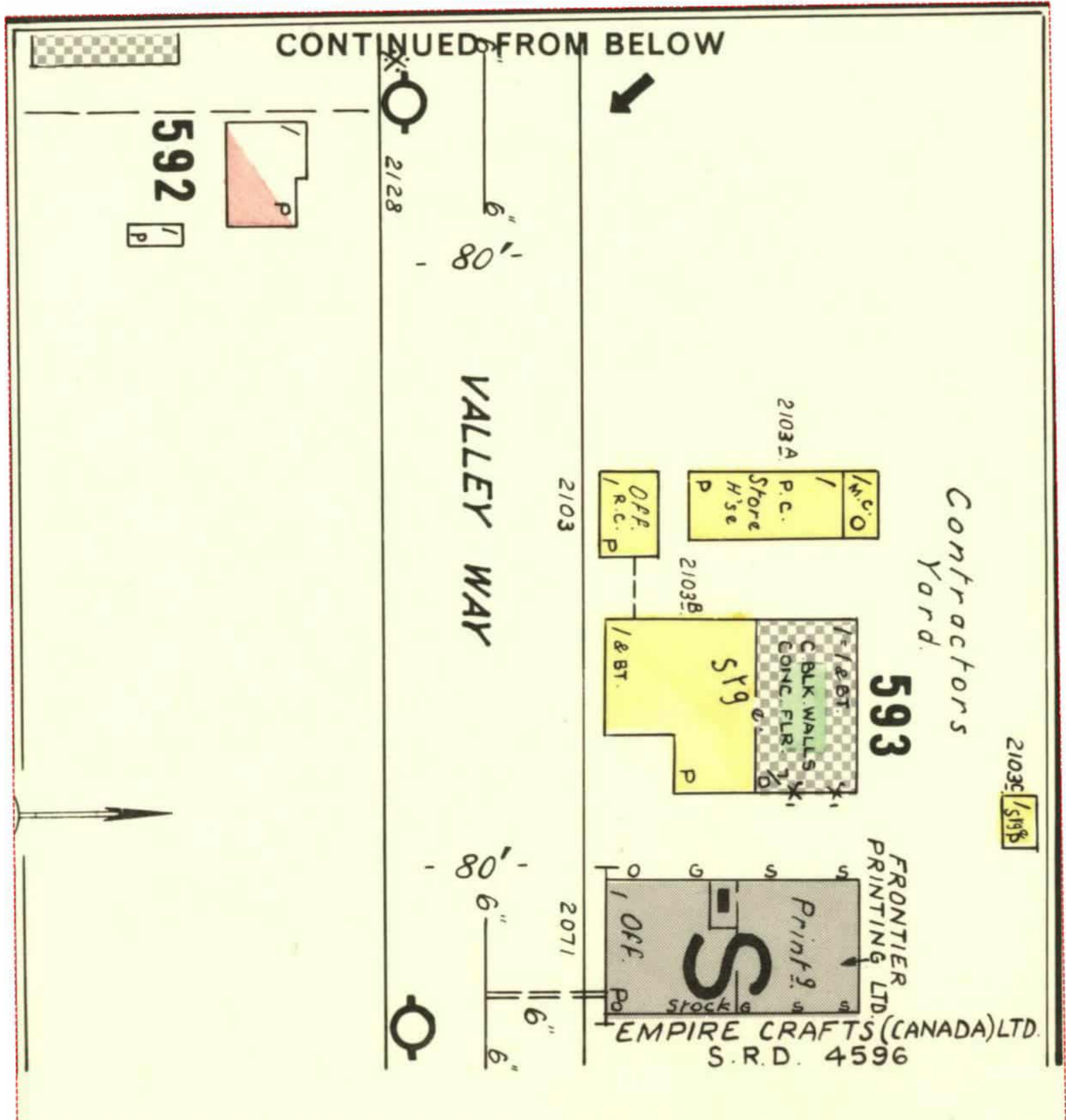
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All Risk Report - 2006 GLENGATE ALLIANCE CHURCH 6009 Valley Way Niagara Falls ON L2E1X9



CGI All Risk INSPECTION REPORT

Supplement/s attached: Yes # of: 1 No

1.0 BASIC INFORMATION			
Insured:	Glengate Alliance Church	Policy Number	
Date of survey (YYYY/MM/DD):	2006/03/08	CGI Loss Control Specialist:	Dave Schutz, FIC
Person Contacted:	Ron Johnson	Telephone No.	(905) 354-9073
Position	Building Committee Chair		
Mailing Address if Different for risk:			CGI AIS No.: 72482734 Tracking No.: 5609895
	(unit # street # & name)	(City, Town, Village)	
Location Surveyed:	6009 Valley Way	Niagara Falls	Ontario (Province) L2E 1X9 (postal code)
	(unit # street # & name)	(City, Town, Village)	
Secondary address (If any)			(Province) (postal code)
	(unit # street # & name)	(City, Town, Village)	
IBC Territory Code	93	IBC Building Ind. Code: 8671	SR/MA File No.
Underwriter: Patricia Allen		Broker: J.C. Smith & Associates	

The **CGI Risk Score** and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer and thus more desirable from an underwriting standpoint.

Thank you for choosing CGI to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

2.0 **CGI Risk Score**

	1	2	3	4	5	6	7	8	9	Comments
Property										<i>The property is well maintained and in good condition.</i>
Liability										<i>Safe, no unusual conditions noted.</i>
Crime										<i>Adequate protection appears to be installed.</i>
	<i>(1=Excellent & 9=Poor)</i>									

Committed to Service Excellence

CGI reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. CGI does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, CGI assumes no responsibility for management and control of these activities. CGI will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

(All Risk Report – June 14, 2004 R9)

SP201FORM

RISK ALERT ISSUED: Yes No **IF YES, DESCRIBE** (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Critical Recommendation will be issued to address the situation.)

Meaning of the CGI Risk-Score: The CGI Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The CGI Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are desirable. Risks in this category are excellent (no deficiencies) to better than average for their class.
4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

3.0 REMARKS

This risk is located on the north side of a busy residential thoroughfare in the central sector of the City of Niagara Falls. The insured purchased this former high school from the Niagara Falls Catholic School Board in January 2005 and since that time have completed many upgrades relative to the heating and electrical components within this building. The insured is only occupying approximately 70% of this building at the present time. The process of clearing out the old classrooms is an ongoing project for this congregation and will continue for a few years to come. There is a bulk waste container located at the rear of the building that is emptied regularly as required. All emergency exit lights should be checked regularly and bulbs replaced as necessary (Rec. Made). The portable fire extinguishers were last serviced in 2004 prior to the insured purchasing this building (Rec. Made).

The insured has installed a monitored alarm system covering the crime and fire exposures through a ULC listed monitoring station. The kitchen is equipped with commercial cooking appliances that are protected by an automatic fire suppression system that has not been serviced since 2003 (Rec. Made).

The previous recommendations 05-1 & 05-2 have been complied with however the recommendation 05-3 is being re-stated again at this time as 06-3 (Rec. Made).

The insured contact was found to be co-operative and responsive in connection with the completion of this survey.

4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either **Critical**, **Important**, or **Desirable Improvement**. "Critical" recommendations are those aimed at correcting undesirable feature/s which, if left unattended, could cause a serious loss and should be rectified immediately. This class of recommendation is only used in extreme situations. "Important" recommendations are intended to highlight undesirable feature/s which if left unattended, could cause a serious loss and should be rectified as soon as possible. "Desirable Improvement" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss.

Listed below or None

06-1 Critical Important Desirable Improvement

	The portable fire extinguishers should be serviced and tagged with the date of service annually by a qualified contractor to ensure reliable operation in case of a fire emergency in accordance with NFPA # 10 standards.
06-2	<input type="checkbox"/> Critical <input checked="" type="checkbox"/> Important <input type="checkbox"/> Desirable Improvement
	The automatic fire extinguishing system protecting the cooking appliances should be tested, serviced and tagged with the date of service every six months by a qualified contractor to ensure reliable operation in case of an emergency situation in accordance with NFPA # 10 standards.
06-3	<input type="checkbox"/> Critical <input type="checkbox"/> Important <input checked="" type="checkbox"/> Desirable Improvement
	A comprehensive recorded, regular maintenance program should be kept for all areas of the property including stairs, floors, entrances, parking areas, emergency lights, snow clearing and equipment servicing.
06-4	<input type="checkbox"/> Critical <input checked="" type="checkbox"/> Important <input type="checkbox"/> Desirable Improvement
	The emergency exit light fixtures should be checked on a regular basis and the light bulbs replaced as necessary.
	<input type="checkbox"/> Critical <input type="checkbox"/> Important <input type="checkbox"/> Desirable Improvement

5.0 OCCUPANCY INFORMATION

The Insured is:		
<input checked="" type="checkbox"/> Owner Occupant	<input type="checkbox"/> Non-occupant building owner	<input type="checkbox"/> Tenant
Insured's Occupancy Description: Glengate Alliance Church - The insured occupies approximately 70% of the first and second floors in this building as a religious facility affiliated with Alliance Churches throughout North America. The insured occupies the gymnasium as the worship area with moveable chairs that allow the area to be used for multi purpose activities. The former adjacent classrooms are used as administrative offices. Other former classrooms are used as Sunday School rooms, meeting rooms and a small chapel. The kitchen facilities are used occasionally for men's breakfast and various congregational dinners. The kitchen equipment includes 2 deep fat fryers that have been shut down and are never used. Please refer to the attached Religious Facility Supplement for additional details.		
IBC Code: 8671	IBC Subcode: 00	Premises Intrusion Alarm: Acceptable
Special Hazard Code(s): Line 5.10	Description: Commercial cooking with an unapproved suppression system.	
Special Hazard Code(s):	Description:	
Name of building owner(if not Insured):		Number of years bldg. Owned: 1
Number of years at this location:1	Area occupied (sq. m): 10,126	Business hours: Office 9am- 4pm
Days per week: 7 days	Annual Revenue (optional): N/A	Payroll (optional): N/A
Previous loss history past 3 years		Previous loss history past 6 years
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined	
Explain loss history:		
Insured Values: Property: \$10,300,000		Contents: \$ 50,000

Combustibility of Occupancy: L2	Susceptibility of Occupancy: S1-Minimal Damage
---------------------------------	--

Occupancy: Major Tenant is: <input checked="" type="checkbox"/> Insured or <input type="checkbox"/> See Major Tenant Below <input checked="" type="checkbox"/> refer to Occupancy Specific Supplement	
Major Tenant in Building	Combustibility Code: -- Susceptibility Code: --
Name:	Area occupied (sq.m): IBC Code:
Occupancy Description:	IBC Sub Code:
Special Hazard Code(s):	Description:
Special Hazard Code(s):	Description:
Previous loss history past 3 years Yes No Undetermined	Previous loss history past 6 years Yes No Undetermined
Number of years at this location:	Premises Intrusion Alarm: --
Other Classes of Occupants	
DESCRIBE PARTITION WALLS BETWEEN TENANTS:	
Name:	Area occupied (sq.m): IBC Code:
Occupancy Description:	IBC Sub Code:
Special Hazard Code(s):	Description:
Special Hazard Code(s):	Description:
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined
Number of years at this location:	Premises Intrusion Alarm: --
Name:	Area occupied (sq.m): IBC Code:
Occupancy Description:	IBC Sub Code:
Special Hazard Code(s):	Description:
Special Hazard Code(s):	Description:
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined
Number of years at this location:	Premises Intrusion Alarm: --
Areas not surveyed:	<input type="checkbox"/> For additional tenants see attached list
Comments:	

6.0 BUILDING CONSTRUCTION (IBC Major Construction Class 2)

Building condition:	<input type="checkbox"/> Above Average	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies	
Year built: (yyyy)	1969	Area occupied by insured (sq. m):	10,126	Combustibility of Building --	
Ground floor area (sq. m):	8,268 sq. m	Total floor area (excl. bsmt.):	10,126 sq. m		
Height (excluding basement):	7.1 m	Number of Stories:	2 (above grade)		
Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Area of basement:	N/A (sq. m)	Total area: 10,126 sq. m	
Additions (year & brief description):	N/A				
Renovations (year & brief description):	2005-06 New heating units and upgraded electrical components				
Wall construction:	Reinforced Concrete % ()	Masonry: 100%: (CBBF)	Non Combustible: %: ()	Brick/stone veneer: %: ()	Wood frame: %: ()
	Other: % , Describe:				
	Insulation: Standard				

	Panels in Walls:	Glass: %	Combustible: %	Non Combustible: %
Floor Construction:	Concrete: 100%	Concrete on metal pan: %	Wood joist: %	
	Other: %, Describe:			
Roof Type:	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Quonset	<input type="checkbox"/> Peaked	<input type="checkbox"/> Other:
Roof Construction:	<input type="checkbox"/> Concrete: %	<input checked="" type="checkbox"/> Steel deck: 100%	<input type="checkbox"/> Wood joist: %	<input checked="" type="checkbox"/> Steel/Steel: 100%
	Other Combustible: %		Other Non Combustible: %	
Roof Surface:	<input checked="" type="checkbox"/> Tar & Gravel: 100%	Metal: %	Asphalt Shingles: %	Wood Shakes: %
	<input type="checkbox"/> Rubber membrane: %	<input type="checkbox"/> Other Combustible: %	<input type="checkbox"/> Other Non Combustible: %	
Resurfaced:	No	<input checked="" type="checkbox"/> Yes	Date: Unknown to contact. Some repairs completed over the cafeteria area in 2005.	
Interior Finish Walls:	Combustible:	Ordinary Damage Material: %	Special Damage Material: %	
	Non Combustible: 100%		Open: %	
Interior Finish Ceilings:	Combustible:	Ordinary Damage Material: %	Special Damage Material: %	
	Non Combustible: 100%		Open: %	
Vertical Openings:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Stairs:	Protection Type: -- hrly. rate	<input checked="" type="checkbox"/> Elevator: Protected: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Escalator: <input type="checkbox"/> Open <input type="checkbox"/> Enclosed	<input type="checkbox"/> Atrium: % of Grade Floor	# of Floors: 2	
	Other:			
Horizontal Separation:	Major Partition Construction:	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Frame	<input type="checkbox"/> Drywall on Studs
		Concrete Block		Other:
	Proper Opening Protection:	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Mezzanines:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Combustible: %	Non Combustible: %	
	Mezzanines Percentage of Floor below: % (if over 25% treated as an additional floor)			
Combustible Concealed Spaces:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, %, and describe:		
Concealed space properly protected:	No	Yes	<input checked="" type="checkbox"/> Not applicable	Comment:
Building Description:	Shopping Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Industrial Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Strip Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Stand Alone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other, Describe:		
Building Construction Comments: There was no visual evidence of deterioration of the building structure.				

7.0 FIRE EXPOSURES (Within 50m of risk) None

Exposing Structures Within 50m:

	Distance	Height	Construction of Exposure Facing Wall	Exposure Occupancy Hazard	Exposure Hazard Description	Exposure Comb. Code	Opening in Facing Wall of Risk	
							Yes	No
Front	15 m	1 sto.	Masonry Semi-Protected	Light (L1,L2)	Private dwelling garage	L2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rear	40 m	1 sto.	Masonry Semi-Protected	Light (L1,L2)	Dwelling	L2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Left	_____ m	_____ sto.	--	--		--	<input type="checkbox"/>	<input type="checkbox"/>
Right	_____ m	_____ sto.	--	--		--	<input type="checkbox"/>	<input type="checkbox"/>

Exposing Structure Addresses:

Front:	6011 Valley Way	Left:	
Rear:	Undetermined	Right:	
Comments: <u>No unusual conditions or special hazards noted.</u>			

8.0 COMMON HAZARDS (Heating, electrical, plumbing)

HEATING:

Forced warm air:	<input type="checkbox"/> Electric %	<input checked="" type="checkbox"/> Gas 100%	<input type="checkbox"/> Oil %	Solid Fuel %	Other: <u>Roof top HVAC units</u>
Suspended unit heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %		Other: _____
Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Solid Fuel %	Other: _____
Hot water/steam	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Solid Fuel %	Other: _____
Solid Fuel Burning:	Non-Hazardous: %	Describe _____		Hazardous: %	Describe _____
Other Hazardous:	%	Describe _____			
Other Non-Hazardous:	%	Describe _____			
Electric baseboard units:	_____ %				
Installation Appears Safe:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____		
Unheated	_____ %		Borrowed Heat:	_____ %	
Boiler:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Age: _____ and Make: _____	Date of last Boiler Inspection: (yyyy/mm/dd) _____	
Appliances enclosed in a non-combustible room:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Not required		
Combustible materials stored in the room:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable		
Heating Fuel Tanks:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Inside	<input type="checkbox"/> Outside	<input type="checkbox"/> Above ground	<input type="checkbox"/> Below ground
				Age (yyyy) _____	Capacity (L) _____
Fill and vent piping: Inside	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No	Yes, _____		
Chimneys:	<input type="checkbox"/> Masonry	<input type="checkbox"/> ULC Factory built	<input type="checkbox"/> Unlabelled pre-fab	<input checked="" type="checkbox"/> Other: <u>Direct vents</u>	
	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Non-standard _____			
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major, _____		
Installation replaced:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	(yyyy) <u>2005</u> and <u>100%</u>		
100% Air Conditioned	Type:	<input checked="" type="checkbox"/> Roof-Top	<input type="checkbox"/> Central	<input type="checkbox"/> Other: _____	
Comments: <u>The heating equipment is inspected annually to ensure reliable operation.</u>					

ELECTRICAL:

Type:	<input checked="" type="checkbox"/> Conduit	<input checked="" type="checkbox"/> BX	<input type="checkbox"/> Non-metallic	<input type="checkbox"/> Knob & Tube _____	<input type="checkbox"/> Other: _____
Temporary wiring or extension cords:	<input checked="" type="checkbox"/> No Yes _____				
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers	Fuses:	<input type="checkbox"/> Ordinary	<input type="checkbox"/> Type P	<input type="checkbox"/> Type D
			<input type="checkbox"/> Other: _____		
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major		
Installation (wiring) replaced:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	(yyyy) <u>2005</u> and <u>10%</u>		
Installation Appears Safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____		
Partial changes/extensions:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Comments: <u>Standard installations that appear to be safely arranged.</u>					

PLUMBING:

Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Other: _____
Installation Replaced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	(yyyy) _____ and _____%	
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor _____	
Installation appears safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No: _____		
Comments: <u>No deterioration noted.</u>				

SMOKING:

Smoking Restricted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
"No Smoking" Signs posted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Enforced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments: <u>Smoking is prohibited within the building. There was no evidence of smoking materials present.</u>					

HOUSEKEEPING:

<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
Comments: <u>No deficiencies noted.</u>			

9.0 FIRE PROTECTION

PUBLIC:

F.U.S. Protection Class: <u>3</u>	Primary Responding Fire Department: <u>Niagara Falls (HPA)</u>	Bldg. Prot. Code (NS or AS): <u>NS 2</u>
<input checked="" type="checkbox"/> Full time	<input type="checkbox"/> Part Time/Volunteer	<input type="checkbox"/> Composite
Distance to Fire Department: <u>2</u> km		
Roads: <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Unpaved	Accessible Year-round: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Congested/Inaccessible: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
Number of Hydrants: <u>3</u> within 155 m,	<u> </u> within 156 - 305 m,	<u> </u> Over 305 m, <input type="checkbox"/> None

PRIVATE:

The following appeared to be satisfactory:

	Yes	No		Date Last Serviced	Comments
Portable Extinguishers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<u>October 2004</u>	<u>(See recommendations).</u>
Standpipe/Inside Hoses	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	<u> </u>	<u> </u>
Watchman Service	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	<u> </u>	<u> </u>
Fire Detection System:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe:	<u>Supervised by a ULC listed monitoring service. Manual pull stations located at all exits.</u>	
i) Type of Detectors:	<u>Hard wired heat and smoke</u>				
ii) Detector location:	<u>Describe: Ceiling areas throughout the building.</u>				
iii) Maintenance contract:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Company: <u>Fire Monitoring of Canada</u>	Telephone #: <u>(905) 684-5572</u>	
iv) Connected to:	<input checked="" type="checkbox"/> ULC Listed Station		<input type="checkbox"/> Unlisted Service	<input type="checkbox"/> Fire/Police Department	<input type="checkbox"/> Local only
	<input type="checkbox"/> Other: <u> </u>				
Name of Company:	<u>Fire Monitoring of Canada</u>				
Automatic Sprinkler Protection:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Full Premises		<input type="checkbox"/> Partial (describe): <u> </u>		
	Sprinkler Supplement Attached		Yes <input type="checkbox"/>	No (Sprinkler System Not Tested or Evaluated) <input checked="" type="checkbox"/>	
Fire Protection Comments:	<u> </u>				

