

June 26, 2026

**The Corporation of the Township of Manitouwadge
Notice of Complete Application & Public Meeting
for a Proposed Site-Specific Official Plan Amendment and Zoning Bylaw Amendment**

TAKE NOTICE that the Corporation of the Township of Manitouwadge has received a complete Official Plan Amendment Application and Zoning Bylaw Amendment Application for 7 Sault Road and is notifying the public in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended.

AND FURTHER TAKE NOTICE that the Corporation of the Township of Manitouwadge will hold a Public Meeting regarding the applications on Wednesday, July 15, 2026 at 6:00 P.M., the notice of which will be provided to the public in accordance with the provision of the Planning Act, R.S.O. 1990, c. P.13, as amended.

THE APPLICATION relates to lands legally described as PLAN M164 Lot 4, in the Township of Manitouwadge (See Key Map).

THE PURPOSE of the applications are to permit a proposed cardlock gas station in a Light Industrial zone/designation.

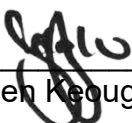
Current provisions in the Official Plan and Zoning Bylaw only permit gas stations in the Corridor Mixed Use zones/designations.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Township of Manitouwadge before the proposed site-specific official plan amendment and zoning bylaw amendment is considered by Council, the person or public body is not entitled to appeal the decision of the Council of the Township of Manitouwadge to the Ontario Land Tribunal and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the Township of Manitouwadge in respect to the proposed amendments, you must make a written request to the Clerk of the Township of Manitouwadge at the address noted below.

INFORMATION relating to the proposed amendments is available for inspection on the Township website or upon request at the Municipal Office, during regular office hours or by contacting Joleen Keough, Clerk, at (807) 826-3227 ext: 223 or clerk@manitouwadge.ca.

Dated at the Township of Manitouwadge this **26th day of June, 2026**.

Issued By:  _____
Joleen Keough, CAO/Clerk

Joleen Keough
CAO/Clerk
Township of Manitouwadge
P: (807) 826-3227 ext: 223
E: clerk@manitouwadge.ca

SUBJECT PROPERTY KEY MAP



Property Address: 7 Sault Road, Manitowadge, Ontario
Legal Description: PLAN M164 Lot 4
Lot Size: 100' x 200'

Official Plan Designation: Industrial
Zoning Designation: Light Industrial (M1)



APPLICATION TO AMEND THE OFFICIAL PLAN

Township of Manitouwadge
Planning Department

| | |
|---|--|
| APPLICATION FOR (Check Appropriate Boxes) | FOR TOWNSHIP OF MANITOUWADGE USE ONLY |
| <input checked="" type="checkbox"/> Official Plan Amendment | Related Applications: |
| | File Number: |
| | Date Received: |

1. CONTACT INFORMATION

| | | |
|--|---|----------------------------------|
| Registered Owner ¹ : Jim MOFFAT ENTERPRISES LTD | Address: 11 WARBLER DR. MANITOUWADGE ON POT 2 CO | Home: |
| | | Business: 807 229 6801 |
| | | Fax: |
| | | E-Mail: JIMMOFFATENT@HOTMAIL.COM |
| Applicant ² : Jim MOFFAT ENTERPRISES LTD. | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | E-Mail: |
| Agent: | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | E-Mail: |
| Ontario Land Surveyor: | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | E-Mail: |

1.1 Please indicate to whom all correspondence should be sent (one only). This person will act as the Application Coordinator.

Owner Applicant Agent

Jim MOFFAT

¹ If there is more than one Owner, please attach a separate page with the required information. If the owner is a numbered company, give the name and address of principal owner.

² Owner's authorization is required if the applicant is not the owner (Section 12).