10.0 ALL RISK:

Information Confirmed by: Person Contacted or:

EARTHQUAKE

What is the earthquake zone:	<u>0</u>
Is there any earthquake history in the area:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Undetermined
If Yes, describe history	<u> </u>
Significant exterior wall or foundation cracks noted?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Describe: <u> </u>

(All Risk Report June 14, 2004 R9)

Sagging?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Comments: <u>None</u>			

FLOOD

Is this establishment located on a flood plain:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Is it located near a body of water:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Distance to nearest body of water:	_____	<input checked="" type="checkbox"/> None determined	
Is there a history of flooding:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, give history: _____
Evidence of water damage:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Years knowledge of risk: <u>1</u>			
Comments: <u>The contact was not aware of any flood or sewer history for this area of the City.</u>			

WATER DAMAGE

Plumbing is:	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other	Describe: _____
Is there evidence of corrosion:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is the building sprinklered:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Comment: _____		
Is stock susceptible to water damage:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>N/A</u>		
Are all window/skylight openings adequately sealed:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____		
Does water main pass under building:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is the roof covering adequate:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Most recent roof repair date: <u>2005</u>		
Inside and/or roof storage tanks/process equipment:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Tanks/equipment satisfactorily controlled:	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If Either Describe: _____		
Is there use of:	<input type="checkbox"/> Skids	<input checked="" type="checkbox"/> Shelving	<input type="checkbox"/> Floor Drains	<input type="checkbox"/> Covers over stock/equipment	
Sewer Backup claim in the last three years:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Describe: _____		
Comments: <u>No unusual conditions noted.</u>					

COLLAPSE AND/OR SEWER BACKUP

Is there any history of collapse:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Is there any history of sewer back-up:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Are sewer back-up protection devices in place:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Comments: <u>None.</u>			

ADDITIONAL PERILS

If Yes, Describe:

Is lightning protection in place:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Is risk located within 5 km of airport:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Beneath a flight path: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the yard fenced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Are gates locked when the premises are closed: <input type="checkbox"/> Yes <input type="checkbox"/> No
Is the yard and the exterior of the building lit:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: <u>High density wall mounted fixtures.</u>
Is the risk located in a high wind/hail area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____

Are there visible signs of vandalism at the risk:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____	
In the area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____	
Is the risk protected from Impact exposure:	Automobile	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: _____
	Aircraft	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>N/A</u>
	Train	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>N/A</u>
	Boat	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>N/A</u>
Comments: <u>None.</u>				

11.0 BASIC PREMISES LIABILITY

The following appeared to be satisfactory: If No Describe				
Stairs, Ramps & Handrails:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Floor Surfaces & Coverings:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Walls & Ceilings:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Interior & Exterior Lighting:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Emergency Lighting:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Interior & Exterior Housekeeping:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Washrooms:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Sidewalks, Yards & Parking Lots:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Fire Exits:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Fire Alarm System (s):	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Snow & Ice Removal:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Elevating devices:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Satellite Dishes:	Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Comments: _____
Exterior Signs:	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
CO detectors where required:	Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Comments: _____
Swimming Pool:	Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Comments: _____
Other:	Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Comments: _____
Comments: <u>Safe, no unusual conditions regarding Premises Liability exposures.</u>				

12.0 BASIC CRIME

Refer to Expanded Crime Supplement

Crime Experience	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High		
Type of Neighbourhood:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Isolated
Neighbourhood appears to be:	<input checked="" type="checkbox"/> Stable	Changing via:	<input type="checkbox"/> Expansion/growth	<input type="checkbox"/> Renovation	<input type="checkbox"/> Deterioration
Comments: <u>None.</u>					

BUSINESS

Automatic Teller Machine:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes		
Safe on Premises:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine	
Guard Service:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine	Describe: _____
Typical Stock:	<u>N/A</u>			
Smash & Grab exposure:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine	
Comments: <u>None.</u>				

GENERAL PROTECTION

The following appeared to be satisfactory: If No Describe

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Roof Accessibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Police Patrols:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Comments: _____
Yard Fenced:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Describe: _____
Comments: _____				

SECURITY ALARM SYSTEM

Premises alarm system in use:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: (yyyy)2005
Applies to:	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Insured Tenant	<input type="checkbox"/> Other, Describe: _____		
Alarm System is:	<input checked="" type="checkbox"/> Acceptable		<input type="checkbox"/> Unacceptable (see rec.)		
Monitored by:	<input checked="" type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unable to Determine
Comments: Adequate protection for this risk.					

PHYSICAL PROTECTION

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input type="checkbox"/> Spring	<input checked="" type="checkbox"/> Panic	<input checked="" type="checkbox"/> Other: <i>Interior padlocks</i>	
Windows Protected:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	If yes, describe _____	
Other Openings:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Comments: None					

OTHER COMMENTS:

There is a surveillance camera that monitors activity at the front door and lobby area from the office. This allows the office staff to view visitors prior to allowing them entry via a remote electronic unlocking device.



CGI Information Systems and Management Consultants Inc.

**RELIGIOUS FACILITY
INSPECTION REPORT SUPPLEMENT
CONFIDENTIAL**

Location Surveyed: Glengate Alliance Church 6009 Valley Way, Niagara Falls, ON	CGI AIS No.: 71482734
Date of survey (YYYY/MM/DD): 2006/03/08	CGI Loss Control Specialist: Dave Schutz, FIIC

1.0 OCCUPANCY

Description of Programs:

Sunday Service(s):	How many: <u>1</u>	List times: <u>10 am</u>
Sunday School:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Times: <u>10 am</u>
Mid-week Groups:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Describe: <u>Normal church groups such a Ladies, Men, Youth and various committee meetings</u>
Organized by Church:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes:	_____
Day Care/Nursery School:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:	_____
Run by Church	<input type="checkbox"/> No <input type="checkbox"/> Yes	Who: _____
Use of the Building by Non-Church Groups:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Describe: _____
Certificate of Insurance:	<input type="checkbox"/> No <input type="checkbox"/> Yes	Describe: <u>N/A</u>

2.0 GENERAL INFORMATION

Has a formal, written abuse policy been developed and disseminated:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Are any structures designated as heritage buildings:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
If Yes, designation is:	<input type="checkbox"/> Federal <input type="checkbox"/> Provincial <input type="checkbox"/> Municipal
Seating Capacity:	Pews: _____
Chairs: <u>550-600</u>	Average attendance/observance levels: <u>300-350 plus approximately 125 children</u>
Days building used per week:	<u>7</u>
Hours of operation: <u>Various</u>	Describe: <u>Member on duty during all meetings and events</u>
Attendants on duty when facility is open:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Building locked when not in use:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Key Holder List: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Updated: <u>2005</u>
Organ located:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Describe: <u>An electric organ is located in the small chapel area.</u>	
Repairs to building performed by members of the congregation:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
If yes, what types: <u>Members complete normal maintenance type repairs, painting, cleaning etc. There are numerous construction trades represented by the congregational members.</u>	
If Yes, are they qualified:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Manse/parsonage located:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Cemetery located:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Describe: _____	

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CGI reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. CGI does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, CGI assumes no responsibility for management and control of these activities. CGI will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

(Religious Facility Supplement Feb. 2, 2004, R1)

SP214FORM

High valued religious artifacts such as: fine arts, paintings, stained glass, tapestries, etc. located:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Irreplaceable religious artifacts located:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Use of Candles / incense etc. during services:	<input checked="" type="checkbox"/> Never	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly <input type="checkbox"/> Less than monthly
Steeple/Bell Tower:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Height: _____ m
Properly grounded Lightning Protection:	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
Are Church and Outbuildings Protected by:	i) A lightning protection system?		<input type="checkbox"/> Yes <input type="checkbox"/> No
	ii) A lightning protection maintenance contract?		<input type="checkbox"/> Yes <input type="checkbox"/> No
	iii) If Yes, Date of Last Inspection:		_____
Describe any unusual exposures:	<u>Electrical grounding protection installed within the electrical system. Candles may be used during Christmas Eve candle lighting services</u>		

3.0 FUEL STORAGE TANKS (HEATING)

Fuel Tanks: None Inside Outside aboveground Outside underground Cannot be confirmed

NO.	Age	Capacity (l)	Contents	Construction	Cathodic Protection
1	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Comments: _____

4.0 KITCHEN

Interior Finish:	Walls: <u>Plasterboard</u>	Ceilings: <u>Suspended mineral tile</u>	Floors: <u>Linoleum on concrete</u>
Finish of walls exposed by/adjacent to cooking appliances:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Non-combustible	<input type="checkbox"/> Combustible
Cleanliness:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	Poor : _____
Comment:	<u>The kitchen cooking appliances are usewd occasionally to warm foods for congregational dinners and also for men's breakfast functions.</u>		

COOKING APPLIANCES

Appliance Type	Number	Fuel				Automatic Shut-off		Stainless Steel Hoods		Protection		
		Electric	Nat gas	Propane	Charcoal	Yes	No	Yes	No	Fixed System	Auto Sprink	None
Oven	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grill/Griddle	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deep Fat Fryer	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stove/Range	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Char Broiler	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Salamander	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: The deep fat fryers are never used. The kitchen appliances appear to be safely arrnged and in good clean condition.

EXHAUST SYSTEM CLEANING

Element	Weekly	Monthly	Other	Name of Company	Clean at time of inspection
Filter(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Members -annually</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Members -annually</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ducts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>To be determined</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Filtering System:	<input type="checkbox"/> Listed exhaust cleaning system			<input checked="" type="checkbox"/> Baffle type filters	<input type="checkbox"/> Wire mesh filters
Exhaust Ducts:	<input type="checkbox"/> Discharges directly to outside			<input type="checkbox"/> Passes through combustibile materials	

<input checked="" type="checkbox"/> Extends through the roof	<input checked="" type="checkbox"/> Protected by a fixed extinguishing system
Last Service Date (yy/mm/dd): <u>April 2003</u>	Last Cleaning Date (yy/mm/dd): <u>Undetermined</u>
Year of installation: <u>1969</u>	Any Ducts over 20' length: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Clean out doors: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comment: <u>The insured is presently obtaining quotations from service contractors to service the equipment. See recommendations regarding the cleaning of the equipment and exhaust systems</u>	

5.0 ELECTRONIC DATA PROCESSING

Is equipment:	<input checked="" type="checkbox"/> Owned	<input type="checkbox"/> Leased	<input type="checkbox"/> On Loan
Is all equipment in one room:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Connected to central location:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Surge Protection provided:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Adequate:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Data properly backed-up and stored:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Frequency: <u>Daily</u>	
Data Storage/back-up copy taken off premises:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

6.0 COLLAPSE

Heavy Snowbelt area:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Roof Water Ponding:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unusual Roof Loading: (i.e. equipment)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Changes in Roof Elevation:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Evident Sagging: (Building Construction)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	<input type="checkbox"/> Walls <input type="checkbox"/> Floors <input type="checkbox"/> Roof <input type="checkbox"/> Porch/Awning <input type="checkbox"/> Other: _____
Earthquake Zone:	<u>0</u>

7.0 AUDIO/VISUAL EQUIPMENT

P.A. System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Est. purchase price: <u>\$10,000</u>
TV Monitors	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (How many) <u>8</u>	Est. purchase price: <u>\$7,000</u>
VCR	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (How many) <u>4</u>	Est. purchase price: <u>\$1,000</u>
Video Cameras	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (How many) _____	Est. purchase price: \$ _____
Other similar A/V equipment (describe & estimate purchase price)	<u>Hearing impaired devices, mixer boards, microphones</u>	
Above equipment locked away when not in use:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Describe: <u>Separate locked room and cabinets</u>
Above equipment ever removed from building or loaned to anyone:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Describe: _____
Comments: <u>The insured continues to upgrade their equipment as the need and financial concerns allow.</u>		

8.0 ADDITIONAL COMMENTS:

All Risk Report - 2005 GLENGATE ALLIANCE CHURCH 6009 Valley Way Niagara Falls ON L2E1X9



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CGI All Risk INSPECTION REPORT

Supplement/s attached: Yes # of : No

1.0 BASIC INFORMATION			
Insured:	Glengate Alliance Church	Policy Number	
Date of survey (YYYY/MM/DD):	2005/04/18	CGI Loss Control Specialist:	Ian Morris
Person Contacted: Position	Pastor Jeff Sensenstein	Telephone No.	(905) 354-9073
Mailing Address if Different for risk:			CGI AIS No.: 72482734 Tracking No.: 5602151
	(unit # street # & name)	(City, Town, Village)	
Location Surveyed:	6009 Valley Way	Niagara Falls	Ontario (Province) L2E 1X9 (postal code)
	(unit # street # & name)	(City, Town, Village)	
Secondary address (If any)			(Province) (postal code)
	(unit # street # & name)	(City, Town, Village)	
IBC Territory Code	93	IBC Building Ind. Code: 8671	SR/MA File No.
Underwriter:		Broker:	

The **CGI Risk•Score** and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer and thus more desirable from an underwriting standpoint.

Thank you for choosing CGI to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

2.0 **CGI Risk•Score**

		1	2	3	4	5	6	7	8	9	
Property		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p style="text-align: center; color: magenta;">Comments</p> <p><i>The building appears structurally sound and in good condition, although there are small areas of brickwork which need replacing (Rec. made). It receives regular care and maintenance and building services are in good working order.</i></p> <p><i>General liability issues appeared safe with no unusual features or hazards noted.</i></p> <p><i>This risk is not deemed to be a target for career criminals. Both the security alarm system and the physical security appear appropriate for the occupancy.</i></p>
Liability		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crime		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		(1=Excellent & 9=Poor)									

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RISK ALERT ISSUED: Yes No **IF YES, DESCRIBE** (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Critical Recommendation will be issued to address the situation.)

Meaning of the CGI Risk-Score: The CGI Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The CGI Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are desirable. Risks in this category are excellent (no deficiencies) to better than average for their class.
4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

3.0 REMARKS

This non-sprinklered risk is a former school and is located in a residential setting on a quiet street in Niagara Falls.

The contact was prompt in keeping the appointment and was cooperative and friendly throughout.

Prior to purchasing the building, the Church employed a consulting company to provide a report on the structural and electrical components of the building.

4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either Critical, Important, or Desirable Improvement. "Critical" recommendations are those aimed at correcting undesirable feature/s which, if left unattended, could cause a serious loss and should be rectified immediately. This class of recommendation is only used in extreme situations. "Important" recommendations are intended to highlight undesirable feature/s which if left unattended, could cause a serious loss and should be rectified as soon as possible. "Desirable Improvement" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss.

Listed below or None

05-1 Critical Important Desirable Improvement

The exterior brickwork has decayed in two small areas, one at the front and one at the rear of the Church (see photo), and these areas should be rebricked to a good standard by qualified masons, in order to prevent the damaged area from expanding and resultant interior damage.

05-2 Critical Important Desirable Improvement

The tires and wooden pallet stacked against the exterior wall at the rear of the Church represent an allurements to arson and should be safely disposed of, thus preventing any fire resulting in building damage.

05-3 Critical Important Desirable Improvement

A comprehensive recorded, regular maintenance program should be kept for all areas of the property including stairs, floors, entrances, parking areas, emergency lights, snow clearing and equipment servicing.

05-4	<input type="checkbox"/> Critical	<input checked="" type="checkbox"/> Important	<input type="checkbox"/> Desirable Improvement
An incident log should be prepared and kept on file, noting time, place and nature of any incidents together with witness names, addresses and phone numbers, this may be advantageous in claims defense.			
<input type="checkbox"/> Critical <input type="checkbox"/> Important <input type="checkbox"/> Desirable Improvement			

5.0 OCCUPANCY INFORMATION

The Insured is:	<input checked="" type="checkbox"/> Owner Occupant	<input type="checkbox"/> Non-occupant building owner	<input type="checkbox"/> Tenant
Insured's Occupancy Description: This former school is occupied by the insured as a Church. The former gymnasium is now used as the main meeting room. There are presently two kitchens and within the next month, one kitchen will be dismantled and the other one extended. All equipment will be moved to the expanded area, however, the deep fat fryers will be disposed of. There are three fixed extinguishing systems now and these will be consolidated into one for the new kitchen. The Church has far more space than it needs for its operations and intends to lease out space at some point in the future, but there are no signed leases at present. There are 4 full-time Ministers on staff plus a part-time Church Administrator and a part-time Janitor. Please refer to the attached Religious Facility Supplement for complete details.			
IBC Code: 8671	IBC Subcode: 00	Premises Intrusion Alarm: Acceptable	
Special Hazard Code(s): 0		Description:	
Special Hazard Code(s): 0		Description:	
Name of building owner(if not Insured):	N/A		Number of years bldg. Owned: 3 months
Number of years at this location:3 months	Area occupied (sq. m): 10,126		Business hours: 9am-3:30pm are office hours on Monday, Tuesday and Friday
Days per week: 7 days	Annual Revenue (optional):	Payroll (optional):	
Previous loss history past 3 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined	
Explain loss history: None			
Insured Values: Property: \$10,000,000		Contents: \$50,000	
Combustibility of Occupancy: L2		Susceptibility of Occupancy: S1-Minimal Damage	

Occupancy: Major Tenant is: <input checked="" type="checkbox"/> Insured or <input type="checkbox"/> See Major Tenant Below		<input type="checkbox"/> refer to Occupancy Specific Supplement	
Major Tenant in Building		Combustibility Code: --	Susceptibility Code: --
Name:	Area occupied (sq.m):	IBC Code:	
Occupancy Description:	IBC Sub Code:		
Special Hazard Code(s):	Description:		
Special Hazard Code(s):	Description:		
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:	Premises Intrusion Alarm: --		
Other Classes of Occupants			
DESCRIBE PARTITION WALLS BETWEEN TENANTS: N/A			
Name:	Area occupied (sq.m):	IBC Code:	

Occupancy Description:		IBC Sub Code:
Special Hazard Code(s):	Description:	
Special Hazard Code(s):	Description:	
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:	Premises Intrusion Alarm: --	
Name:	Area occupied (sq.m):	IBC Code:
Occupancy Description:		IBC Sub Code:
Special Hazard Code(s):	Description:	
Special Hazard Code(s):	Description:	
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:	Premises Intrusion Alarm: --	
Areas not surveyed: N/A	<input type="checkbox"/> For additional tenants see attached list	
Comments: No unusual hazards associated with this type of occupancy.		

6.0 **BUILDING CONSTRUCTION (IBC Major Construction Class 2)**

Building condition:	<input type="checkbox"/> Above Average	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies	
Year built: (yyyy)	1969	Area occupied by insured (sq. m): 10,126		Combustibility of Building M3	
Ground floor area (sq. m):	8268 sq. m	Total floor area (excl. bsmt.)		10,126 sq. m	
Height (excluding basement):	7 m	Number of Stories: 1+2 (above grade)			
Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Area of basement: 0 (sq. m)	Total area: 10,126 sq. m	
Additions (year & brief description):	At least two extensions to the building were made in the 1970's.				
Renovations (year & brief description):	A portion of the interior of the second floor has been renovated by qualified church members (9% of building) to be used as meeting rooms.				
Wall construction:	Reinforced Concrete % ()	Masonry: 100%: (Concrete Block, Brick Faced)	Non Combustible: %: ()	Brick/stone veneer: %: ()	Wood frame: %: ()
	Other: % , Describe:				
	Insulation:				
	Panels in Walls:	Glass: %	Combustible: %	Non Combustible: %	
Floor Construction:	Concrete: 82%		Concrete on metal pan: 18%		Wood joist: %
	Other: % , Describe:				
Roof Type:	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Quonset	<input type="checkbox"/> Peaked	<input type="checkbox"/> Other:	
Roof Construction:	<input type="checkbox"/> Concrete: %	<input checked="" type="checkbox"/> Steel deck: 100%	<input type="checkbox"/> Wood joist: %	<input type="checkbox"/> Steel/Steel: %	
	<input type="checkbox"/> Other Combustible: %		<input type="checkbox"/> Other Non Combustible: %		
Roof Surface:	<input checked="" type="checkbox"/> Tar & Gravel: %	<input type="checkbox"/> Metal: %	<input type="checkbox"/> Asphalt Shingles: %	<input type="checkbox"/> Wood Shakes: %	
	<input type="checkbox"/> Rubber membrane: %	<input type="checkbox"/> Other Combustible: %	<input type="checkbox"/> Other Non Combustible: %		

Resurfaced:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Date: There has been an annual maintenance contract in place with a local roofing company to inspect the roof and replace any areas necessary. In this manner, most of the roof has been replaced over the years. A section over the original school cafeteria is to be replaced this summer.			
Interior Finish Walls:	Combustible:	Ordinary Damage Material:	%	Special Damage Material:	%	
	Non Combustible: 100%			Open:	%	
Interior Finish Ceilings:	Combustible:	Ordinary Damage Material:	%	Special Damage Material:	%	
	Non Combustible: 100%			Open:	%	
Vertical Openings:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Stairs:	Protection Type: walls-0hr, doors-0hr hrly. rate	<input checked="" type="checkbox"/> Elevator:	Protected: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Escalator:	<input type="checkbox"/> Open	<input type="checkbox"/> Enclosed	<input type="checkbox"/> Atrium:	% of Grade Floor # of Floors:	
	<input type="checkbox"/> Other:					
Horizontal Separation:	Major Partition Construction:		<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Frame	<input type="checkbox"/> Drywall on Studs	
			<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Other:		
	Proper Opening Protection:		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable	
Mezzanines: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Combustible:	%	Non Combustible:	% (if over 25% treated as an additional floor)		
	Mezzanines Percentage of Floor below:					
Combustible Concealed Spaces:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, %, and describe:			
Concealed space properly protected:	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not applicable	Comment:		
Building Description:	Shopping Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Industrial Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Strip Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Stand Alone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Other, Describe:			
Building Construction Comments: General repairs made as needed on an ongoing basis.						

7.0 FIRE EXPOSURES (Within 50m of risk) None

Exposing Structures Within 50m:

	Distance	Height	Construction of Exposure Facing Wall	Exposure Occupancy Hazard	Exposure Hazard Description	Exposure Comb. Code	Opening in Facing Wall of Risk	
							Yes	No
Front	15 m	1 sto.	Masonry Semi-Protected	Light (L1,L2)	Private garage for a dwelling.	L2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rear	46 m	1 sto.	Masonry Semi-Protected	Light (L1,L2)	Dwelling	L2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Left	Open m	___ sto.	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Right	Open m	___ sto.	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>

Exposing Structure Addresses:

Front:	6011 Valley Way	Left:	N/A
Rear:	Unknown	Right:	N/A
Comments: _____			

8.0 COMMON HAZARDS (Heating, electrical, plumbing)

HEATING:

Forced warm air:	<input type="checkbox"/> Electric	%	<input type="checkbox"/> Gas	%	<input type="checkbox"/> Oil	%	Solid Fuel	%	Other: _____
Suspended unit heaters:	<input type="checkbox"/> Electric	%	<input type="checkbox"/> Gas	%	<input type="checkbox"/> Oil	%	Other: _____		

Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Solid Fuel %	Other: _____
				Solid Fuel %	Other: <u>45% via radiators and 55% through FWA from a heat exchanger</u>
Hot water/steam	<input type="checkbox"/> Electric %	<input checked="" type="checkbox"/> Gas 100%	<input type="checkbox"/> Oil %		
Solid Fuel Burning:	Non-Hazardous: %	Describe _____		Hazardous: %	Describe _____
Other Hazardous:	%	Describe _____			
Other Non-Hazardous:	%	Describe _____			
Electric baseboard units:	<input type="checkbox"/> %				
Installation Appears Safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____		
Unheated	<input type="checkbox"/> %	Borrowed Heat:	<input type="checkbox"/> %		
Boiler:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Age: <u>See "Comments"</u> and Make: _____	Date of last Boiler Inspection: (yyyy/mm/dd) _____	
Appliances enclosed in a non-combustible room:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not required		
Combustible materials stored in the room:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not applicable		
Heating Fuel Tanks:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Inside	<input type="checkbox"/> Outside	<input type="checkbox"/> Above ground	<input type="checkbox"/> Below ground
				Age (yyyy) _____	Capacity (L) _____
Fill and vent piping: Inside	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No	<input type="checkbox"/> Yes, _____		
Chimneys:	<input type="checkbox"/> Masonry	<input type="checkbox"/> ULC Factory built	<input type="checkbox"/> Unlabelled pre-fab	<input checked="" type="checkbox"/> Other: <u>Direct vent and type "B" gas vents.</u>	
	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Non-standard _____			
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major, _____		
Installation replaced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	(yyyy) _____ and _____%		
100% Air Conditioned	Type:	<input checked="" type="checkbox"/> Roof-Top	<input type="checkbox"/> Central	<input type="checkbox"/> Other: _____	
Comments: <u>Work is starting in a week's time to replace all of the heating system with roof-mounted, natural gas-fired HVAC units. The boilers will be dismantled. Work should be completed by September.</u>					

ELECTRICAL:

Type:	<input checked="" type="checkbox"/> Conduit	<input checked="" type="checkbox"/> BX	<input type="checkbox"/> Non-metallic	<input type="checkbox"/> Knob & Tube _____	<input type="checkbox"/> Other: _____
Temporary wiring or extension cords:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes _____		
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers		Fuses:	<input type="checkbox"/> Ordinary	<input type="checkbox"/> Type P
				<input type="checkbox"/> Type D	<input type="checkbox"/> Other: _____
Installation defects:	<input checked="" type="checkbox"/> None		<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	
Installation (wiring) replaced:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	(yyyy) _____ and _____%	
Installation Appears Safe:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	Describe: _____	
Partial changes/extensions:	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes Describe: <u>Many areas have been upgraded from the original service for rooms such as computer labs and new services added to provide power. Mainly in the 1990's.</u>		
Comments: <u>Unobstructed access to main electrical area. A 1m clearance zone is maintained around main electrical switching area.</u>					

PLUMBING:

Type:	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Other: _____
Installation Replaced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	(yyyy) _____ and _____%	
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor _____	
Installation appears safe:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No: _____	
Comments: <u>All visible piping is in good condition with no signs of corrosion or leaking. All heating system piping is copper. Contractors have been employed to flush out the system on an annual basis.</u>				

SMOKING:

Smoking Restricted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
"No Smoking" Signs posted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Enforced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments: <u>No smoking within the building.</u>					

HOUSEKEEPING:

<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
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Comments: Lighting is in good condition and aisles are unobstructed. Appropriate cleanliness for this type of occupancy.

9.0 FIRE PROTECTION

PUBLIC:

F.U.S. Protection Class: <u>3</u>	Primary Responding Fire Department: <u>Niagara Falls</u>	Bldg. Prot. Code (NS or AS): <u>2</u>
<input checked="" type="checkbox"/> Full time	<input type="checkbox"/> Part Time/Volunteer	<input type="checkbox"/> Composite
Distance to Fire Department: <u>2</u> km		
Roads: <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Unpaved	Accessible Year-round: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Congested/Inaccessible: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply: <input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	
Number of Hydrants: <u>3</u> within 155 m,	_____ within 156 - 305 m,	_____ Over 305 m, <input type="checkbox"/> None

PRIVATE:

The following appeared to be satisfactory:

	Yes	No		Date Last Served	Comments
Portable Extinguishers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<u>October 2004</u>	<u>Adequate number of units on site.</u>
Standpipe/Inside Hoses	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	_____	_____
Watchman Service	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	_____	_____
Fire Detection System:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe:	<u>Manual pull alarm stations are situated at each emergency exit.</u>	
i) Type of Detectors:	<u>Hard wired smoke and heat detectors in all areas.</u>				
ii) Detector location:	<u>Describe: Ceiling mounted throughout.</u>				
iii) Maintenance contract:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Company: <u>Fire Monitoring of Canada</u>	Telephone #: <u>905-684-5572</u>	
iv) Connected to:	<input type="checkbox"/> ULC Listed Station	<input checked="" type="checkbox"/> Unlisted Service	<input type="checkbox"/> Fire/Police Department	<input type="checkbox"/> Local only	
	<input type="checkbox"/> Other: _____				
Name of Company:	<u>Fire Monitoring of Canada</u>				
Automatic Sprinkler Protection:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Full Premises	<input type="checkbox"/> Partial (describe): _____		
	Sprinkler Supplement Attached		<input type="checkbox"/> Yes	<input type="checkbox"/> No (Sprinkler System Not Tested or Evaluated)	
Fire Protection Comments:	_____				

10.0 ALL RISK:

Information Confirmed by: Person Contacted or: _____

EARTHQUAKE

What is the earthquake zone: <u>0</u>			
Is there any earthquake history in the area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Undetermined
If Yes, describe history _____			
Significant exterior wall or foundation cracks noted?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Sagging?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Comments: _____			

FLOOD

Is this establishment located on a flood plain:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Is it located near a body of water:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Distance to nearest body of water:	_____	<input checked="" type="checkbox"/> None determined	
Is there a history of flooding:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, give history: _____
Evidence of water damage:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Years knowledge of risk: <u>1</u>			
Comments: <u>The contact is not aware of any flood history in this local neighbourhood.</u>			

WATER DAMAGE

Plumbing is:	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Other	Describe: _____
Is there evidence of corrosion:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is the building sprinklered:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Comment: _____		
Is stock susceptible to water damage:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: <u>Normal office supplies.</u>		
Are all window/skylight openings adequately sealed:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____		
Does water main pass under building:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is the roof covering adequate:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Most recent roof repair date: _____		
Inside and/or roof storage tanks/process equipment:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Tanks/equipment satisfactorily controlled:	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If Either Describe: <u>N/A</u>		
Is there use of:	<input type="checkbox"/> Skids	<input checked="" type="checkbox"/> Shelving	<input type="checkbox"/> Floor Drains	<input type="checkbox"/> Covers over stock/equipment	
Sewer Backup claim in the last three years:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Describe: _____		
Comments: <u>No unusual water damage hazards present.</u>					

COLLAPSE AND/OR SEWER BACKUP

Is there any history of collapse:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Is there any history of sewer back-up:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Are sewer back-up protection devices in place:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Comments: _____			

ADDITIONAL PERILS

If Yes, Describe:

Is lightning protection in place:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: <u>Normal electrical grounding through the circuit breaker panel.</u>		
Is risk located within 5 km of airport:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Beneath a flight path:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the yard fenced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Are gates locked when the premises are closed:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the yard and the exterior of the building lit:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: <u>Wall mounted lights.</u>		
Is the risk located in a high wind/hail area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Are there visible signs of vandalism at the risk:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>Minor graffiti on rear wall.</u>		
In the area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		

Is the risk protected from Impact exposure:	Automobile	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: <u>By sidewalk.</u>
	Aircraft	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
	Train	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
	Boat	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____

Comments: Additional Perils appear normal.

11.0 BASIC PREMISES LIABILITY

The following appeared to be satisfactory: If No Describe

Stairs, Ramps & Handrails:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Regular run and rise dimensions with non-slip material.</u>
Floor Surfaces & Coverings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Standard materials in safe condition.</u>
Walls & Ceilings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>No deficiencies noted.</u>
Interior & Exterior Lighting:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Bright and even illumination.</u>
Emergency Lighting:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Wall packs.</u>
Interior & Exterior Housekeeping:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Good housekeeping.</u>
Washrooms:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>In good working order.</u>
Sidewalks, Yards & Parking Lots:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>In average condition.</u>
Fire Exits:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Adequate number, placement and width.</u>
Fire Alarm System (s):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Snow & Ice Removal:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>By contractor.</u>
Elevating devices:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>1 for disabled, regularly maintained. Operated by a key only.</u>
Satellite Dishes:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: <u>None</u>
Exterior Signs:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Secure and in good condition.</u>
CO detectors where required:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
Swimming Pool:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
Other:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____

Comments: No unusual concerns regarding Basic Premises Liability.

12.0 BASIC CRIME

Refer to Expanded Crime Supplement

Crime Experience	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High		
Type of Neighbourhood:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Isolated
Neighbourhood appears to be:	<input checked="" type="checkbox"/> Stable	Changing via:	<input type="checkbox"/> Expansion/growth	<input type="checkbox"/> Renovation	<input type="checkbox"/> Deterioration

Comments: Quiet street.

BUSINESS

Automatic Teller Machine:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Safe on Premises:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine
Guard Service:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine Describe: _____
Typical Stock:	<u>Normal office supplies and Janitorial supplies worth approximately \$5000.</u>		
Smash & Grab exposure:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine

Comments: _____

GENERAL PROTECTION

The following appeared to be satisfactory: If No Describe

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Roof Accessibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Police Patrols:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Comments: _____
Yard Fenced:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Describe: _____
Comments: <u>General Protection appears standard.</u>				

SECURITY ALARM SYSTEM

Premises alarm system in use:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: (yyyy)1980's
Applies to:	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Insured Tenant <input type="checkbox"/> Other, Describe: _____				
Alarm System is:	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable (see rec.)				
Monitored by:	<input type="checkbox"/> ULC Listed Station	<input checked="" type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unable to Determine
Comments: _____					

PHYSICAL PROTECTION

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input type="checkbox"/> Spring	<input checked="" type="checkbox"/> Panic	<input checked="" type="checkbox"/> Other: <u>Interior padlocks.</u>	
Windows Protected:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	If yes, describe _____	
Other Openings:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Comments: _____					

OTHER COMMENTS:

All exterior doors are kept locked and access is via an intercom at the front main door that is protected by an electronic lock with the release switch located in the Administration office. A camera feeds a monitor in this office so the administrator can view the person buzzing for entry. This system does not have recording capabilities, however, four more cameras are to be installed to cover more exterior areas.



CGI Information Systems and Management Consultants Inc.

**RELIGIOUS FACILITY
INSPECTION REPORT SUPPLEMENT
CONFIDENTIAL**

Location Surveyed: 6009 Valley Way Niagara Falls, Ontario	CGI AIS No.: 72482734
Date of survey (YYYY/MM/DD): 2004/04/18	CGI Loss Control Specialist: Ian Morris

1.0 OCCUPANCY

Description of Programs:

Sunday Service(s):	How many: <u>1</u>	List times: <u>10am & 3pm</u>
Sunday School:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Times: <u>10am</u>
Mid-week Groups:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Describe: <u>There is a Women's Ministry group which meets 3 times a week; Men's Group which meets 4 times a week; Sunday Preparation Group which meets once a week and a Church Building and Renovation committee which meets weekly. All groups are populated by Church members.</u>
Organized by Church:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes:	_____
Day Care/Nursery School:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:	_____
Run by Church	<input type="checkbox"/> No <input type="checkbox"/> Yes	Who: _____
Use of the Building by Non-Church Groups:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Describe: _____
Certificate of Insurance:	<input type="checkbox"/> No <input type="checkbox"/> Yes	Describe: <u>N/A</u>

2.0 GENERAL INFORMATION

Has a formal, written abuse policy been developed and disseminated:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Are any structures designated as heritage buildings:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
If Yes, designation is:	<input type="checkbox"/> Federal <input type="checkbox"/> Provincial <input type="checkbox"/> Municipal
Seating Capacity:	Pews: _____
	Chairs: <u>600</u>
	Average attendance/observance levels: <u>320 adults and 100 children</u>
Days building used per week:	<u>7</u>
	Hours of operation: <u>Variable - See All Risk Report for office hours. Meeting groups are most often in the evening between 7pm and 9pm.</u>
Attendants on duty when facility is open:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Describe: <u>An attendee who holds a key is mandatory.</u>

Committed to Service Excellence

CGI reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. CGI does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, CGI assumes no responsibility for management and control of these activities. CGI will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

(Religious Facility Supplement Feb. 2, 2004, R1)

SP214FORM

Building locked when not in use:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Key Holder List:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Updated: <u>20 days ago. All keyholders are required to complete a course which includes information about the security alarm system, emergency contacts for fire, medical and police, and emergency egress planning.</u>
Organ located:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: <u>The organ is not in use and is locked within cupboard in a locked office. It is an electronic organ with footpedals worth about \$15,000 now and was bought for \$35,000 when new.</u>			
Repairs to building performed by members of the congregation:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what types: <u>General congregation members carry out painting, sanding, cable pulling and change lightbulbs and complete other minor maintenance jobs. Congregation members who are licensed contractors complete some woodworking renovations, electrical and brickwork. A building committee comprised of tradepeople supervise these operations.</u>			
If Yes, are they qualified:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes				
Manse/parsonage located:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes				
Cemetery located:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____			
High valued religious artifacts such as: fine arts, paintings, stained glass, tapestries, etc. located:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____			
Irreplaceable religious artifacts located:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____			
Use of Candles / incense etc. during services:	<input checked="" type="checkbox"/> Never	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly	<input type="checkbox"/> Less than monthly		
Steeple/Bell Tower:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Height: _____ m			
Properly grounded Lightning Protection:	<input type="checkbox"/> No	<input type="checkbox"/> Yes				
Are Church and Outbuildings Protected by:	i) A lightning protection system?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	ii) A lightning protection maintenance contract?		<input type="checkbox"/> Yes	<input type="checkbox"/> No		
	iii) If Yes, Date of Last Inspection:		<u>The only lightning protection is through normal grounding of the electrical system.</u>			
Describe any unusual exposures:	<u>Candles are used once a year in a candlelight service at Christmas and a Church member is designated to be responsible for this procedure.</u>					

3.0 FUEL STORAGE TANKS (HEATING)

Fuel Tanks: None Inside Outside aboveground Outside underground Cannot be confirmed

NO.	Age	Capacity (l)	Contents	Construction	Cathodic Protection
1	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Comments: A seismic sonar-type inspection was carried out prior to purchase and one underground tank was found which used to service the original oil boiler. this was removed.

4.0 KITCHEN

Interior Finish:	Walls: <u>Paint on Drywall</u>	Ceilings:	Floors: <u>Non-Slip Lino</u>
------------------	--------------------------------	-----------	------------------------------

		<u>Suspended Mineral Tile</u>	
Finish of walls exposed by/adjacent to cooking appliances:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Non-combustible	<input type="checkbox"/> Combustible
Cleanliness:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor : _____
Comment:	<u>The kitchen detailed in this report will be expanded and house the only kitchen on site when the second kitchen is gutted.</u>		

COOKING APPLIANCES

Appliance Type	Number	Fuel				Automatic Shut-off		Stainless Steel Hoods		Protection		
		Electric	Nat gas	Propane	Charcoal	Yes	No	Yes	No	Fixed System	Auto Sprink	None
Oven	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grill/Griddle	<u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deep Fat Fryer	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stove/Range	<u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Char Broiler	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Salamander	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: The present galvanised steel hood is to be upgraded to a stainless steel hood during the renovations. There is one walk-in cold room with smooth wood interior and protected lighting. These appliances are protected by a Range Guard 2.5G, wet system listed by UL/C and serviced on a semi-annual basis by All Star Fire. Last serviced on October 15th 2004.