APPLICATION TO AMEND THE OFFICIAL PLAN

Township of Manitowadge
Planning Department

2. LOCATION OF SUBJECT LAND

| | | | |
|--|-------------------|--------------------------------------|-----------------|
| Assessment Roll No. S866 000 004 08200 | Lot(s) | Concession(s) | Former Township |
| Registered Plan No(s). | Lot(s) / Block(s) | Reference Plan No(s). | Part Number(s) |
| Municipal Address (Street No. and Name) 7 SAUHT Rd. | | Approximate Area (ha) 100' x 200' | PIN No. |

3. APPLICATION

3.1 Is the application:

Site Specific Applicable to a larger area or the entire Municipality

3.2 Does the application propose to change, replace, delete or add a policy to:

the text (policy) the maps both

3.3 Please indicate whether this land, or land within 120 metres of it, was the subject of any other applications under the Planning Act?

| OTHER APPLICATIONS | SUBJECT LANDS | | | ADJACENT LANDS | | |
|-------------------------------------|-------------------------------------|-------------------------------------|----------|--------------------------|--------------------------|----------|
| | YES | NO | FILE NO. | YES | NO | FILE NO. |
| Amendment to Local Official Plan | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Amendment to Regional Official Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plan of Subdivision / Condominium | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Zoning Amendment | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Minister's Zoning Order | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Consent | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Site Plan Approval / Amendment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Minor Variance | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |

3.4 If **Yes** has been answered one or more times in Section 3.3, please specify the lands affected, the name of the approval authority considering it, the purpose of the application, the status of the application and the effect of the application on the proposed amendment on a separate page and attach. Is the separate page attached?

YES NO Not Applicable

4. CURRENT LAND USE(S)

4.1 What are the uses of the subject land?

STORAGE RV'S AND UHAUL

4.2 How the subject land is designated and zoned?

(a) Manitouwadge Official Plan? INDUSTRIAL

(b) Manitouwadge Zoning By-law? M1 LIGHT INDUSTRIAL

5. PROPOSED AMENDMENT

5.1 Identify the policy, policy number and/or maps the proposed amendment changes, replaces, deletes or adds:

SCHEDULE A1 1A2

5.2 What are the land uses that the current Official Plan designation authorizes?

LIGHT INDUSTRIAL

5.3 Describe the purpose of the proposed amendment (whether it changes, replaces, deletes or adds a policy and/or designation, where applicable):

PERMIT GAS STATION

Attach a copy of the Proposed Official Plan Amendment, including amended text and schedule(s).

5.4 Describe the land uses which would be permitted by the proposed amendment:

SALE OF GAS AND DIESEL

5.5 Does the requested amendment alter all or any part of the boundary of an area of settlement or establish a new area of settlement in the Municipality?

YES NO

If **YES**, please indicate the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement.

5.6 Does the requested amendment remove the subject land from an area of employment?

YES NO

If **YES**, please indicate the current Official Plan policies, if any, dealing with the removal of land from an area of employment.

6. PROVINCIAL POLICY STATEMENT AND PROVINCIAL PLANS

6.1 Is the proposed amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*?

YES NO

6.2 Is the subject land within an area of land designated under any Provincial Plan or Plans (i.e. Oak Ridges Moraine Plan, the Greenbelt Plan or the Growth Plan)?

YES NO

If **YES**, does the proposed amendment conform to or does not conflict with the Provincial Plan or Plans?

YES NO

7. SERVICING

7.1 Indicate below the existing and proposed type of servicing. Any servicing information/reports required, are to be attached.

| | EXISTING | PROPOSED |
|------------------------|--|--|
| Water Supply System | <input type="checkbox"/> Municipal piped water system | <input type="checkbox"/> Municipal piped water system |
| | <input type="checkbox"/> Individual wells | <input type="checkbox"/> Individual wells |
| | <input type="checkbox"/> Other, describe: <i>NONE</i> | <input type="checkbox"/> Other, describe: <i>NONE</i> |
| Sewage Disposal System | <input type="checkbox"/> Municipal sewage system | <input type="checkbox"/> Municipal sewage system |
| | <input type="checkbox"/> Individual septic system | <input type="checkbox"/> Individual septic system |
| | <input type="checkbox"/> Other, describe: <i>NONE</i> | <input type="checkbox"/> Other, describe: <i>NONE</i> |
| Stormwater Drainage | <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Storm sewers |
| | <input type="checkbox"/> Ditches/swales | <input type="checkbox"/> Ditches/swales |
| | <input type="checkbox"/> Other, describe: <i>NONE</i> | <input type="checkbox"/> Other, describe: <i>NONE</i> |

7.2 Both a **servicing options report** and a **hydrogeological report** are required if the proposed amendment would permit development on privately owned and operated individual or communal septic systems, and **more than 4,500 litres of effluent** would be produced per day as a result of the development being completed.

NOTE: Before undertaking the preparation of such reports, consult the appropriate approval authority (Township of Manitouwadge or the District's Health Board) about the type of hydrogeological assessment expected.

8. ACCESS

8.1 Please indicate the method of access to the subject land.

- Provincial Highway
- Regional Road
- Municipal Road, maintained:
 - All Year Seasonally
- Right-of-Way
- By Water

- 8.2 If access to the subject land will be by water only, please indicate the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

9. MINIMUM DISTANCE SEPARATION FROM EXISTING LIVESTOCK FACILITIES

- 9.1 Minimum Distance Separation is applied to lands being considered for non-agricultural designations. Is there a livestock barn or manure storage facility located within 1000 metres (3,280 feet) for a Type A land use¹ and 2000 metres (6,561 feet) for a Type B land use² of the boundary of the subject land?

YES NO

If **YES**, please complete the “Minimum Distance Separation – Data Sheet” attached to this application.

¹Type A Land Uses

Industrial
Agricultural-related
Recreational – low intensity
Residential dwelling on an existing lot
Creation of up to three lots

²Type B Land Uses

Residential subdivisions
Multiple residential
Rural residential cluster
Institutional
Recreational – high intensity
Commercial
Expansion of a settlement area

10. OTHER INFORMATION

- 10.1 Is there any other information that may be useful to the Municipality or public bodies reviewing this planning document (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain on a separate page and attach. Is a separate page attached?

YES NO



Application for Rezoning/ Bylaw Amendments/Variances

Township of Manitouwadge
Planning Department

| Application For (Check Appropriate Boxes) | FOR Township of Manitouwadge USE ONLY |
|--|--|
| <input checked="" type="checkbox"/> Zoning Amendment <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor NOTE: Any Minor application may be considered Major in accordance with Appendix 1. | Related Applications: |
| | File Number: |
| <input type="checkbox"/> Removal of Holding Symbol <input type="checkbox"/> Removal of Environmental Holding Symbol | Date Received: |

1. Contact Information

| | | |
|--|--|--------------------------|
| Registered Owner ¹ : Jim MOFFAT ENTERPRISES LTD | Address: 7 SAULT Rd MANITOUWADGE ON POT 2C0 | Home: 807 229 6801 |
| | | Business: 807 826 4393 |
| | | Fax: |
| | | Email: jim.moffat@nt.com |
| Applicant ² : Jim MOFFAT ENTERPRISES LTD. | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | Email: |
| Agent: | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | Email: |
| Ontario Land Surveyor: | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | Email: |

¹ If there is more than one Owner, please attach a separate page with the required information. If the owner is a numbered company, give the name and address of principal owner.

² Owner's authorization is required if the applicant is not the owner (Section 12).



Application for Rezoning/ Bylaw Amendments/Variations

Township of Manitouwadge
Planning Department

1.1 Names and addresses of any holders of mortgages, charges or other encumbrances:

N/A

1.2 Please indicate to whom all correspondence should be sent (one only). This person will act as the Application Coordinator.