EXHAUST SYSTEM CLEANING

Element	Weekly	Monthly	Other	Name of Company	Clean at time of inspection
Filter(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>The kitchen is not in use at present. The contact was informed of requirements for exhaust system cleaning once the kitchen is in use.</u>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Ducts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Filtering System:	<input type="checkbox"/> Listed exhaust cleaning system		<input checked="" type="checkbox"/> Baffle type filters		<input type="checkbox"/> Wire mesh filters
Exhaust Ducts:	<input checked="" type="checkbox"/> Discharges directly to outside		<input type="checkbox"/> Passes through combustibile materials		
	<input type="checkbox"/> Extends through the roof		<input type="checkbox"/> Protected by a fixed extinguishing system		
Last Service Date (yy/mm/dd):	<u>Unknown to contact.</u>		Last Cleaning Date (yy/mm/dd): <u>Unknown to contact.</u>		
Year of installation:	<u>1969</u>	Any Ducts over 20' length:		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Clean out doors: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comment:	_____				

5.0 ELECTRONIC DATA PROCESSING

Is equipment:	<input checked="" type="checkbox"/> Owned	<input type="checkbox"/> Leased	<input type="checkbox"/> On Loan
Is all equipment in one room:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connected to central location:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Surge Protection provided:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Adequate:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Data properly backed-up and stored:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Frequency: <u>Financial data is backed up daily.</u>	
Data Storage/back-up copy taken off premises:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

6.0 COLLAPSE

Heavy Snowbelt area:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Roof Water Ponding:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unusual Roof Loading: (i.e. equipment)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Changes in Roof Elevation:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Evident Sagging: (Building Construction)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	If Yes:	<input type="checkbox"/> Walls	<input type="checkbox"/> Floors	<input type="checkbox"/> Roof	<input type="checkbox"/> Porch/Awning	Other: _____
Earthquake Zone:	<u>0</u>					

7.0 AUDIO/VISUAL EQUIPMENT

P.A. System	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Est. purchase price: \$ <u>5000</u> (+ <u>Has rental equipment in use</u>)
TV Monitors	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes (How many) <u>8</u>	Est. purchase price: \$ <u>7000</u>
VCR	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes (How many) <u>4</u>	Est. purchase price: \$ <u>1000</u>
Video Cameras	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (How many) _____	Est. purchase price: \$ _____
Other similar A/V equipment (describe & estimate purchase price)			<u>20 Hearing Impaired devices worth approximately \$2000</u>
Above equipment locked away when not in use:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: <u>In a locked cabinet within a locked office.</u>
Above equipment ever removed from building or loaned to anyone:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Comments: <u>During the forthcoming renovations much of the equipment such as speakers will be built into walls. Advice was given to the contact regarding attachment of audio visual equipment to tables and supports through metal cages or cables to assist in planning for renovations and property security.</u>			

8.0 ADDITIONAL COMMENTS:

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Siteplan Report - 2006 GLENGATE ALLIANCE CHURCH 6009 Valley Way Niagara Falls ON L2E1X9



Insured: Glengate Alliance Church

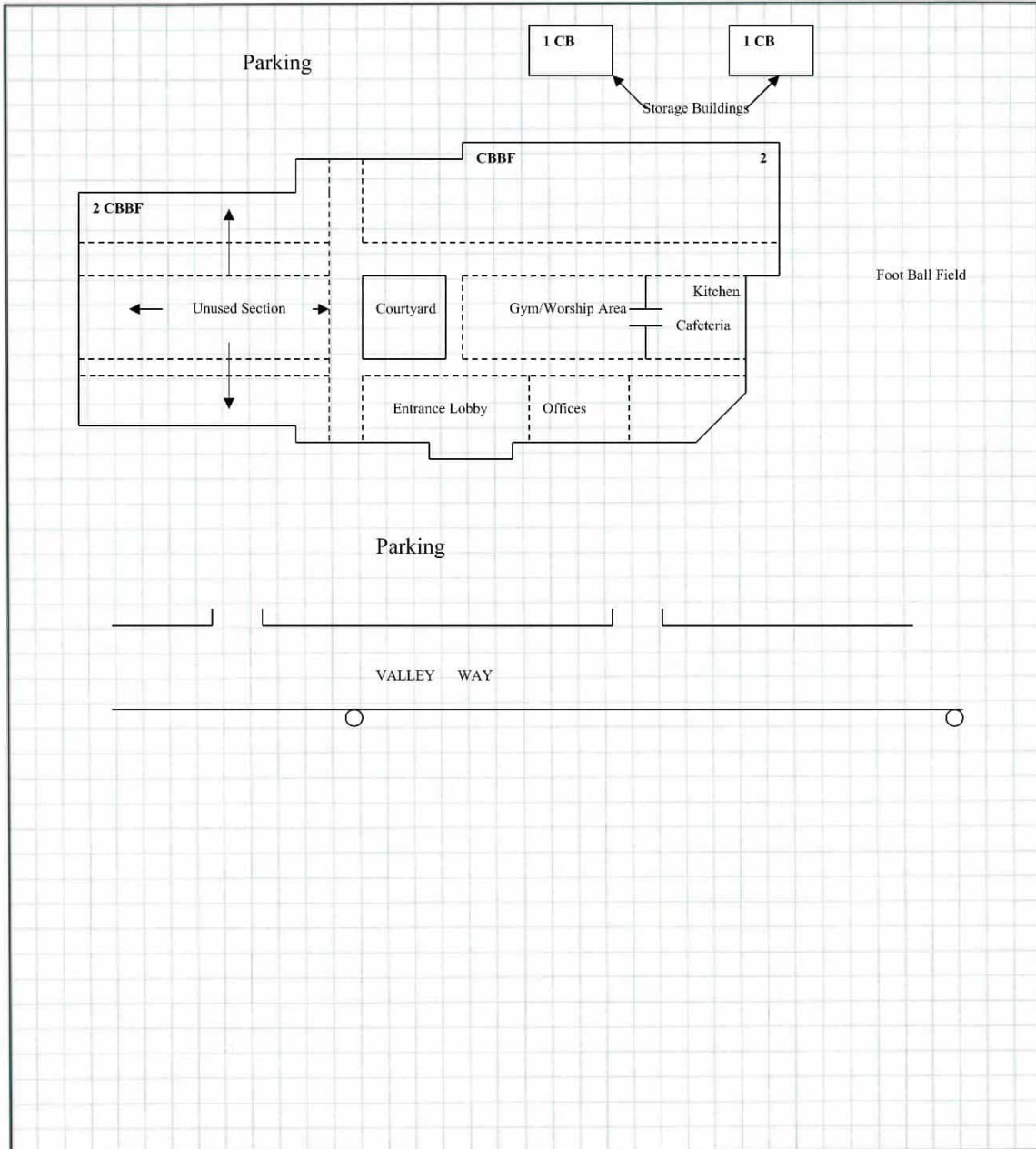
Location: 6009 Valley Way

Representative: Dave Schutz, FIIC

Niagara Falls, ON

Date: 2006/03/08

Scale: Not to Scale File No: AIS# 72482734



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APPENDIX C

ECOLOG ERIS REPORT



DATABASE REPORT

Project Property: *Phase One ESA- 6009-6017 Valley Way,
Niagara Falls, ON
6009 Valley Way
Niagara Falls ON L2E 1X9*

Project No: *NS2560-01*

Report Type: *Standard Report*

Order No: *25042400544*

Requested by: *Niagara Soils Solutions Ltd.*

Date Completed: *April 29, 2025*

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Executive Summary

Property Information:

Project Property: *Phase One ESA- 6009-6017 Valley Way, Niagara Falls, ON
6009 Valley Way Niagara Falls ON L2E 1X9*

Project No: *NS2560-01*

Coordinates:

Latitude: *43.0984815*
Longitude: *-79.0949504*
UTM Northing: *4,773,512.41*
UTM Easting: *655,031.18*
UTM Zone: *17T*

Elevation: *618 FT
188.28 M*

Order Information:

Order No: *25042400544*
Date Requested: *April 24, 2025*
Requested by: *Niagara Soils Solutions Ltd.*
Report Type: *Standard Report*

Historical/Products:

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

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	5	5
CA	<i>Certificates of Approval</i>	Y	1	0	1
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	2	2
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
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	9	21	30
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPR2	<i>National Pollutant Release Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory - Historic</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PFAS	<i>Ontario PFAS Spills</i>	Y	0	0	0
PFCH	<i>NPRI Reporters - PFAS Substances</i>	Y	0	0	0
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	1	1
PPHA	<i>Potential PFAS Handlers from EASR</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	2	2
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		<hr/>			
		Total:	10	31	41

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	CA	WELLAND COUNTY ROM. CATH.SEP.SCH. BOARD	6009 VALLEY WAY NIAGARA FALLS CITY ON L2E 1X9	-/0.0	0.03	20
1	GEN	NIAGARA SOUTH BOARD OF EDUCATION	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-/0.0	0.03	20
1	GEN	NIAGARA OUT OF BUSINESS	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-/0.0	0.03	21
1	GEN	NIAGARA (OUT OF BUSINESS) 28-127	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-/0.0	0.03	22
1	GEN	NIAGARA (OUT OF BUSINESS)	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-/0.0	0.03	22
1	GEN	WELLAND COUNTY CATHOLIC SCHOOL BD.	SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	-/0.0	0.03	23
1	GEN	WELLAND COUNTY R.C.S. SCHOOL BOARD42-379	SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	-/0.0	0.03	23
1	GEN	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	-/0.0	0.03	24

<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>
<u>1</u>	GEN	Niagara Catholic District School Board	6009 Valley Way Niagara Falls ON L2E 1X9	-/0.0	0.03	<u>25</u>
<u>1</u>	GEN	Valley Way Non-profit Corporation	6009 Valley Way Niagara Falls ON L2E 1X9	-/0.0	0.03	<u>26</u>

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>
2	SPL		6017 valley way NIAGARA FALLS ON	ENE/50.9	-0.41	26
3	BORE		ON	W/57.1	0.68	27
4	GEN	Valley Way Day Care	6071 Valley Way Niagara Falls ON L2E 1X9	WSW/75.7	0.64	28
4	EHS		6071 Valley Way Niagara Falls ON L2E 1X9	WSW/75.7	0.64	29
5	BORE		ON	W/126.2	0.50	29
6	BORE		ON	S/160.4	0.68	31
7	EHS		5915 Valley Way Niagara Falls ON L2E 1X9	E/186.5	-1.45	32
8	BORE		ON	NE/189.7	1.43	32
9	GEN	CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW/192.3	0.53	33
9	GEN	CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW/192.3	0.53	33
9	GEN	CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW/192.3	0.53	34
9	GEN	CarePartners HNHB	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW/192.3	0.53	34

<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>
9	GEN	CarePartners HNHB	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW/192.3	0.53	35
9	GEN	CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW/192.3	0.53	35
10	GEN	REGIONAL NIAGARA BIOMEDICAL	LOBORATORIES LIMITED 6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	WSW/201.6	0.47	36
10	GEN	REGIONAL NIAGARA BIOMEDICAL 33-124	LOBORATORIES LIMITED 6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	WSW/201.6	0.47	37
10	GEN	REGIONAL NIAGARA BIOMEDICAL LAB LIMITED	6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	WSW/201.6	0.47	37
10	GEN	CANADIAN MEDICAL LABORATORIES LTD.08-885	6150 VALLEY WAY, NIAGARA FALLS C/O 1644 AIMCO BLVD. MISSISSAUGA ON L2E 1Y3	WSW/201.6	0.47	38
10	GEN	CANADIAN MEDICAL LABORATORIES LIMITED	6150 VALLEY WAY NIAGARA FALLS ON L2E 1Y3	WSW/201.6	0.47	38
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	38
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	39
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	39
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON	WSW/201.6	0.47	40
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	40
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	41

<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>
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	41
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	41
10	GEN	Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW/201.6	0.47	42
11	SPL		5957 Biamonte Crescent NIAGARA FALLS ON	SE/202.6	0.58	44
12	BORE		ON	W/241.4	1.55	45
13	PINC	PENINSULA PAVING INC	5134 SHIRLEY AVE., NIAGARA FALLS, ON, L2E 5C2, CA ON	ENE/247.3	0.50	46

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 5 BORE 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>
	ON	W	57.12	<u>3</u>
	ON	W	126.18	<u>5</u>
	ON	S	160.45	<u>6</u>
	ON	NE	189.69	<u>8</u>
	ON	W	241.39	<u>12</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA 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>
WELLAND COUNTY ROM.CATH. SEP.SCH. BOARD	6009 VALLEY WAY NIAGARA FALLS CITY ON L2E 1X9	-	0.00	<u>1</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 2 EHS 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>
	6071 Valley Way Niagara Falls ON L2E 1X9	WSW	75.68	<u>4</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5915 Valley Way Niagara Falls ON L2E 1X9	E	186.53	<u>7</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jun 30, 2024 has found that there are 30 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>
Valley Way Non-profit Corporation	6009 Valley Way Niagara Falls ON L2E 1X9	-	0.00	<u>1</u>
Niagara Catholic District School Board	6009 Valley Way Niagara Falls ON L2E 1X9	-	0.00	<u>1</u>
NIAGARA CATHOLIC DISTRICT SCHOOL BOARD	SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	-	0.00	<u>1</u>
WELLAND COUNTY R.C.S. SCHOOL BOARD42-379	SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	-	0.00	<u>1</u>
WELLAND COUNTY CATHOLIC SCHOOL BD.	SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	-	0.00	<u>1</u>
NIAGARA (OUT OF BUSINESS)	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-	0.00	<u>1</u>
NIAGARA (OUT OF BUSINESS) 28-127	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-	0.00	<u>1</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
NIAGARA OUT OF BUSINESS	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-	0.00	<u>1</u>
NIAGARA SOUTH BOARD OF EDUCATION	LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	-	0.00	<u>1</u>
Valley Way Day Care	6071 Valley Way Niagara Falls ON L2E 1X9	WSW	75.68	<u>4</u>
CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW	192.27	<u>9</u>
CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW	192.27	<u>9</u>
CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW	192.27	<u>9</u>
CarePartners HNHB	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW	192.27	<u>9</u>
CarePartners HNHB	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW	192.27	<u>9</u>
CarePartners	6117 Biamonte Parkway Niagara Falls ON L2E1Y8	SW	192.27	<u>9</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>
REGIONAL NIAGARA BIOMEDICAL	LOBORATORIES LIMITED 6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	WSW	201.61	<u>10</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
REGIONAL NIAGARA BIOMEDICAL 33-124	LOBORATORIES LIMITED 6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	WSW	201.61	<u>10</u>
REGIONAL NIAGARA BIOMEDICAL LAB LIMITED	6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	WSW	201.61	<u>10</u>
CANADIAN MEDICAL LABORATORIES LTD.08-885	6150 VALLEY WAY, NIAGARA FALLS C/O 1644 AIMCO BLVD. MISSISSAUGA ON L2E 1Y3	WSW	201.61	<u>10</u>
CANADIAN MEDICAL LABORATORIES LIMITED	6150 VALLEY WAY NIAGARA FALLS ON L2E 1Y3	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>
Urgent Care Niagara - Niagara Falls Inc.	6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	WSW	201.61	<u>10</u>

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

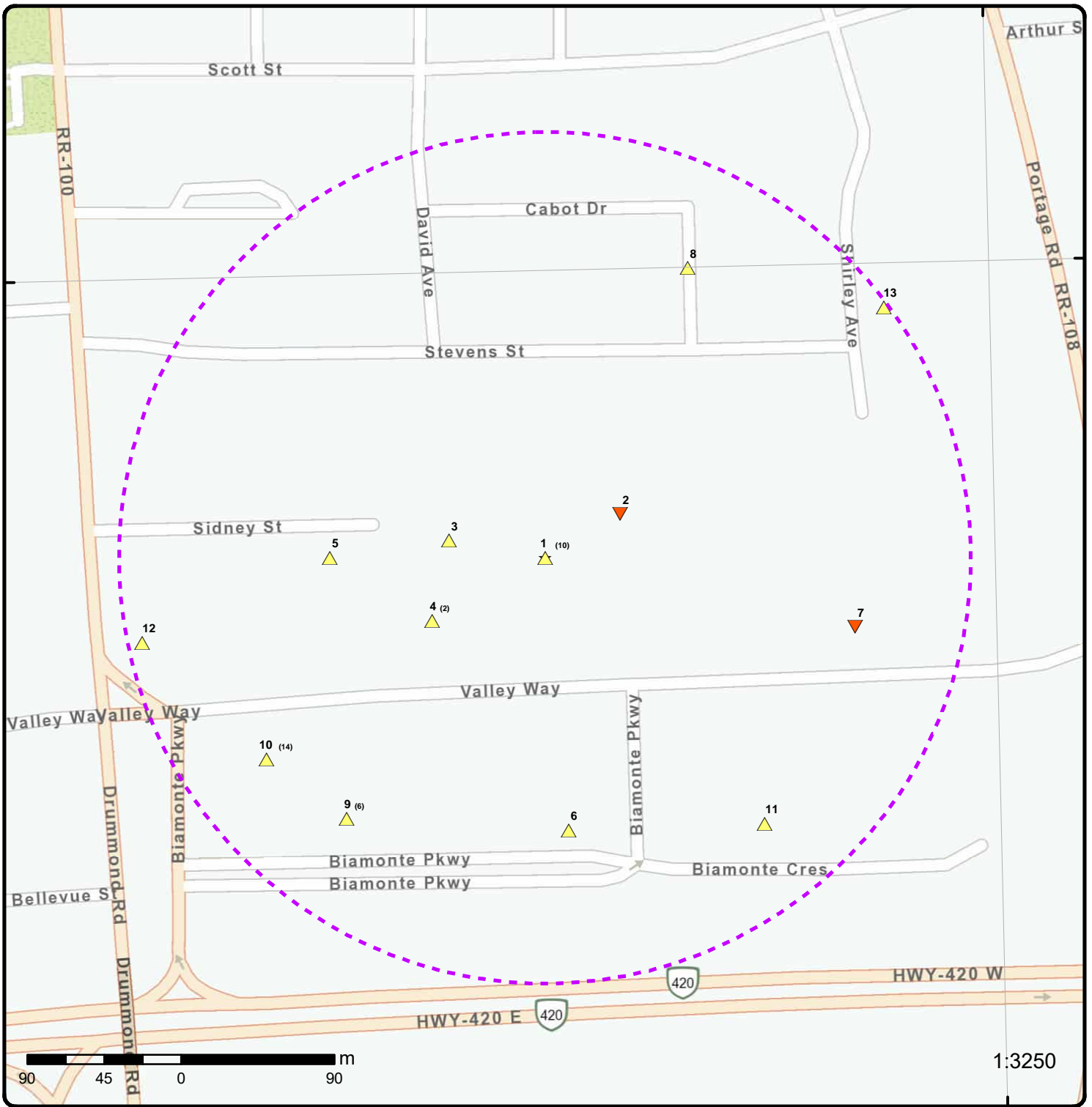
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PENINSULA PAVING INC	5134 SHIRLEY AVE., NIAGARA FALLS, ON, L2E 5C2, CA ON	ENE	247.28	<u>13</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug-Jan 2025 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5957 Biamonte Crescent NIAGARA FALLS ON	SE	202.65	<u>11</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	6017 valley way NIAGARA FALLS ON	ENE	50.89	<u>2</u>



Map: 0.25 Kilometer Radius

Order Number: 25042400544

Address: 6009 Valley Way, Niagara Falls, ON

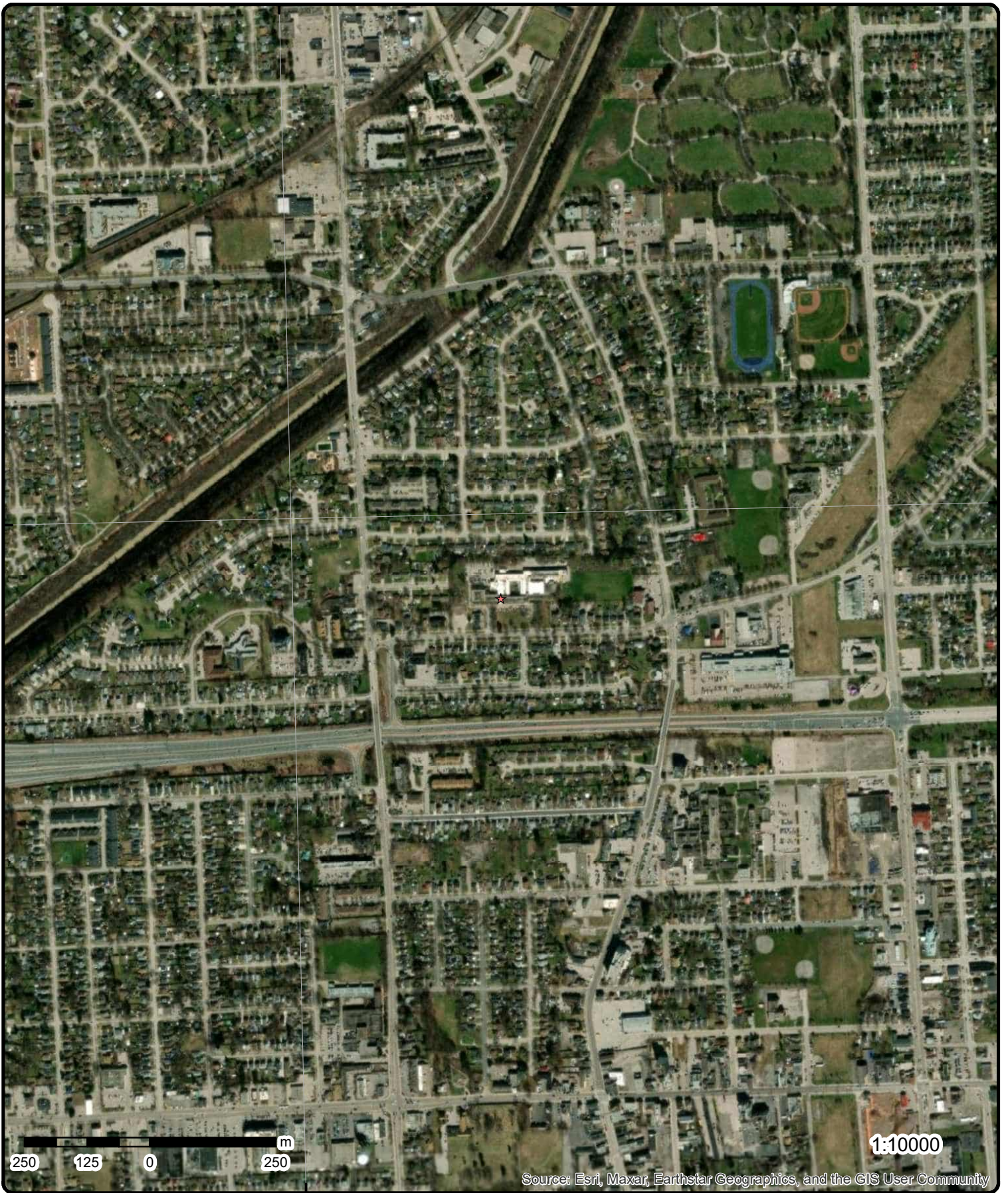


★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⬮ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)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