Owner Applicant Agent

2. Location of Subject Land

| | | | | | |
|--|-------------------------------|-----------------------|--------------|---------|-----------------|
| Assessment Roll No. 5866 000 0040 8200 - 0000 | Lot(s) | Concession(s) | | | Former Township |
| Registered Plan No.(s) M 164 | Lot(s) / Block(s) 4 0.46AC | Reference Plan No.(s) | | | Part Number(s) |
| Municipal Address (Street No. and Name) 7 SAULT Rd. | Area (ha) | Depth (m) | Frontage (m) | PIN No. | |
| Date Property Acquired: | | | | | |

3. Applications

3.1 Please indicate whether this land was the subject of any other applications under the *Planning Act*?

| Application | Yes | No | File No. | Status |
|-----------------------------------|--------------------------|-------------------------------------|----------|--------|
| Amendment to Official Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Plan of Subdivision / Condominium | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Zoning Amendment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Minister's Zoning Order | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Consent | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Site Plan Approval / Amendment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Minor Variance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |



Current Land Use(s)

3.2 What are the uses of the subject land?
STORAGE
RV'S
UNHAULS

3.3 Provide the length of time that the uses of the subject land have continued.
10 + YRS

3.4 Are there any buildings or structures on the subject land? Please add a separate sheet if more than three buildings or structures exist.
 Yes No

If **Yes**, please complete the following table.

Existing Buildings and Structures

| | Building or Structure | | |
|------------------------------|-----------------------|---------|---------|
| | Bldg. 1 | Bldg. 2 | Bldg. 3 |
| Type | | | |
| Setbacks – Front (m) | | | |
| Setbacks – Rear (m) | | | |
| Setbacks – Side (m) | | | |
| Setbacks – Side (m) | | | |
| Floor Area (m ²) | | | |
| Height (m) | | | |
| Date of Construction | | | |

3.5 Please provide the current Official Plan designations and Secondary Plan designations, where applicable and an explanation of how the application conforms to the Official Plan.
INDUSTRIAL
SUPPORT ECONOMIC DEVELOPMENT
PROVIDE A SERVICE

3.6 Please provide the current Zoning of the subject land.
LIGHT INDUSTRIAL



3.7 Is the subject land within an area where the Township has predetermined the minimum and/or maximum density requirements or minimum and/or maximum height requirements?

Yes No

If **Yes**, please indicate these requirements.

3.8 Will the proposed rezoning implement an alteration to the boundary of an area of settlement or implement a new area of settlement?

Yes No

If **Yes**, please provide details of the Official Plan/Official Plan amendment that deals with this matter.

3.9 Will the application remove land from an area of employment?

Yes No

If **Yes**, please provide details of the Official Plan/Official Plan amendment that deals with this matter.

3.10 If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

4. Proposed Amendment

4.1 Describe the nature, extent and reason for the rezoning requested:

FOR GASOLINE AND DIESEL PUMPS FOR
RETAIL SALE

4.2 What are the proposed uses of the subject land?

TO HOUSE TANKS (ABOVE GROUND) AND PUMPS

4.3 Are any buildings or structures proposed to be built on the subject land? Please add a separate sheet if more than three buildings or structures are proposed.

Yes No

If **Yes**, please complete the following table.

Proposed Buildings and Structures

| | Building or Structures | | |
|------------------------------|------------------------|---------|---------|
| | Bldg. 1 | Bldg. 2 | Bldg. 3 |
| Type | | | |
| Setbacks – Front (m) | | | |
| Setbacks – Rear (m) | | | |
| Setbacks – Side (m) | | | |
| Setbacks – Side (m) | | | |
| Floor Area (m ²) | | | |
| Height (m) | | | |

5. Provincial Policy Statement and Provincial Plans

5.1 Is the proposed amendment to the Zoning By-law consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act?

Yes No

5.2 Is the subject land within an area of land designated under any Provincial Plan or Plans (i.e. Oak Ridges Moraine Plan, the Greenbelt Plan or the Growth Plan)?

Yes No

If **Yes**, does the proposed amendment conform to or does not conflict with the Provincial Plan or Plans?

Yes No



Application for Rezoning/ Bylaw Amendments/Variations

Township of Manitouwadge
Planning Department

6. Servicing

6.1 Indicate below the existing and proposed type of servicing. Any servicing information/reports required, are to be attached.

| | Existing | Proposed |
|------------------------|---|---|
| Water Supply System | <input type="checkbox"/> Municipal piped water system <input type="checkbox"/> Individual wells <input type="checkbox"/> Other, describe: | <input type="checkbox"/> Municipal piped water system <input type="checkbox"/> Individual wells <input type="checkbox"/> Other, describe: |
| Sewage Disposal System | <input type="checkbox"/> Municipal sewage system <input type="checkbox"/> Individual septic system <input checked="" type="checkbox"/> Other, describe: NONE | <input type="checkbox"/> Municipal sewage system <input type="checkbox"/> Individual septic system <input checked="" type="checkbox"/> Other, describe: NONE |
| Stormwater Drainage | <input type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches/swales <input checked="" type="checkbox"/> Other, describe: NONE | <input type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches/swales <input checked="" type="checkbox"/> Other, describe: NONE |

6.2 Both a **servicing options report** and a **hydrogeological report** are required if the proposed amendment would permit development on privately owned and operated individual or communal septic systems, and **more than 4,500 litres of effluent** would be produced per day as a result of the development being completed.

7. Access

7.1 Please indicate the method of access to the subject land.

- Provincial Highway
- Regional Road
- Municipal Road, maintained:
 - All Year
 - Seasonally
- Right-of-Way
- By Water

7.2 If access to the subject land will be by water only, please indicate the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

8. Minimum Distance Separation from Existing Livestock Facilities:

8.1 Minimum Distance Separation is applied to lands being considered for non-agricultural designations. Is there a livestock barn or manure storage facility located within 1,000 metres (3,280 feet) for a Type A land use¹ and 2,000 metres (6,561 feet) for a Type B land use² of the boundary of the subject land?

Yes

No

If **Yes**, please complete the "Minimum Distance Separation – Data Sheet" attached to this application.

¹ Type A Land Uses

Industrial
Agricultural-related
Recreational–low intensity
Residential dwelling on an existing lot
Creation of up to three lots

²Type B Land Uses

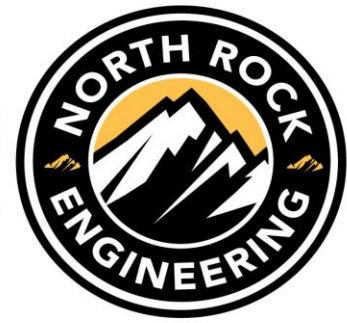
Residential subdivisions
Multiple residential
Rural residential cluster
Institutional
Recreational–high intensity
Commercial
Expansion of a settlement area

9. Other Information

9.1 Is there any other information that may be useful to the Township or public bodies reviewing this planning document (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain on a separate page and attach. Is a separate page attached?

Yes

No



May 7, 2025

Project No. E25-111-02

Attention: Jim Moffat

Company: Jim Moffat Enterprises

Email: jimmoffatent@hotmail.com

**Re: Engineering Design Summary – 24hr Public Gas Station, 7 Sault Rd
Manitouwadge Ontario**

Project Overview

The proposed development involves the construction of a 24-hour accessible public cardlock gas station at 7 Sault Road, located in the industrial zone of Manitouwadge, Ontario. The facility includes two fueling pumps within a secure, automated sea-can structure, a sealed concrete fueling pad, a granular circulation area, and spill containment infrastructure. The goal is to provide round-the-clock access to fuel with minimal on-site staffing while ensuring safety, environmental protection, and traffic efficiency.