79°6'W

43°6'N

43°6'N



Aerial Year: 2023

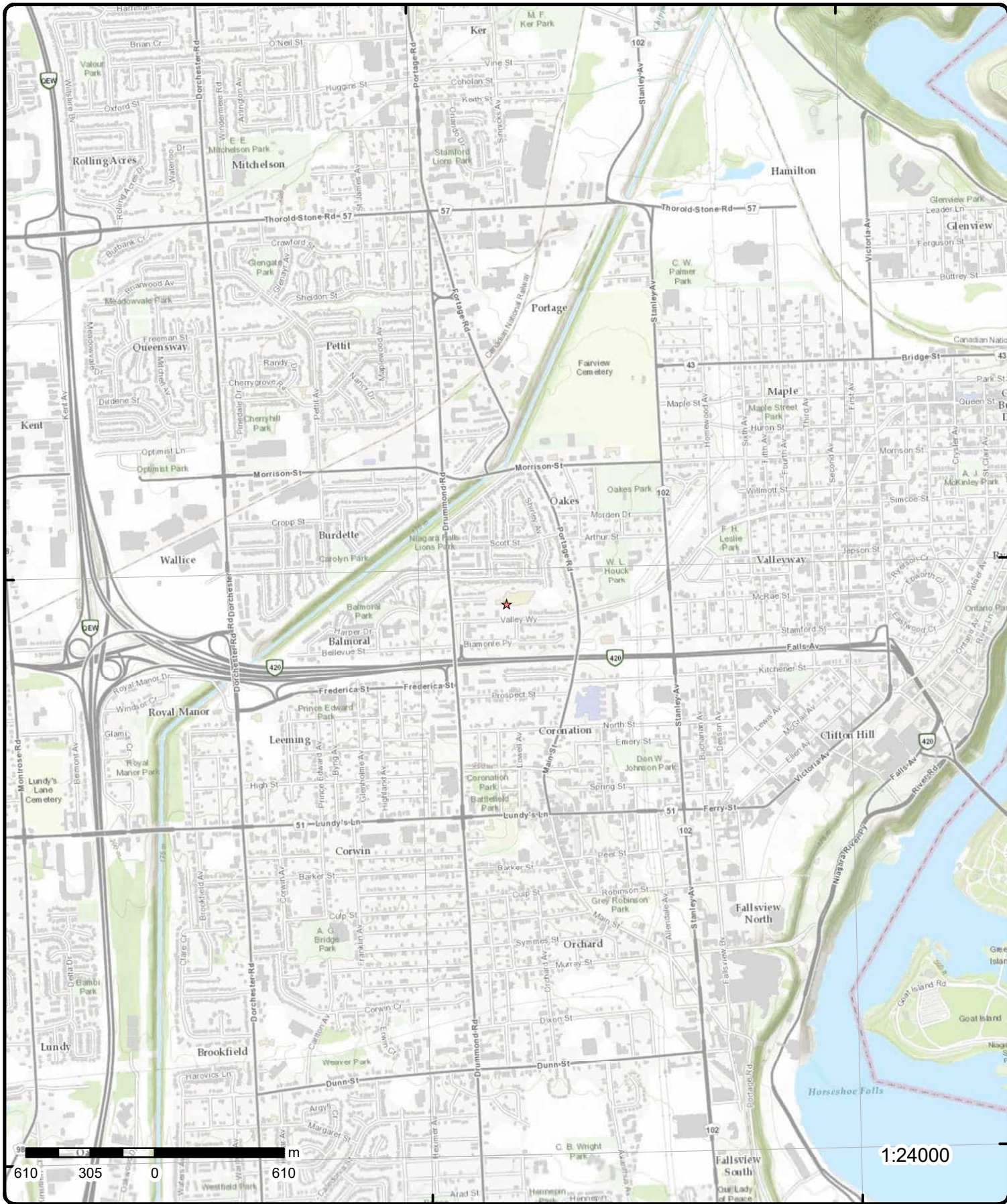
Order Number: 25042400544

Address: 6009 Valley Way, Niagara Falls, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 6009 Valley Way, ON

Source: ESRI World Topographic Map

Order Number: 25042400544



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 10	-/0.0	188.3 / 0.03	WELLAND COUNTY ROM.CATH.SEP.SCH. BOARD 6009 VALLEY WAY NIAGARA FALLS CITY ON L2E 1X9	CA
Certificate #: 8-2069-91- Application Year: 91 Issue Date: 8/14/1991 Approval Type: Industrial air Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: INSTALL EXH. FANS & FUME HOODS FOR LAB. Contaminants: Hydrogen Chloride, Hydrogen Bromide, Naphthalene, N-Butanol(Butanol) Emission Control: No Controls					

<u>1</u>	2 of 10	-/0.0	188.3 / 0.03	NIAGARA SOUTH BOARD OF EDUCATION LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	GEN
<u>Generator Info</u>					
Generator No: ON0001702		Choice of Contact:			
Approval Years: 86,87,88		Contaminated Fac:			
Status:		MHSW Facility:			
PO Box No:		SIC Code: 8511			
Country:					
Co Admin:					
Phone No Admin:					
SIC Description: ELEMNT./SECON. EDUC.					
<u>Waste Detail(s)</u>					
Waste Class: 241					
Waste Class Name: HALOGENATED SOLVENTS					
<u>Waste Detail(s)</u>					
Waste Class: 148					
Waste Class Name: INORGANIC LABORATORY CHEMICALS					
<u>Waste Detail(s)</u>					
Waste Class: 212					
Waste Class Name: ALIPHATIC SOLVENTS					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Waste Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
<u>Waste Detail(s)</u>					
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
<u>Waste Detail(s)</u>					
Waste Class:		253			
Waste Class Name:		EMULSIFIED OILS			
<u>Waste Detail(s)</u>					
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		112			
Waste Class Name:		ACID WASTE - HEAVY METALS			

<u>1</u>	3 of 10	-/0.0	188.3 / 0.03	NIAGARA OUT OF BUSINESS LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	GEN
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Generator Info

Generator No:	ON0001702	Choice of Contact:	
Approval Years:	89,90	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	8511
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	ELEMT./SECON. EDUC.		

Waste Detail(s)

Waste Class:	112
Waste Class Name:	ACID WASTE - HEAVY METALS

Waste Detail(s)

Waste Class:	242
Waste Class Name:	HALOGENATED PESTICIDES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Waste Detail(s)</u>					
Waste Class:		253			
Waste Class Name:		EMULSIFIED OILS			
<u>Waste Detail(s)</u>					
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
<u>Waste Detail(s)</u>					
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
<u>Waste Detail(s)</u>					
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
<u>Waste Detail(s)</u>					
Waste Class:		241			
Waste Class Name:		HALOGENATED SOLVENTS			

<u>1</u>	4 of 10	-/0.0	188.3 / 0.03	NIAGARA (OUT OF BUSINESS) 28-127 LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	GEN
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Generator Info

Generator No:	ON0001702	Choice of Contact:	
Approval Years:	92,93,94,95,96,97	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	8511
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	ELEMT./SECON. EDUC.		

<u>1</u>	5 of 10	-/0.0	188.3 / 0.03	NIAGARA (OUT OF BUSINESS) LORD ELGIN VOCATIONAL SCHOOL 6009 VALLEY WAY (DRYCLEANING SHOP) NIAGARA FALLS ON L2E 1X9	GEN
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Generator Info</u>					
Generator No:	ON0001702			Choice of Contact:	
Approval Years:	98			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	8511
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	ELEMT./SECON. EDUC.				

<u>1</u>	6 of 10	-/0.0	188.3 / 0.03	WELLAND COUNTY CATHOLIC SCHOOL BD. SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	GEN
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Generator Info

Generator No:	ON1381703			Choice of Contact:	
Approval Years:	90			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	8511
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	ELEMT./SECON. EDUC.				

Waste Detail(s)

Waste Class:	148
Waste Class Name:	INORGANIC LABORATORY CHEMICALS

Waste Detail(s)

Waste Class:	263
Waste Class Name:	ORGANIC LABORATORY CHEMICALS

<u>1</u>	7 of 10	-/0.0	188.3 / 0.03	WELLAND COUNTY R.C.S. SCHOOL BOARD42-379 SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	GEN
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Generator Info

Generator No:	ON1381703			Choice of Contact:	
Approval Years:	92,93,94,95,96,97			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	8511
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	ELEMT./SECON. EDUC.				

Waste Detail(s)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
			251		
	Waste Class Name:		OIL SKIMMINGS & SLUDGES		
	<u>Waste Detail(s)</u>				
			148		
	Waste Class Name:		INORGANIC LABORATORY CHEMICALS		
	<u>Waste Detail(s)</u>				
			211		
	Waste Class Name:		AROMATIC SOLVENTS		
	<u>Waste Detail(s)</u>				
			212		
	Waste Class Name:		ALIPHATIC SOLVENTS		
	<u>Waste Detail(s)</u>				
			252		
	Waste Class Name:		WASTE OILS & LUBRICANTS		
	<u>Waste Detail(s)</u>				
			263		
	Waste Class Name:		ORGANIC LABORATORY CHEMICALS		
	<u>Waste Detail(s)</u>				
			312		
	Waste Class Name:		PATHOLOGICAL WASTES		

<u>1</u>	8 of 10	-/0.0	188.3/ 0.03	NIAGARA CATHOLIC DISTRICT SCHOOL BOARD SAINT MICHAEL HIGH SCHOOL 6009 VALLEYWAY DRIVE NIAGARA FALLS ON L2E 1X9	GEN
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Generator Info

Generator No:	ON1381703	Choice of Contact:	
Approval Years:	98,99,00,01,02	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	8511
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	ELEMT./SECON. EDUC.		

Waste Detail(s)

Waste Class:	263
Waste Class Name:	ORGANIC LABORATORY CHEMICALS

Waste Detail(s)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
			264		
			PHOTOPROCESSING WASTES		
<u>Waste Detail(s)</u>					
			251		
			OIL SKIMMINGS & SLUDGES		
<u>Waste Detail(s)</u>					
			252		
			WASTE OILS & LUBRICANTS		
<u>Waste Detail(s)</u>					
			312		
			PATHOLOGICAL WASTES		
<u>Waste Detail(s)</u>					
			148		
			INORGANIC LABORATORY CHEMICALS		
<u>Waste Detail(s)</u>					
			211		
			AROMATIC SOLVENTS		
<u>Waste Detail(s)</u>					
			212		
			ALIPHATIC SOLVENTS		
<u>Waste Detail(s)</u>					
			213		
			PETROLEUM DISTILLATES		
<u>Waste Detail(s)</u>					
			221		
			LIGHT FUELS		
<u>Waste Detail(s)</u>					
			331		
			WASTE COMPRESSED GASES		

1

9 of 10

-/0.0

188.3 / 0.03

Niagara Catholic District School Board
6009 Valley Way
Niagara Falls ON L2E 1X9

GEN

Generator Info

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Generator No: Approval Years: Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description:	ON3535381 04			Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 611690	
		All Other Schools and Instruction			

<u>1</u>	10 of 10	-0.0	188.3 / 0.03	Valley Way Non-profit Corporation 6009 Valley Way Niagara Falls ON L2E 1X9	GEN
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Generator Info

Generator No: Approval Years: Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description:	ON9652208 2010			Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 531111	
		Lessors of Residential Buildings and Dwellings (except Social Housing Projects)			

Waste Detail(s)

Waste Class: Waste Class Name:	252 WASTE OILS & LUBRICANTS
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<u>2</u>	1 of 1	ENE/50.9	187.9 / -0.41	6017 valley way NIAGARA FALLS ON	SPL
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Ref No: Year: Incident Dt: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Site No: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason:	1-1Z0RWY 7/23/2022 7:57:54 PM 7/23/2022 7:57:56 PM 8/2/2022 12:19:56 PM Desktop Response Niagara District Office			Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 0 No Impact Agency Involved:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Summary:		QM: Glycol to furnace room, EGR			
Environment Impact:		0 No Impact			
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		75 litre (L)			
Contaminant Qty 1:					
Contaminant Unit:					
Contaminant Code:					
Contaminant Name:		GLYCOL/WATER SOLUTION			
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Receiving Medium:		Land			
Activity Preceding Spill:		Unknown			
Property 2nd Watershed:		Lake Ontario and Niagara Peninsula			
Property Tertiary Watershed:		02HA-Niagara			
Sector Type:		CORN FARMING			
SAC Action Class:					
Call Report Locatn Geodata:		{ "integration_ids": ["PR00001413890"], "wks": ["POINT (-79.0845144000 43.0999841000)], "creation_date": "2022-07-23" }			
Time Reported:					
System Facility Address:					

3 1 of 1 W/57.1 189.0 / 0.68 ON BORE

Borehole ID:	606391	Inclin FLG:	No
OGF ID:	215508199	SP Status:	Initial Entry
Status:		Surv Elev:	No
Type:	Borehole	Piezometer:	No
Use:		Primary Name:	
Completion Date:	JAN-1969	Municipality:	
Static Water Level:		Lot:	
Primary Water Use:		Township:	
Sec. Water Use:		Latitude DD:	43.098584
Total Depth m:	2.9	Longitude DD:	-79.095638
Depth Ref:	Ground Surface	UTM Zone:	17
Depth Elev:		Easting:	654975
Drill Method:		Northing:	4773523
Orig Ground Elev m:	188	Location Accuracy:	
Elev Reliabil Note:		Accuracy:	Not Applicable
DEM Ground Elev m:	188		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218373771	Mat Consistency:	
Top Depth:	2.4	Material Moisture:	
Bottom Depth:	2.6	Material Texture:	
Material Color:	Grey	Non Geo Mat Type:	
Material 1:	Soil	Geologic Formation:	
Material 2:	Silt	Geologic Group:	
Material 3:	Sand	Geologic Period:	
Material 4:	Clay	Depositional Gen:	
Gsc Material Description:			
Stratum Description:	SOIL,SILT,SAND,CLAY.GREY.		
Geology Stratum ID:	218373772	Mat Consistency:	Dense
Top Depth:	2.6	Material Moisture:	
Bottom Depth:	2.9	Material Texture:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Material Color: Rust
Material 1: Silt
Material 2: Sand
Material 3:
Material 4:
Gsc Material Description:
Stratum Description: SILT,SAND. RUST,DENSE. GR **Note: Many records provided by the department have a truncated [Stratum Description] field.

Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:

Geology Stratum ID: 218373770
Top Depth: 0
Bottom Depth: 2.4
Material Color: Brown
Material 1: Fill
Material 2: Sand
Material 3: Silt
Material 4:
Gsc Material Description:
Stratum Description: FILL,SAND,SILT. BROWN,COMPACT.

Mat Consistency: Compact
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen: fill

Source

Source Type: Data Survey
Source Orig: Geological Survey of Canada
Source Date: 1956-1972
Confidence: H
Observatio:
Source Name: Urban Geology Automated Information System (UGAIS)
Source Details: File: NIAGARA.txt RecordID: 050610 NTS_Sheet: 30M03A
Confiden 1: Logged by professional. Exact and complete description of material and properties.

Source Appl: Spatial/Tabular
Source Iden: 1
Scale or Res: Varies
Horizontal: NAD27
Verticalda: Mean Average Sea Level

Source List

Source Identifier: 1
Source Type: Data Survey
Source Date: 1956-1972
Scale or Resolution: Varies
Source Name: Urban Geology Automated Information System (UGAIS)
Source Originators: Geological Survey of Canada

Horizontal Datum: NAD27
Vertical Datum: Mean Average Sea Level
Projection Name: Universal Transverse Mercator

4	1 of 2	WSW/75.7	188.9 / 0.64	Valley Way Day Care 6071 Valley Way Niagara Falls ON L2E 1X9	GEN
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Generator Info

Generator No: ON6930806
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: 221 I
Waste Class Name: Light fuels

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>2021 Generator Info</u>					
Gen No:	ON6930806			Choice of Contact:	CO_OFFICIAL
ID:	28088			Phone No Official:	905-646-3333 Ext.103
Contaminated Fac:	N			Phone No Admin:	
MHSW Facility:	N			County Ont:	NIAGARA (R. M.)
NAICS Code1:	236210			County Out:	
NAICS Code2:				District:	203
NAICS Code3:					
Gen Name:	Valley Way Day Care				
Gen Div:					
Gen Op Name:	Valley Way Day Care				
Gen Op Div:					
Site Adrs1:	6071 Valley Way				
Site Bldg:					
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	Niagara Falls				
Province Out:					
Site Postal Code:	L2E 1X9				
Site Country:	Canada				
Co Official:	Lorne Bjorgan				
Co Admin:					
<u>2021 Generator Manifest</u>					
ID:	51653			Sum Received Qty:	750.0
Generator No:	ON6930806			Waste Class Name:	LIGHT FUELS
Receiver Type:	035			Count Manifests:	1
Waste Char:	I			District:	202
Waste Code:	221				
<u>4</u>	2 of 2	WSW/75.7	188.9 / 0.64	6071 Valley Way Niagara Falls ON L2E 1X9	EHS
Order No:	20311900382			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	24-NOV-20			Search Radius (km):	.25
Date Received:	19-NOV-20			X:	-79.0955281
Previous Site Name:				Y:	43.0981401
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
<u>5</u>	1 of 1	W/126.2	188.8 / 0.50	ON	BORE
Borehole ID:	606392			Inclin FLG:	No
OGF ID:	215508200			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:				Primary Name:	
Completion Date:	JAN-1969			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:				Township:	
Sec. Water Use:				Latitude DD:	43.098508
Total Depth m:	1.9			Longitude DD:	-79.0965
Depth Ref:	Ground Surface			UTM Zone:	17
Depth Elev:				Easting:	654905
Drill Method:				Northing:	4773513
Orig Ground Elev m:	188			Location Accuracy:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m: 187					
Concession:					
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:	218373775			Mat Consistency:	Dense
Top Depth:	1.5			Material Moisture:	
Bottom Depth:	1.8			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:	SAND. BROWN,DENSE.				
Stratum Description:	SAND. BROWN,DENSE.				
Geology Stratum ID:	218373776			Mat Consistency:	Dense
Top Depth:	1.8			Material Moisture:	
Bottom Depth:	1.9			Material Texture:	
Material Color:	Rust			Non Geo Mat Type:	
Material 1:	Silt			Geologic Formation:	
Material 2:	Sand			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:	SILT,SAND. RUST,DENSE. GR **Note: Many records provided by the department have a truncated [Stratum Description] field.				
Stratum Description:	SILT,SAND. RUST,DENSE. GR **Note: Many records provided by the department have a truncated [Stratum Description] field.				
Geology Stratum ID:	218373773			Mat Consistency:	
Top Depth:	0			Material Moisture:	
Bottom Depth:	1.2			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Fill			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	fill
Gsc Material Description:	FILL.				
Stratum Description:	FILL.				
Geology Stratum ID:	218373774			Mat Consistency:	
Top Depth:	1.2			Material Moisture:	
Bottom Depth:	1.5			Material Texture:	
Material Color:	Grey			Non Geo Mat Type:	
Material 1:	Soil			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Sand			Geologic Period:	
Material 4:	Organic			Depositional Gen:	organic
Gsc Material Description:	SOIL,SILT,SAND, ORGANIC. GREY.				
Stratum Description:	SOIL,SILT,SAND, ORGANIC. GREY.				
<u>Source</u>					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Iden:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:	H			Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: NIAGARA.txt RecordID: 050620 NTS_Sheet: 30M03A				
Confiden 1:	Logged by professional. Exact and complete description of material and properties.				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				

<u>6</u>	1 of 1	S/160.4	189.0 / 0.68	ON	BORE
Borehole ID:	606523			Inclin FLG:	No
OGF ID:	215508331			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:	Geotechnical/Geological Investigation			Primary Name:	
Completion Date:	OCT-1949			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:	Not Used			Township:	
Sec. Water Use:				Latitude DD:	43.09704
Total Depth m:	29.4			Longitude DD:	-79.094826
Depth Ref:	Ground Surface			UTM Zone:	17
Depth Elev:				Easting:	655045
Drill Method:	Diamond Drill			Northing:	4773353
Orig Ground Elev m:	188			Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	189				
Concession:					
Location D:					
Survey D:					
Comments:					

Borehole Geology Stratum

Geology Stratum ID:	218374441			Mat Consistency:	
Top Depth:	0			Material Moisture:	
Bottom Depth:	19.5			Material Texture:	
Material Color:	Red			Non Geo Mat Type:	
Material 1:	Unknown			Geologic Formation:	
Material 2:	Clay			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	UNSPECIFIED,CLAY. RED.				
Geology Stratum ID:	218374442			Mat Consistency:	Dense
Top Depth:	19.5			Material Moisture:	
Bottom Depth:	29.4			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Bedrock			Geologic Formation:	
Material 2:	Dolomite			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	BEDROCK,DOLOMITE. 00640035N,DENSE **Note: Many records provided by the department have a truncated [Stratum Description] field.				

Source

Source Type:	Data Survey	Source Appl:	Spatial/Tabular
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Source Orig: Geological Survey of Canada
Source Date: 1956-1972
Confidence: H
Observatio:
Source Name: Urban Geology Automated Information System (UGAIS)
Source Details: File: NIAGARA.txt RecordID: 051930 NTS_Sheet: 30M03A
Confiden 1: Logged by professional. Exact and complete description of material and properties.

Source List

Source Identifier: 1
Source Type: Data Survey
Source Date: 1956-1972
Scale or Resolution: Varies
Source Name: Urban Geology Automated Information System (UGAIS)
Source Originators: Geological Survey of Canada
Horizontal Datum: NAD27
Vertical Datum: Mean Average Sea Level
Projection Name: Universal Transverse Mercator

7 1 of 1 E/186.5 186.8 / -1.45 5915 Valley Way Niagara Falls ON L2E 1X9 EHS

Order No: 20200813116
Status: C
Report Type: Standard Report
Report Date: 18-AUG-20
Date Received: 13-AUG-20
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans
Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.0927264
Y: 43.0980769

8 1 of 1 NE/189.7 189.7 / 1.43 ON BORE

Borehole ID: 606549
OGF ID: 215508357
Status:
Type: Borehole
Use: Geotechnical/Geological Investigation
Completion Date: OCT-1949
Static Water Level:
Primary Water Use: Not Used
Sec. Water Use:
Total Depth m: 28.2
Depth Ref: Ground Surface
Depth Elev:
Drill Method: Diamond Drill
Orig Ground Elev m: 188
Elev Reliabil Note:
DEM Ground Elev m: 189
Concession:
Location D:
Survey D:
Comments:
Inclin FLG: No
SP Status: Initial Entry
Surv Elev: No
Piezometer: No
Primary Name:
Municipality:
Lot:
Township:
Latitude DD: 43.099996
Longitude DD: -79.093874
UTM Zone: 17
Easting: 655115
Northing: 4773683
Location Accuracy:
Accuracy: Not Applicable

Borehole Geology Stratum

Geology Stratum ID: 218374610
Top Depth: 0
Bottom Depth: 17.9
Material Color: Brown
Material 1: Unknown
Material 2: Clay
Material 3: Sand
Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Material 4: Limestone Gsc Material Description: Stratum Description: UNSPECIFIED,CLAY, SAND,LIMESTONE. BROWN. Geology Stratum ID: 218374611 Top Depth: 17.9 Bottom Depth: 28.2 Material Color: Material 1: Bedrock Material 2: Dolomite Material 3: Material 4: Gsc Material Description: Stratum Description: BEDROCK,DOLOMITE. STYLOLITIC,COMPACT. 00587035ROCK,LIM **Note: Many records provided by the department have a truncated [Stratum Description] field.					
Depositional Gen: Mat Consistency: Compact Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:					
Source					
Source Type: Data Survey Source Orig: Geological Survey of Canada Source Date: 1956-1972 Confidence: H Observatio: Source Name: Urban Geology Automated Information System (UGAIS) Source Details: File: NIAGARA.txt RecordID: 052190 NTS_Sheet: 30M03A Confiden 1: Logged by professional. Exact and complete description of material and properties.					
Source Appl: Spatial/Tabular Source Iden: 1 Scale or Res: Varies Horizontal: NAD27 Verticalda: Mean Average Sea Level					
Source List					
Source Identifier: 1 Source Type: Data Survey Source Date: 1956-1972 Scale or Resolution: Varies Source Name: Urban Geology Automated Information System (UGAIS) Source Originators: Geological Survey of Canada					
Horizontal Datum: NAD27 Vertical Datum: Mean Average Sea Level Projection Name: Universal Transverse Mercator					
<u>9</u>	1 of 6	SW/192.3	188.8 / 0.53	CarePartners 6117 Biamonte Parkway Niagara Falls ON L2E1Y8	GEN
Generator Info					
Generator No: ON7427432 Approval Years: 2016 Status: PO Box No: Country: Canada Co Admin: Silver Romena Phone No Admin: 905 680-1818 Ext.6200 SIC Description: 623110					
Choice of Contact: CO_OFFICIAL Contaminated Fac: No MHSW Facility: No SIC Code: 623110					
Waste Detail(s)					
Waste Class: 312 Waste Class Name: PATHOLOGICAL WASTES					
<u>9</u>	2 of 6	SW/192.3	188.8 / 0.53	CarePartners 6117 Biamonte Parkway Niagara Falls ON L2E1Y8	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Generator Info

Generator No:	ON7427432	Choice of Contact:	CO_OFFICIAL
Approval Years:	2015	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	623110
Country:	Canada		
Co Admin:	Jacqueline Smith		
Phone No Admin:	905 680-1818 Ext.6200		
SIC Description:	623110		

Waste Detail(s)

Waste Class: 312
Waste Class Name: PATHOLOGICAL WASTES

<u>9</u>	3 of 6	SW/192.3	188.8 / 0.53	CarePartners 6117 Biamonte Parkway Niagara Falls ON L2E1Y8	GEN
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Generator Info

Generator No:	ON7427432	Choice of Contact:	CO_OFFICIAL
Approval Years:	2014	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	623110
Country:	Canada		
Co Admin:	Jacqueline Smith		
Phone No Admin:	905 680-1818 Ext.6200		
SIC Description:	623110		

Waste Detail(s)

Waste Class: 312
Waste Class Name: PATHOLOGICAL WASTES

<u>9</u>	4 of 6	SW/192.3	188.8 / 0.53	CarePartners HHNB 6117 Biamonte Parkway Niagara Falls ON L2E1Y8	GEN
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Generator Info

Generator No:	ON7427432	Choice of Contact:	
Approval Years:	As of Dec 2018	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class: 312 P
Waste Class Name: Pathological wastes

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>9</u>	5 of 6	SW/192.3	188.8 / 0.53	CarePartners HNHB 6117 Biamonte Parkway Niagara Falls ON L2E1Y8	GEN

Generator Info

Generator No:	ON7427432	Choice of Contact:
Approval Years:	As of Oct 2019	Contaminated Fac:
Status:	Registered	MHSW Facility:
PO Box No:		SIC Code:
Country:	Canada	
Co Admin:		
Phone No Admin:		
SIC Description:		

Waste Detail(s)

Waste Class:	312 P
Waste Class Name:	Pathological wastes

<u>9</u>	6 of 6	SW/192.3	188.8 / 0.53	CarePartners 6117 Biamonte Parkway Niagara Falls ON L2E1Y8	GEN
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Generator Info

Generator No:	ON7427432	Choice of Contact:
Approval Years:	As of Oct 2022	Contaminated Fac:
Status:	Registered	MHSW Facility:
PO Box No:		SIC Code:
Country:	Canada	
Co Admin:		
Phone No Admin:		
SIC Description:		

Waste Detail(s)

Waste Class:	312 P
Waste Class Name:	PATHOLOGICAL WASTES

2017 Generator Info

Gen No:	ON7427432	Choice of Contact:	CO_OFFICIAL
ID:	29084	Phone No Official:	905 680-1818 Ext.6229
Contaminated Fac:	N	Phone No Admin:	905 680-1818 Ext.6200
MHSW Facility:	N	County Ont:	NIAGARA (R. M.)
NAICS Code1:	623110	County Out:	
NAICS Code2:		District:	203
NAICS Code3:			
Gen Name:	CarePartners		
Gen Div:	HNHB		
Gen Op Name:	Niagara Falls Nursing Care Centre		
Gen Op Div:	HNHB		
Site Adrs1:	6117 Biamonte Parkway		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB	
Site City: Province Out: Site Postal Code: Site Country: Co Official: Co Admin:		Niagara Falls L2E1Y8 Canada Lori Hollinger Silver Romena				
<u>2018 Generator Info</u>						
Gen No: ID: Contaminated Fac: MHSW Facility: NAICS Code1: NAICS Code2: NAICS Code3: Gen Name: Gen Div: Gen Op Name: Gen Op Div: Site Adrs1: Site Bldg: Site Pobox: Province In: Site Adrs2: Site City: Province Out: Site Postal Code: Site Country: Co Official: Co Admin:		ON7427432 29574 N N 623110 CarePartners HNHB Niagara Falls Nursing Care Centre HNHB 6117 Biamonte Parkway ONTARIO Niagara Falls L2E1Y8 Canada Catherine Boutsis Silver Romena		Choice of Contact: Phone No Official: Phone No Admin: County Ont: County Out: District:		CO_OFFICIAL 905 680-1818 Ext.6229 905 680-1818 Ext.6200 NIAGARA (R. M.) 203
<u>2019 Generator Info</u>						
Gen No: ID: Contaminated Fac: MHSW Facility: NAICS Code1: NAICS Code2: NAICS Code3: Gen Name: Gen Div: Gen Op Name: Gen Op Div: Site Adrs1: Site Bldg: Site Pobox: Province In: Site Adrs2: Site City: Province Out: Site Postal Code: Site Country: Co Official: Co Admin:		ON7427432 29900 N N 623110 CarePartners HNHB Niagara Falls Nursing Care Centre HNHB 6117 Biamonte Parkway ONTARIO Niagara Falls L2E1Y8 Canada Catherine Boutsis Silver Romena		Choice of Contact: Phone No Official: Phone No Admin: County Ont: County Out: District:		CO_OFFICIAL 905 680-1818 Ext.6229 905 680-1818 Ext.6200 NIAGARA (R. M.) 203
10	1 of 14	WSW/201.6	188.8 / 0.47	REGIONAL NIAGARA BIOMEDICAL LABORATORIES LIMITED 6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	GEN	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Generator Info</u>					
Generator No:	ON0217601			Choice of Contact:	
Approval Years:	86,87,88,89,90			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	8681
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:		MEDICAL LABORATORIES			
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
10	2 of 14	WSW/201.6	188.8 / 0.47	REGIONAL NIAGARA BIOMEDICAL 33-124 LOBORATORIES LIMITED 6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	GEN
<u>Generator Info</u>					
Generator No:	ON0217601			Choice of Contact:	
Approval Years:	92,93,94,95,96,97			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	8681
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:		MEDICAL LABORATORIES			
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
10	3 of 14	WSW/201.6	188.8 / 0.47	REGIONAL NIAGARA BIOMEDICAL LAB LIMITED 6150 VALLEYWAY NIAGARA FALLS ON L2E 1Y3	GEN
<u>Generator Info</u>					
Generator No:	ON0217601			Choice of Contact:	
Approval Years:	98			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	8681
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:		MEDICAL LABORATORIES			
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	4 of 14	WSW/201.6	188.8 / 0.47	CANADIAN MEDICAL LABORATORIES LTD.08-885 6150 VALLEY WAY, NIAGARA FALLS C/O 1644 AIMCO BLVD. MISSISSAUGA ON L2E 1Y3	GEN

Generator Info

Generator No:	ON0245108	Choice of Contact:	
Approval Years:	92,93,94,95,96,97	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	8681
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	MEDICAL LABORATORIES		

Waste Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES

10	5 of 14	WSW/201.6	188.8 / 0.47	CANADIAN MEDICAL LABORATORIES LIMITED 6150 VALLEY WAY NIAGARA FALLS ON L2E 1Y3	GEN
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Generator Info

Generator No:	ON0245108	Choice of Contact:	
Approval Years:	98	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	8681
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	MEDICAL LABORATORIES		

Waste Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES

10	6 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN
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Generator Info

Generator No:	ON3407685	Choice of Contact:	
Approval Years:	2010	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	621110
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	Offices of Physicians		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
<u>Waste Detail(s)</u>					
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			

10	7 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN
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Generator Info

Generator No:	ON3407685	Choice of Contact:	
Approval Years:	2011	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	621110
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	Offices of Physicians		

Waste Detail(s)

Waste Class:	261
Waste Class Name:	PHARMACEUTICALS

Waste Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES

10	8 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN
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Generator Info

Generator No:	ON3407685	Choice of Contact:	
Approval Years:	2012	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	621110
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	Offices of Physicians		

Waste Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Waste Detail(s)</u>					
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
10	9 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON	GEN
<u>Generator Info</u>					
Generator No:	ON3407685			Choice of Contact:	
Approval Years:	2013			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	621110
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	OFFICES OF PHYSICIANS				
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
<u>Waste Detail(s)</u>					
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
10	10 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN
<u>Generator Info</u>					
Generator No:	ON3407685			Choice of Contact:	CO_OFFICIAL
Approval Years:	2016			Contaminated Fac:	No
Status:				MHSW Facility:	No
PO Box No:				SIC Code:	621110
Country:	Canada				
Co Admin:					
Phone No Admin:					
SIC Description:	OFFICES OF PHYSICIANS				
<u>Waste Detail(s)</u>					
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	11 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN

Generator Info

Generator No:	ON3407685	Choice of Contact:	CO_OFFICIAL
Approval Years:	2015	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	621110
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	OFFICES OF PHYSICIANS		

Waste Detail(s)

Waste Class: 261
Waste Class Name: PHARMACEUTICALS

Waste Detail(s)

Waste Class: 312
Waste Class Name: PATHOLOGICAL WASTES

10	12 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN
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Generator Info

Generator No:	ON3407685	Choice of Contact:	CO_OFFICIAL
Approval Years:	2014	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	621110
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	OFFICES OF PHYSICIANS		

Waste Detail(s)

Waste Class: 261
Waste Class Name: PHARMACEUTICALS

Waste Detail(s)

Waste Class: 312
Waste Class Name: PATHOLOGICAL WASTES

10	13 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN
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Generator Info

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Generator No: ON3407685 Approval Years: As of Dec 2018 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:				Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:	
<u>Waste Detail(s)</u>					
Waste Class: 312 P Waste Class Name: Pathological wastes					
<u>Waste Detail(s)</u>					
Waste Class: 261 A Waste Class Name: Pharmaceuticals					

<u>10</u>	14 of 14	WSW/201.6	188.8 / 0.47	Urgent Care Niagara - Niagara Falls Inc. 6150 Valley Way, Suite 104 Niagara Falls ON L2E 1Y3	GEN
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Generator Info

Generator No: ON3407685 Approval Years: As of Oct 2019 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:	Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:
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Waste Detail(s)

Waste Class: 261 A Waste Class Name: Pharmaceuticals

Waste Detail(s)

Waste Class: 312 P Waste Class Name: Pathological wastes

2017 Generator Info

Gen No: ON3407685 ID: 13719 Contaminated Fac: N MHSW Facility: N NAICS Code1: 621110 NAICS Code2: NAICS Code3:	Choice of Contact: CO_OFFICIAL Phone No Official: 905-371-1881 Ext.208 Phone No Admin: County Ont: NIAGARA (R. M.) County Out: District: 203
Gen Name: Urgent Care Niagara - Niagara Falls Inc. Gen Div: Gen Op Name: Primary Care Niagara - Niagara Falls Gen Op Div: Site Adrs1: 6150 Valley Way, Suite 104	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Bldg:					
Site Pobox:					
Province In:		ONTARIO			
Site Adrs2:					
Site City:		Niagara Falls			
Province Out:					
Site Postal Code:		L2E 1Y3			
Site Country:					
Co Official:		Timothy S Windsor			
Co Admin:					

2017 Generator Manifest

ID:	36072	Sum Received Qty:	55.0
Generator No:	ON3407685	Waste Class Name:	PATHOLOGICAL WASTES
Receiver Type:	035	Count Manifests:	3
Waste Char:	P	District:	306
Waste Code:	312		

2018 Generator Info

Gen No:	ON3407685	Choice of Contact:	CO_OFFICIAL
ID:	13575	Phone No Official:	905-371-1881 Ext.208
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	NIAGARA (R. M.)
NAICS Code1:	621110	County Out:	
NAICS Code2:		District:	203
NAICS Code3:			
Gen Name:	Urgent Care Niagara - Niagara Falls Inc.		
Gen Div:			
Gen Op Name:	Primary Care Niagara - Niagara Falls		
Gen Op Div:			
Site Adrs1:	6150 Valley Way, Suite 104		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Niagara Falls		
Province Out:			
Site Postal Code:	L2E 1Y3		
Site Country:	Canada		
Co Official:	Timothy S Windsor		
Co Admin:			

2018 Generator Manifest

ID:	35985	Sum Received Qty:	40.0
Generator No:	ON3407685	Waste Class Name:	PATHOLOGICAL WASTES
Receiver Type:	035	Count Manifests:	3
Waste Char:	P	District:	306
Waste Code:	312		

2019 Generator Info

Gen No:	ON3407685	Choice of Contact:	CO_OFFICIAL
ID:	13343	Phone No Official:	905-371-1881 Ext.208
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	NIAGARA (R. M.)
NAICS Code1:	621110	County Out:	
NAICS Code2:		District:	203
NAICS Code3:			
Gen Name:	Urgent Care Niagara - Niagara Falls Inc.		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Gen Div: Gen Op Name: Primary Care Niagara - Niagara Falls Gen Op Div: Site Adrs1: 6150 Valley Way, Suite 104 Site Bldg: Site Pobox: Province In: ONTARIO Site Adrs2: Site City: Niagara Falls Province Out: Site Postal Code: L2E 1Y3 Site Country: Canada Co Official: Timothy S Windsor Co Admin:					

11	1 of 1	SE/202.6	188.9 / 0.58	5957 Biamonte Crescent NIAGARA FALLS ON	SPL
Ref No: 1-23DGAB Year: Incident Dt: 8/15/2022 10:07:00 AM Dt MOE Arvl on Scn: MOE Reported Dt: 8/16/2022 10:23:56 AM Dt Document Closed: Site No: MOE Response: Desktop Response Site County/District: Site Geo Ref Meth: Site District Office: Niagara District Office Nearest Watercourse: Site Name: Site Address: 5957 Biamonte Crescent Site Region: REGIONAL MUNICIPALITY OF NIAGARA Site Municipality: NIAGARA FALLS Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Client Type: Source Type: Pipeline/Components Incident Cause: Incident Preceding Spill: Line Strike Incident Reason: Incident Summary: TSSA FSB 1/2" plastic IP service line made safe Environment Impact: 0 No Impact Health Env Consequence: Nature of Impact: Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Air Activity Preceding Spill: Construction or repair Property 2nd Watershed: Lake Ontario and Niagara Peninsula Property Tertiary Watershed: 02HA-Niagara Sector Type: NATURAL GAS DISTRIBUTION SAC Action Class:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Call Report Locatn Geodata:					
Time Reported:					
System Facility Address:					

12	1 of 1	W/241.4	189.8 / 1.55	ON	BORE
Borehole ID:	606401			Inclin FLG:	No
OGF ID:	215508209			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:	Geotechnical/Geological Investigation			Primary Name:	
Completion Date:	MAY-1963			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:	Not Used			Township:	
Sec. Water Use:				Latitude DD:	43.098081
Total Depth m:	4.9			Longitude DD:	-79.097865
Depth Ref:	Ground Surface			UTM Zone:	17
Depth Elev:				Easting:	654795
Drill Method:	Power auger			Northing:	4773463
Orig Ground Elev m:	189			Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	190				
Concession:					
Location D:					
Survey D:					
Comments:					

Borehole Geology Stratum

Geology Stratum ID:	218373824	Mat Consistency:	Loose
Top Depth:	0	Material Moisture:	
Bottom Depth:	1.5	Material Texture:	
Material Color:	Brown	Non Geo Mat Type:	
Material 1:	Fill	Geologic Formation:	
Material 2:	Sand	Geologic Group:	
Material 3:	Silt	Geologic Period:	
Material 4:	Soil	Depositional Gen:	fill
Gsc Material Description:			
Stratum Description:	FILL,SAND,SILT,SOIL.BROWN,LOOSE.		
Geology Stratum ID:	218373825	Mat Consistency:	Compact
Top Depth:	1.5	Material Moisture:	
Bottom Depth:	4.9	Material Texture:	Medium
Material Color:	Brown	Non Geo Mat Type:	
Material 1:	Sand	Geologic Formation:	
Material 2:	Silt	Geologic Group:	
Material 3:		Geologic Period:	
Material 4:		Depositional Gen:	
Gsc Material Description:			
Stratum Description:	SAND-MEDIUM,SILT. BROWN,COMPACT. 000000600050016CLAY **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Source