Site Description

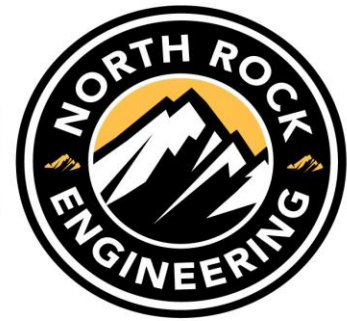
| | | | |
|-------------------------------|---|-------------------|--------------------|
| Municipal Address | 7 Sault Road, Manitouwadge, Ontario | | |
| Legal Description | • PCL 10980 SEC TBF, LT4 PL M164 Manitouwadge, Manitouwadge | | |
| PIN | • 62428-0334 (LT) | | |
| Assessment Roll Number | Unknown | | |
| Area | 0.24 hectares (ha) | | |
| UTM (NAD 83) | Zone: 16U | Easting: 586154 m | Northing: 544154 m |

Site Conditions and Background

The subject property is approximately 0.24 hectares and is currently occupied by a central concrete pad and granular surface used for vehicle and equipment storage. The property is surrounded by industrial land uses and lies approximately 970 m south of Manitouwadge Lake. Bedrock is shallow (0.6–1.2 m below ground surface), and no groundwater was encountered during site investigations. No municipal stormwater infrastructure is present adjacent to the site; drainage is achieved via surface flow and perimeter swales. The nearest residential house is located approximately 240m away along Caribou Dr.

Zoning

As per the Towns “Schedule A1” Land Use Designations and Transportation Network Schedule, Sault Road is designated as a major Road which is similar to the existing Esso gas station on Manitou Road. Furthermore, the zoning of the 24hr



gas station is being proposed in an industrial area which is considered ideal in terms of minimal disruption to the public. The Property is considered suitable for continued commercial/industrial property use and with existing soil quality established for the site would be appropriate for meeting the requirements to be re-zoned to Corridor Mixed use for the establishment of a gas station with the towns current official plan.

Justification

The 24hr Public Gas Station is justified for the following reasons:

1. Proximity to Major Transportation Corridors

The industrial zone is within 1km of the Towns major transportation route which still effectively serves the purpose of being accessible to through traffic. The gas station may serve through traffic but more importantly is a key service for community residents.

2. Alignment with Commercial Traffic Patterns

The 24hr nature of the gas station may host logistics, warehousing, or other businesses that operate around the clock creating demand for 24/7 fueling services.

3. Strategic Economic Development Rationale

The 24hr gas station can serve the needs of industrial employees as well as the Towns residents, significant positive feedback was gathered by community members in support of the gas station.

4. Emergency and Service Redundancy Value

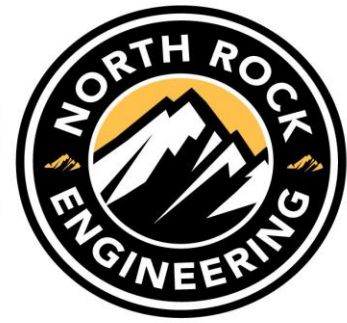
A 24hr gas station in the industrial zone provides redundancy in fueling infrastructure in case of emergencies, road closures, or peak demand periods. This location can be integrated into the Towns emergency planning.

5. Road Conditions

Although current road conditions are considered fair to poor the gas station is intended to serve existing industrial and commercial traffic already using the road such as freight trucks, service vehicles, and shift workers. The site is not expected to attract large volumes of new traffic but rather service vehicles already operating in the area. The station addresses the current service gap without fundamentally changing traffic patterns or overburdening the road system.

6. Public Traffic Interactions

The proposed site has been designed to ensure safe and efficient internal traffic circulation, reducing the risk of conflicts between vehicles on-site. Its location near a well-defined intersection with excellent sight lines in all directions enhances visibility for entering and exiting traffic, promoting safe access for both public and industrial vehicles. Additionally, the anticipated public traffic to the site is expected to remain moderate, with minimal impact on overall commercial vehicle volume, consistent with existing industrial use patterns. This controlled and predictable traffic profile helps maintain a safe environment for all users of the roadway and the site.