Source Type:	Data Survey	Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada	Source Iden:	1
Source Date:	1956-1972	Scale or Res:	Varies
Confidence:	M	Horizontal:	NAD27
Observatio:		Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Source Details:		File: NIAGARA.txt RecordID: 050710 NTS_Sheet: 30M03A			
Confiden 1:		Reliable information but incomplete.			
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				

13	1 of 1	ENE/247.3	188.8 / 0.50	PENINSULA PAVING INC 5134 SHIRLEY AVE,,NIAGARA FALLS,ON,L2E 5C2,CA ON	PINC
Incident Id:				Pipe Material:	
Incident No:	1403362			Fuel Category:	
Incident Reported Dt:	5/27/2014			Health Impact:	
Type:	FS-Pipeline Incident			Environment Impact:	
Status Code:				Property Damage:	
Tank Status:	Pipeline Damage Reason Est			Service Interrupt:	
Task No:				Enforce Policy:	
Spills Action Centre:				Public Relation:	
Fuel Type:				Pipeline System:	
Fuel Occurrence Tp:				PSIG:	
Date of Occurrence:				Attribute Category:	
Occurrence Start Dt:				Regulator Location:	
Depth:				Method Details:	
Customer Acct Name:	PENINSULA PAVING INC				
Incident Address:	5134 SHIRLEY AVE,,NIAGARA FALLS,ON,L2E 5C2,CA				
Operation Type:					
Pipeline Type:					
Regulator Type:					
Summary:					
Reported By:					
Affiliation:					
Occurrence Desc:					
Damage Reason:					
Notes:					

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	NIAGARA FALLS CITY	STEVENS STREET	NIAGARA FALLS CITY ON	
SPL		Shirley Ave	Niagara Falls ON	

Unplottable Report

Site: NIAGARA FALLS CITY
STEVENS STREET NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 3-2253-87-
Application Year: 87
Issue Date: 1/8/1988
Approval Type: Municipal sewage
Status: Approved in 1988
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Shirley Ave Niagara Falls ON

Database:
SPL

Ref No: 3045-BAUPCX
Year:
Incident Dt: 4/2/2019
Dt MOE Arvl on Scn: 4/4/2019
MOE Reported Dt: 4/2/2019
Dt Document Closed: 4/24/2019
Site No: NA
MOE Response: Yes
Site County/District: Regional Municipality of Niagara
Site Geo Ref Meth:
Site District Office: Niagara
Nearest Watercourse:
Site Name: Residential Home<UNOFFICIAL>
Site Address: Shirley Ave
Site Region: West Central
Site Municipality: Niagara Falls
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name:
Client Type:
Source Type:
Incident Cause:
Incident Preceding Spill:
Incident Reason:
Incident Summary: PIC Email - Niagara falls residential smoke complaint
Environment Impact:
Health Env Consequence:
Nature of Impact:
Contaminant Qty:
Contaminant Qty 1:
Contaminant Unit:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:

Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health: 2 - Minor Environment
Agency Involved:

Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

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-Apr 2024

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

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

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -Feb 2025

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Mar 2025

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Feb 28, 2025

Drill Hole Database:

Provincial [DRL](#)

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Aug 2024

Delisted Fuel Tanks:

Provincial [DTNK](#)

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

Government Publication Date: Oct 2023

Environmental Activity and Sector Registry:

Provincial [EASR](#)

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

Government Publication Date: Oct 2011-Mar 31, 2025

Environmental Registry:

Provincial [EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Feb 28, 2025

Environmental Compliance Approval:

Provincial [ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-Mar 31, 2025

Environmental Effects Monitoring:

Federal [EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private [EHS](#)

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

Government Publication Date: 1999-Aug 31, 2024

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2024

List of Expired Fuels Safety Facilities:

Provincial **EXP**

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

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

Government Publication Date: Oct 2023

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Jan 2025

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

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

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial **FST**

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

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

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic:

Provincial **FSTH**

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial **GEN**

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. As of January 1, 2023, businesses and institutions subject to the amended Reg. 347: General – Waste Management are required to report their activities and pay fees through Resource Productivity & Recovery Authority (RPRA) online Hazardous Waste Program Registry (HWPR) rather than the Hazardous Waste Information Network (HWIN) system previously operated by the Ministry of the Environment, Conservation and Parks (MECP). Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Jun 30, 2024

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Apr 2024

TSSA Historic Incidents:

Provincial **HINC**

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial **INC**

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

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial **LIMO**

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

Government Publication Date: Mar 31, 2022

Canadian Mine Locations:

Private **MINE**

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial [MNR](#)

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

Government Publication Date: 1846-Feb 2025

National Analysis of Trends in Emergencies System (NATES):

Federal [NATE](#)

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial [NCPL](#)

The Ministry of the Environment Conservation and Parks (MECP) provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act. MECP publicly releases the Environmental Compliance Report (ECR) on the Ontario Data Catalogue. In Ontario, all facilities with regulated wastewater discharges or air emissions under the Ontario Water Resources Act and the Environmental Protection Act must monitor and report any cases where approved operating limits have been exceeded.

Government Publication Date: Dec 31, 2023

National Defense & Canadian Forces Fuel Tanks:

Federal [NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal [NDSP](#)

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

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal [NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal [NEBI](#)

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

Government Publication Date: 2008-Dec 31, 2024

National Energy Board Wells:

Federal [NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPR2

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

Government Publication Date: Feb 2024

National Pollutant Release Inventory - Historic:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-May 31, 2024

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database includes well owner/operator, location, permit issue date, and well cap date, license number, status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provided for each well record.

Government Publication Date: 1800-Aug 2024

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial

ORD

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

Government Publication Date: 1994 - Feb 28, 2025

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

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

Government Publication Date: Oct 2011-Mar 31, 2025

Ontario PFAS Spills:

Provincial

PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2024; Aug 2024; Oct-Nov 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

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

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI:

Federal

PFHA

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

Government Publication Date: Feb 2024

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing 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 - Feb 28, 2025

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition:

Provincial RSC

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

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

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Apr 30, 2024

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

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

Wastewater Discharger Registration Database:

Provincial SRDS

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

Government Publication Date: 1990-Dec 31, 2021

Anderson's Storage Tanks:

Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal TCFT

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

Government Publication Date: 1970 - Apr 2024

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011 - Mar 31, 2025

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Dec 31 2023

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D

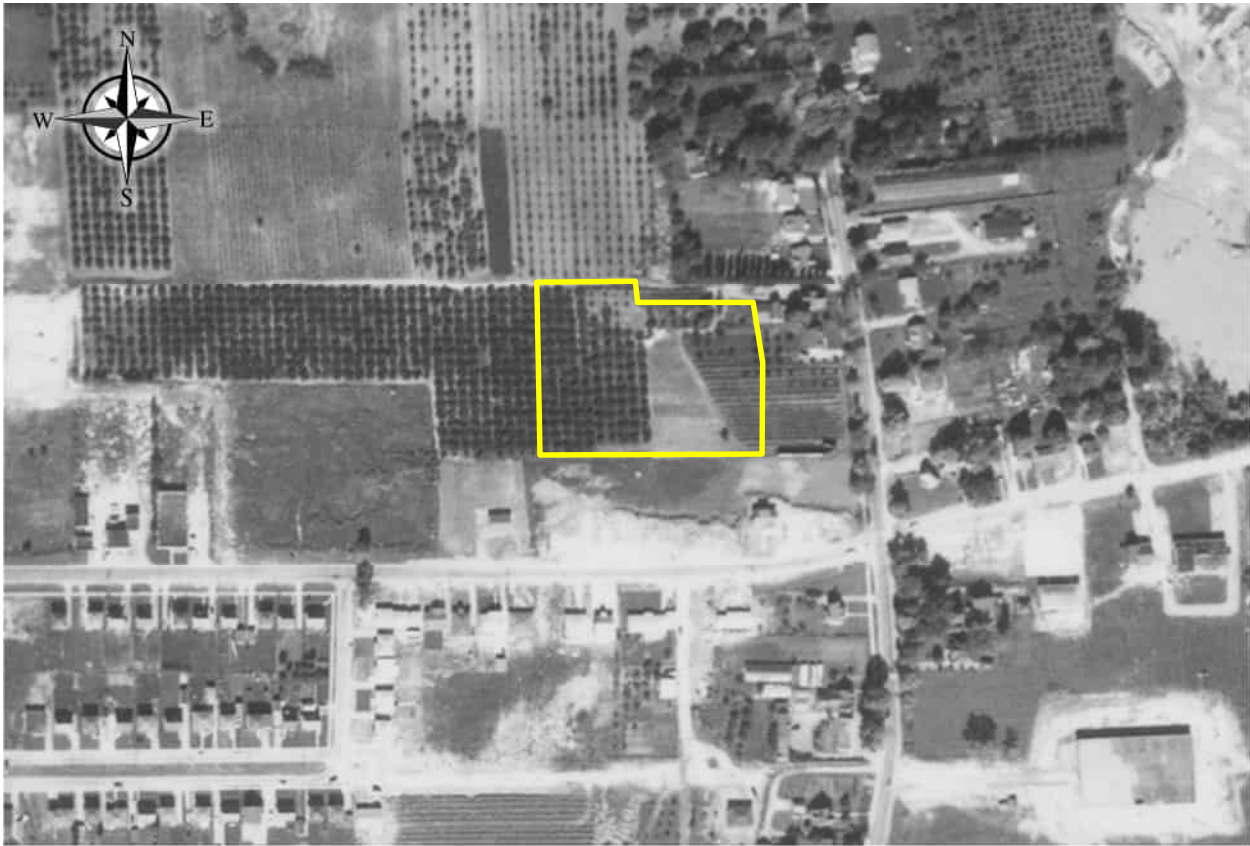
AERIAL PHOTOGRAPHS

AERIAL PHOTOGRAPHS



Photograph No.:	1	Year:	1934
Source :	Ministry of Natural Resources Maxar		

AERIAL PHOTOGRAPHS



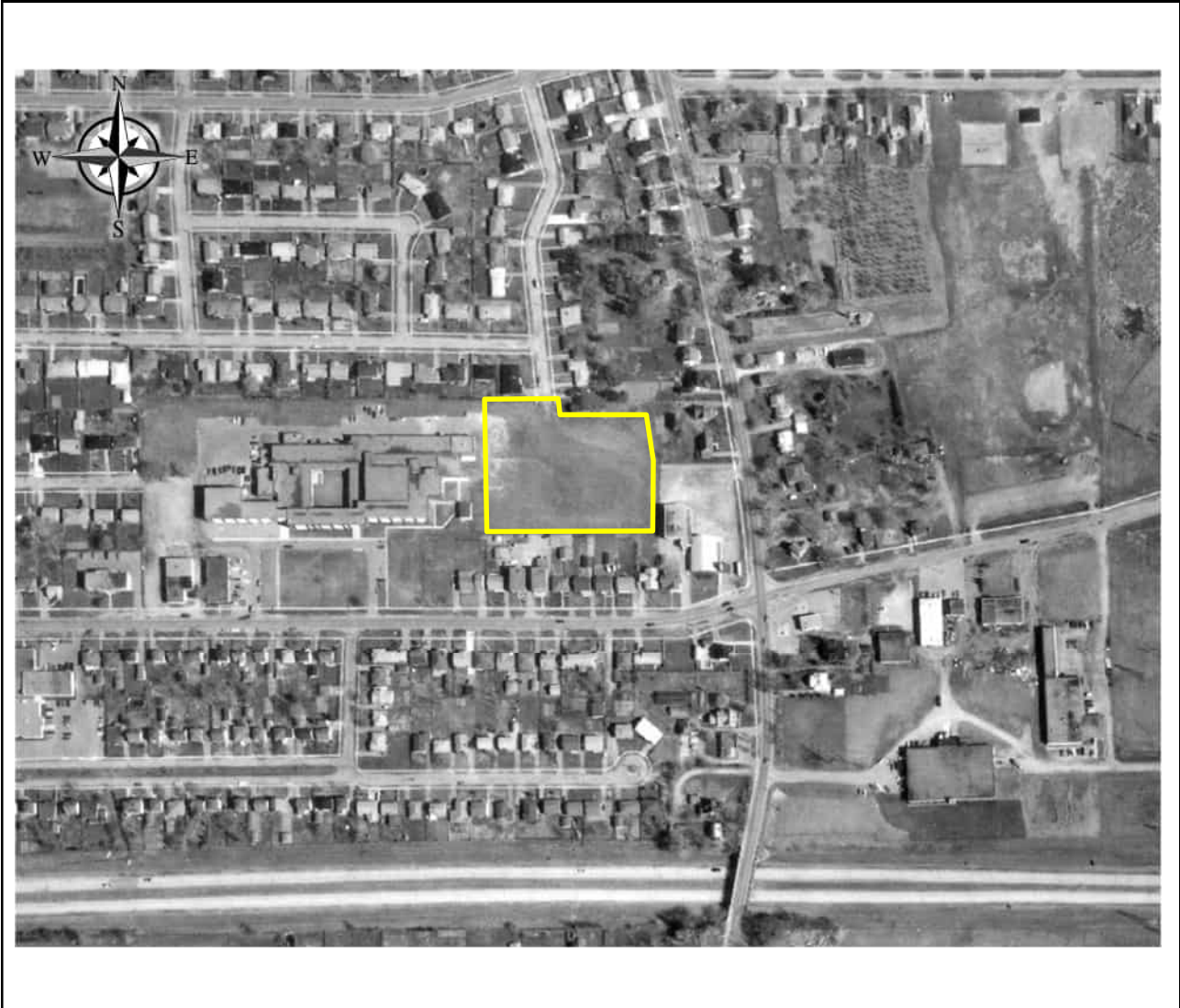
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Source :	Ministry of Natural Resources Maxar		

AERIAL PHOTOGRAPHS



Photograph No.:	3	Year:	1965
Source :	Ministry of Natural Resources Maxar		

AERIAL PHOTOGRAPHS



Photograph No.:	4	Year:	1972
Source :	Ministry of Natural Resources Maxar		

AERIAL PHOTOGRAPHS



Photograph No.:	5	Year:	1995
Source :	Ministry of Natural Resources Maxar		

AERIAL PHOTOGRAPHS



Photograph No.:	6	Year:	2006
Source :	Ministry of Natural Resources Maxar		

AERIAL PHOTOGRAPHS



Photograph No.:	7	Year:	2013
Source :	Brock Library Map Collection		

AERIAL PHOTOGRAPHS

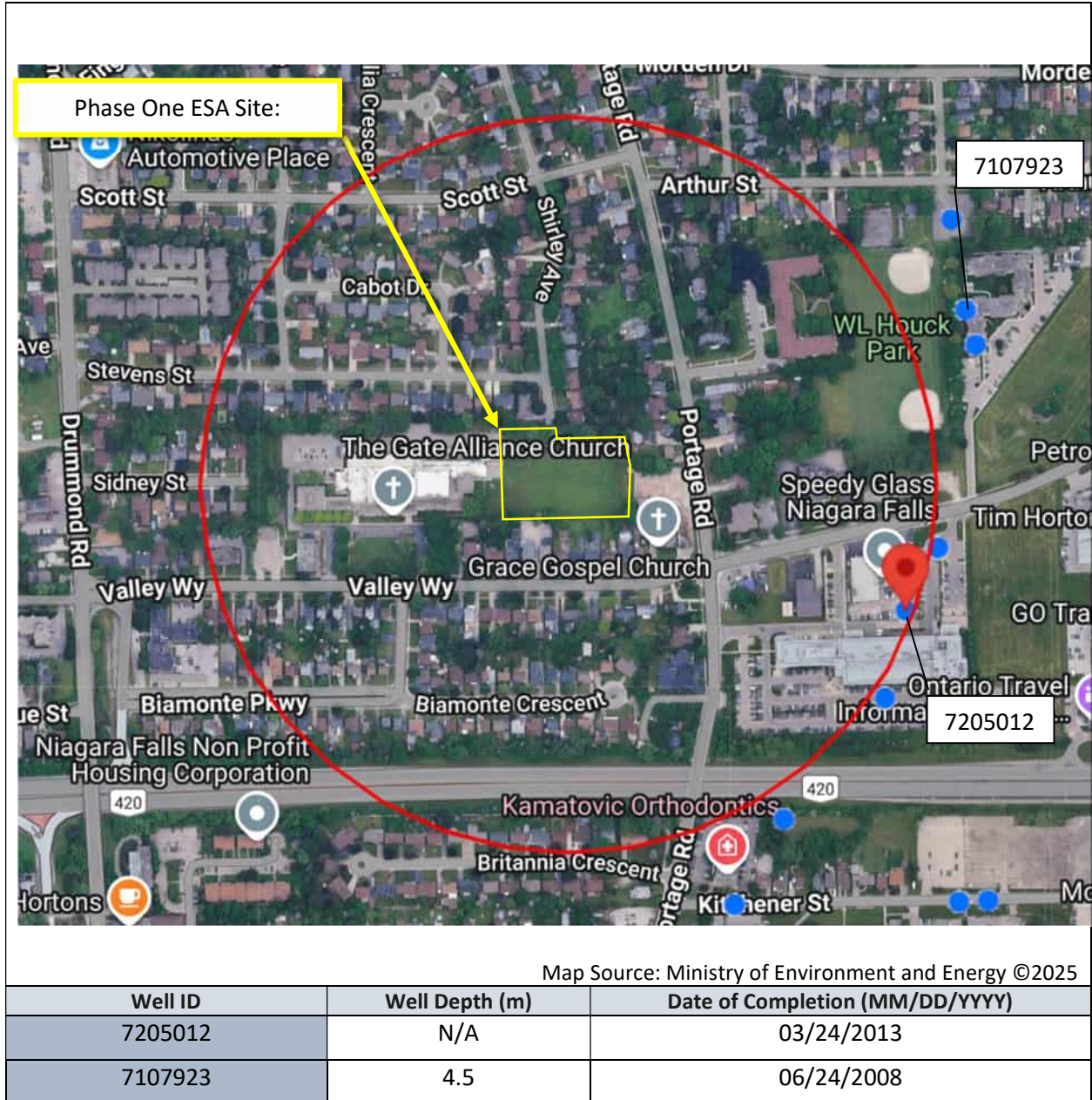


Photograph No.:	8	Year:	2023
Source :	Ministry of Natural Resources Maxar		

APPENDIX E

WELL RECORDS

WATER WELL RECORDS



Measurements recorded in: Metric Imperial

A 063322

A063322

Page _____ of _____

Address of Well Location (Street Number/Name) 100 & 124 Gotham Street
 Township _____ Lot _____ Concession _____
 County/District/Municipality 56th Valley Way rd. City/Town/Village St. Catharines Province Ontario Postal Code _____
 UTM Coordinates Zone Easting Northing Municipal Plan and Sublot Number Other WKQ-000414
 NAD 83 176556064773714

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
<u>brown/grey</u>	<u>fill</u>	<u>sand</u>	<u>loose</u>	<u>0</u>	<u>3</u>
<u>red</u>	<u>sand</u>	<u>silt</u>	<u>hard, wet</u>	<u>3</u>	<u>4.5</u>

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
<u>0</u> to <u>0.31</u>	<u>Concrete</u>	<u>.0026</u>
<u>0.31</u> to <u>1.3</u>	<u>Bentonite</u>	<u>.0104</u>
<u>1.3</u> to <u>4.5</u>	<u>Silica Sand</u>	<u>.0286</u>

Method of Construction Cable Tool Rotary (Conventional) Rotary (Reverse) Boring Air percussion Other, specify Direct Push

Well Use Public Commercial Not used Domestic Municipal Dewatering Test Hole Monitoring Livestock Irrigation Cooling & Air Conditioning Industrial Other, specify _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
<u>2.61</u>	<u>Plastic</u>	<u>.34</u>	<u>0</u>	<u>1.5</u>	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
<u>3.34</u>	<u>Plastic</u>	<u>10</u>	<u>1.5</u>	<u>4.57</u>

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Hole Diameter
<u>0</u>	<u>4.57</u>	<u>10.92</u>

Well Contractor and Well Technician Information

Business Name of Well Contractor: Strata Soil Sampling Inc. Well Contractor's Licence No.: 7241

Business Address (Street Number/Name): 147-2 West Beaver Creek Road Municipality: Richmond Hill

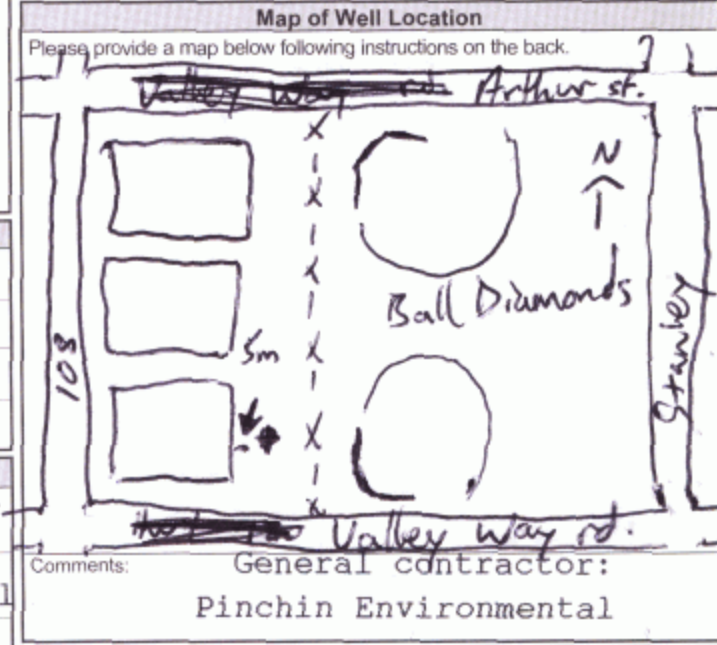
Province: Ontario Postal Code: L4B 1C6 Business E-mail Address: wrecords@stratasoil.com

Bus. Telephone No. (inc. area code): 905-764-9304 Name of Well Technician (Last Name, First Name): Mike Brown

Well Technician's Licence No.: T-2977 Signature of Technician and/or Contractor: [Signature] Date Submitted: 20080703

Results of Well Yield Testing

After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: Pump intake set at (m/ft) Pumping rate (l/min / GPM) Duration of pumping _____ hrs + _____ min Final water level end of pumping (m/ft) If flowing give rate (l/min / GPM) Recommended pump depth (m/ft) Recommended pump rate (l/min / GPM) Well production (l/min / GPM) Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No	Static Level			
	1		1	
	2		2	
	3		3	
	4		4	
	5		5	
	10		10	
	15		15	
	20		20	
	25		25	
	30		30	
	40		40	
	50		50	
	60		60	



Ministry Use Only

Audit No. Z 89467

Date Package Delivered: 20080624

Date Work Completed: 20080624

Well owner's information package delivered: Yes No

Received: JUL 11 2008

APPENDIX F

SITE RECONNAISSANCE & PHOTOGRAPHIC LOG

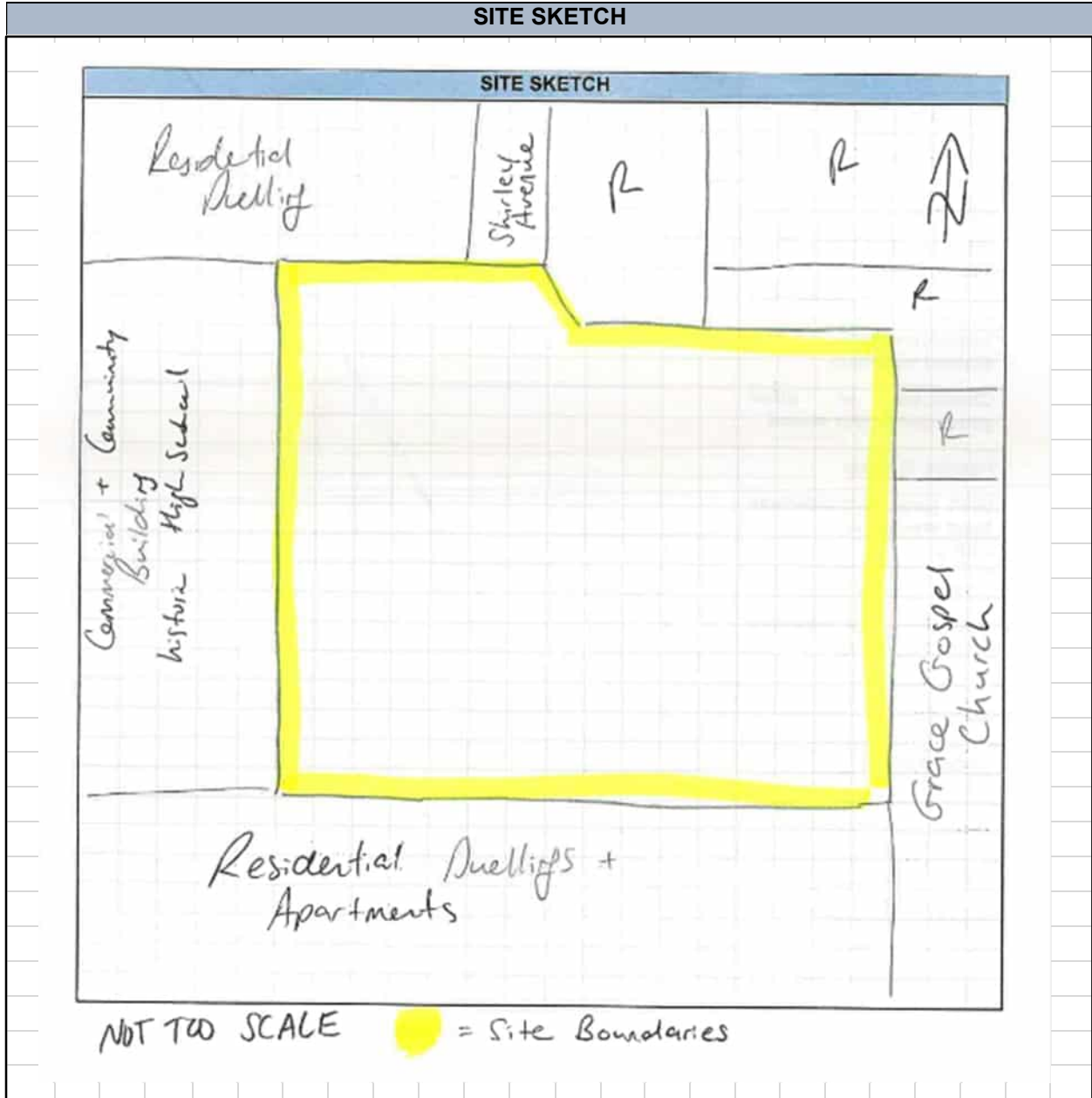
ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Overview			
Site Address	6009 – 6017 Valley Way, Niagara Falls, ON	NSSL Project No.	NS2560-01
		Date	May 5, 2025
Client Information			
Site Meet	N/A		
Position	N/A		
Surrounding Land Use Features			
North	Residential Dwellings + Shirley Avenue		
South	Residential Dwellings + Apartment Complexes		
East	Residential Dwellings + Grace Gospel Church		
West	Community and Commercial Building, Former High School		
Study Site Features			
Potable Water Source	N/A, access to municipal via Shirley Avenue		
Wastewater Source	N/A, access to municipal via Shirley Avenue		
Groundwater Monitoring Wells	None observed.		
Fill Material	None observed.		
Surface Water Runoff (swales, catch basins)	None observed.		
Watercourses, ditches, standing water	None observed.		
Electrical Transformers on site? Company name, transformer #	None observed.		
Ground Cover	Topsoil and organic material.		
Other	N/A		
Exterior Building Observations			
Exterior wall material	N/A		
Roofing material	N/A		
Foundation type	N/A		
Number of storeys	N/A		
Number of exits/entrances	N/A		
Basement (full/partial/none)	N/A		

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Lighting	N/A
Other	No buildings were identified on-site.
Above Ground or Underground Storage Tanks	
Location of AST/UST	N/A
Contents of AST/UST	N/A
Material (fiberglass, steel)	N/A
Year installed/removed	N/A
Secondary containment?	N/A
Fill frequency	N/A
Visible Staining, stressed vegetation	N/A
Associated Pumps/Lines	N/A
Other	No tanks were noted on-site.
Interior Building Observations	
Interior wall materials	N/A
Floor materials	N/A
Ceiling materials	N/A
Lighting	N/A
Oil water separators, floor drains, sumps	N/A
Hydraulic equipment (inground hoists/elevators)	N/A
Stained materials	N/A
Chemicals or other generated and/or stored	N/A
Heating System	N/A
UFFI (urea formaldehyde foam insulation)	N/A
PCB's	N/A
Lead	N/A
Asbestos Containing Materials (ACM)	N/A
Mercury	N/A
Water damage	N/A
Mould	N/A
Noise	N/A
Indoor Air Quality	N/A
Other	No buildings were identified on-site.

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE



PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 1: Western to central portion of the Site is depicted as a vacant lot with no structures on-site and a gentle slope towards the southeast.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 2: Eastern to central area of the Site.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 3: Northern section of the Site is currently being used for recreational gardening. A small garden shed is noted within the central area of the garden beds.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 4: North adjacent residential dwellings.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 5: East adjacent residential dwellings and Grace Gospel Church.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 6: South adjacent residential dwellings and apartment complexes.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 7: West adjacent community and commercial building, formerly utilized as a high school.

APPENDIX G

POTENTIALLY CONTAMINATING ACTIVITIES

POTENTIALLY CONTAMINATING ACTIVITIES

#	Activity	#	Activity
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage	31.	Ink Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage	32.	Iron and Steel Manufacturing and Processing
3.	Airstrips and Hangars Operation	33.	Metal Treatment, Coating, Plating and Finishing
4.	Antifreeze and De-icing Manufacturing and Bulk Storage	34.	Metal Fabrication
5.	Asphalt and Bitumen Manufacturing	35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
6.	Battery Manufacturing, Recycling and Bulk Storage	36.	Oil Production
7.	Boat Manufacturing	37.	Operation of Dry Cleaning Equipment (where chemicals are used)
8.	Chemical Manufacturing, Processing and Bulk Storage	38.	Ordnance Use
9.	Coal Gasification	39.	Paints Manufacturing, Processing and Bulk Storage
10.	Commercial Autobody Shops	40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
11.	Commercial Trucking and Container Terminals	41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
12.	Concrete, Cement and Lime Manufacturing	42.	Pharmaceutical Manufacturing and Processing
13.	Cosmetics Manufacturing, Processing and Bulk Storage	43.	Plastics (including Fibreglass) Manufacturing and Processing
14.	Crude Oil Refining, Processing and Bulk Storage	44.	Port Activities, including Operation and Maintenance of Wharves and Docks
15.	Discharge of Brine related to oil and gas production	45.	Pulp, Paper and Paperboard Manufacturing and Processing
16.	Drum and Barrel and Tank Reconditioning and Recycling	46.	Rail Yards, Tracks and Spurs
17.	Dye Manufacturing, Processing and Bulk Storage	47.	Rubber Manufacturing and Processing
18.	Electricity Generation, Transformation and Power Stations	48.	Salt Manufacturing, Processing and Bulk Storage
19.	Electronic and Computer Equipment Manufacturing	49.	Salvage Yard, including automobile wrecking
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage	50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
21.	Explosives and Firing Range	51.	Solvent Manufacturing, Processing and Bulk Storage
22.	Fertilizer Manufacturing, Processing and Bulk Storage	52.	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
23.	Fire Retardant Manufacturing, Processing and Bulk Storage	53.	Tannery
24.	Fire Training	54.	Textile Manufacturing and Processing
25.	Flocculants Manufacturing, Processing and Bulk Storage	55.	Transformer Manufacturing, Processing and Use
26.	Foam and Expanded Foam Manufacturing and Processing	56.	Treatment of Sewage equal to or greater than 10,000 litres per day
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	57.	Vehicles and Associated Parts Manufacturing
28.	Gasoline and Associated Products Storage in Fixed Tanks	58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
29.	Glass Manufacturing	59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
30.	Importation of Fill Material of Unknown Quality		

Table 2, Schedule D, Ontario Regulation (O.Reg.) 153/04 (as amended)

APPENDIX H

PHASE ONE CSM

PHASE ONE CONCEPTUAL SITE MODEL

A Phase One Conceptual Site Model (CSM) was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 (as amended). The Phase One Conceptual Site Model is detailed below and should be read along with Figures 1-4. The Phase One CSM addresses the vacant property located at 6009 to 6017 Valley Way, Niagara Falls, ON herein referred to as the “Phase One Property” or the “Site”. Refer to Figure 1 for the Site Location Map.

Site Description

The Phase One Property, approximately 1.09 hectares in size, is a vacant and undeveloped lot with no structures on-site. Historical records show that the Site was used for agricultural purposes from 1934 until the late 1960s, with no evidence of development prior to that period. Around 1969, the original, larger lot, approximately 3.97 hectares, was acquired by Lord Elgin Vocational School. The Phase One Site remained undeveloped but was utilized for recreational purposes associated with the school, the building having been erected within the western part of the larger land parcel, due west of the Phase One Site. In the 1990s, the Site continued to serve as recreational space under the ownership of St. Michael High School and later, during the 2000s, by the Niagara Catholic School Board (NCSB). Following the sale of the lands in 2005 to Glengate Alliance Church, the northern portion of the Phase One Site was repurposed for small-scale gardening. These uses have continued to the present day. The property is located approximately 85 m northwest of the intersection of Valley Way and Portage Road, and about 2.2 km west of the Niagara River. Adjacent properties include residential dwellings to the north and south, as well as residential dwellings and the “Grace Gospel Church” to the east. To the west is a multi-use complex comprising retail, office space, and a daycare.

Water Bodies & Areas of Natural Significance

The Niagara Peninsula Conservation Authority (NPCA) map shows that the Phase One study area is not a part of a specific subwatershed, likely due to the proximity to the Niagara River. No watercourses or NPCA-regulated wetlands are noted on-site. The Site is located approximately 2.2 km northwest of the Niagara River and approximately 18 km south of Lake Ontario.

The Phase One Property is not considered to be a sensitive site, based on the definition of O. Reg. 153/04. “41. (1) This section applies in relation to a property if,

- (a) The property is,
 - (i) Within an area of natural significance,
 - (ii) Includes or is adjacent to an area of natural significance or part of such an area, or applies
 - (iii) Includes land within 30 m of an area of natural significance or part of such an area.”



Drinking Water Wells

The study area is serviced by public water and wastewater services. A review of Ontario Well Records identified one well record within the study area. Well records can contain descriptive information about an area's hydrogeological and geological characteristics; however, the well record found contained no associated descriptive information. All records researched as part of the Phase One ESA are provided in Appendix E.

Roads Within the Phase One Study Area

Refer to Figure 3 for the names of the roads within the Phase One Study Area.

Uses of Properties Adjacent to the Site

The surrounding properties are a mix of residential dwellings, the "Grace Gospel Church" along the southeastern property boundary, a child daycare to the southwest and the original school building along the western boundary, now housing multi-tenants (i.e. Church, commercial units). All adjacent properties are highlighted on Figure 3.

Underground Utilities

The Site is not serviced by municipal sewer and water.

Regional and Site Specific Geologic and Hydrogeological Information

A review of the Ministry of Northern Development and Mines, Geology Ontario Spatial Search tool as well as "Quaternary Geology of Southern Ontario", Map 2496 and Map 2544, showing the "Bedrock Geology of Southern Ontario" and Map 2344, Paleozoic Geology Niagara, Southern Ontario, indicated that the native overburden is Late Wisconsinan, glaciolacustrine nearshore and deltaic sand and silt, underlain by dolostone and shale from the Lockport Formation. Depth to unconfined groundwater was recorded to be approximately 4 meters below ground surface (mbgs), and the confined aquifer is approximately 20 mbgs, based on a review of local well records and geologic maps. The estimated depth to bedrock based on the surface and bedrock elevation is approximately 21 m bgs.

The Phase One Property land cover is characterized by a layer of topsoil and organic material. As the Site is predominately covered by a permeable surface, overland flow would be limited as infiltration would happen on-site. Any potential accumulation of surface water would be directed to localized low areas within the southeastern corner of the Site. The Site was noted to be gently sloping southeast. The inferred groundwater flow direction in the study area is north, based on a review of the elevations and hydrogeology of the area.



Potentially Contaminating Activities

O. Reg. 153/04 Table 2 of Schedule D – List of Potentially Contaminating Activities [PCAs] are provided in Appendix H for reference purposes. O. Reg. 153/04 Table 2 of Schedule D – List of PCAs is provided in Appendix G for reference purposes. The Phase One ESA identified ten PCAs, which resulted in two on-site APECs. Figure 3 highlights the PCAs.

On-Site

6009 Valley Way

PCA-1/APEC-1: #40 Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications.

During a review of the historical aerial photographs, NSSL identified a historical orchard in the 1934 to 1965 aerial photographs. The orchard was noted to cover the majority of the Site, however there wasn't any evidence of historical farming equipment stored or associated farming structures noted on-site. Farming practices were predominant in the area until the early 1960s, when surrounding residential development commenced. The potential application of pesticides to orchards and surrounding crops for a duration of over 30 years presents a potential concern, and on-site APEC to the site's soil.

Off-Site

6017 Valley Way

PCA-2/APEC-2: #50 Soap and Detergent Manufacturing, Processing and Bulk Storage.

The ERIS EcoLog report identified a waste generation record for a dry-cleaning shop within the historic "Lord Elgin Vocational School," located on the adjacent property to the west, with the building footprint located approximately 10 m west of the proposed Phase One development site. The records indicated that the dry cleaner activity operated between 1986 and 1997 and was associated with the use and generation of various chemicals, typical of such operations (halogenated solvents, aliphatic solvents, petroleum distillates). It is likely the facility functioned as part of a vocational training program for students at the school. The exact location of the dry cleaner shop within the school is unknown, and therefore the entire school footprint has been highlighted as the potential location of this operation. As such, the dry-cleaning shop is considered an off-site PCA, resulting in an APEC to the Site.

5796 Valley Way

PCA-3: #27 Garages and Maintenance of Repair of Railcars, Marine Vehicles and Aviation Vehicles.

PCA-4: #28 Gasoline and Associated Products Storage in Fixed Tanks.

NSSL identified an auto service, "Astro Transmission Ltd." approximately 115 m southeast of the Site. The auto service is noted to have two service bays with a below ground storage tank, above ground hoists, storage of various oils and lubricants required for repair works. The presence of an automotive repair facility with associated storage tanks are off-site PCAs, however, do not result in an APEC due to the



distance away from the Site.

5734 Valley Way

PCA-5: #27 Garages and Maintenance of Repair of Railcars, Marine Vehicles and Aviation Vehicles.

PCA-6: #28 Gasoline and Associated Products Storage in Fixed Tanks.

PCA-7: #39 Paint Manufacturing, Processing, and Bulk Storage.

During a review of the EcoLog ERIS report and notes made from the site reconnaissance, NSSL identified two auto services, “Star Collision Service” and “Speedy Glass Niagara Falls”, located approximately 210 m southeast of the Site. Both commercial services are located within the same building footprint and have a total of eight service bays. The auto services are equipped with above-ground waste oil tanks, above-ground hoists, and storage facilities for various oils and lubricants required for repair work. A paint booth was noted within the southwest section of the property, evident from the vented piping. This land use was identified as early as 1965 in the aerial photograph. The presence of an automotive repair facility with a paint booth and associated storage tanks are off-site PCAs, not resulting in an APEC due to the distance away from the Site.

6119 Valley Way (Formerly known as 2103 Valley Way)

PCA-8: #28 Gasoline and Associated Products Storage in Fixed Tanks.

PCA-9: #Other; Contractor’s Yard

NSSL identified a historic contractor’s yard located at 6119 Valley Way, approximately 245 m west of the Site. This property is identified as environmentally significant, as contractor yards often involve the storage of industrial equipment, on-site repairs, and the use of ASTs. Although this is an off-site PCA, it is not considered a concern for the Site due to its distance from the Site.

6071 Valley Way (Formerly known as 2071 Valley Way)

PCA-10: #31 Ink Manufacturing, Processing and Bulk Storage

According to the 1965 Fire Insurance Map, there was a print facility, Frontier Printing Ltd., southwest of the subject Site. This activity would trigger an off-site PCA; however, due to its distance of approximately 225 m west of the Site and groundwater flow direction to the north, it would not be considered an area of potential concern to the Site.

Uncertainty or Absence of Information

Response from the Ministry’s request for freedom of information records have not been received. These records are not anticipated to alter the conclusions presented herein.