Noise Study

North Rock believes (with support from our noise consultant) that a formal noise impact study is not deemed necessary for the proposed 24-hour gas station development, as the project maintains a substantial separation distance of approximately 240 meters from the nearest residential dwellings. This distance provides a significant buffer that naturally reduces the transmission of operational noise to sensitive receptors. Further, the physical setup of the self-contained fuel pumping station, is double walled, vacuum sealed storage tanks and there is negligible noise form such a unit.

At this range, typical gas station activities such as vehicle movements, low-level mechanical operations from fuel dispensers, and occasional deliveries—are expected to attenuate sufficiently before reaching any homes. Additionally, modern gas stations generally operate without high-decibel equipment or sustained loud activity, resulting in a relatively low noise profile. As such, the likelihood of any adverse impact on residential noise levels is assumed to be negligible.

Given the physical separation and the nature of operations, it is reasonable to conclude that the development will not pose a significant noise concern for nearby residents. Therefore, the requirement for a detailed noise study is considered unnecessary in this context.

Stormwater Management Summary

The Stormwater Brief concluded that the proposed development represents a minor increase in impervious surface area, growing from 86 m² to 100 m². The resulting increase in runoff (estimated at <0.5 L/s for a 5-year storm) is negligible and does not warrant advanced quantity control measures.

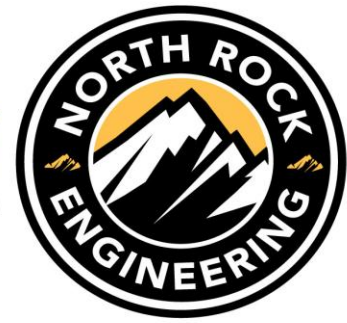
Stormwater management design elements include:

- **Spill containment prevention** – the fuelling station is self-contained and has several fails safes to prevent any potential for spills of contaminants. There are vacuumed sealed fuel storage compartments with built-in alarms that will shut down the entire system if there is any breach of the seal.
- **Grading and perimeter swales** to manage overland flow and maintain positive drainage away from the structure.
- **Erosion and sediment controls** implemented during construction (e.g., silt fencing, prompt surface stabilization).

Overall, the design maintains pre-development hydrology and adheres to provincial stormwater best practices for small-scale, low-risk sites. Detailed grading plans have been prepared, confirming that all runoff will be safely conveyed on-site without adverse off-site impacts. Post construction verification of grades will be conducted to ensure design objectives are met.

Traffic Impact and Site Access Summary

The Traffic Impact Study assessed pre- and post-development traffic patterns at the intersection of Sault Road and Pic Road, approximately 7 m from the site entrance. Based on two days of manual traffic counts and a projected usage rate of 45 vehicles/day, the study found no significant traffic concerns or capacity issues.



Key findings and recommendations:

- **Trip Generation:** Based on population and service availability, the facility is estimated to generate up to 45 trips per day. Peak hour volumes remain well within the capacity of existing road infrastructure.
- **Level of Service (LOS):** All intersection legs at Sault/Pic Rd maintained LOS A under current and future (2035) scenarios, with negligible delays or queuing.
- **Sight Distances:** Exceeds required standards for both stopping and intersection sight distance in all directions.
- **Entrance Geometry:** The proposed 30 m wide, uncurbed entrance accommodates WB-20.5 truck turning movements without restriction.
- **Mitigation:** No signals, turn lanes, or other improvements are required. Commercial signage should be located outside of sightline triangles.

Conclusion: The traffic generated by the development is minimal and can be fully accommodated by the existing road network without infrastructure modifications.

Environmental Summary – Phase I ESA

North Rock Engineering Inc. completed a Phase I Environmental Site Assessment (ESA) for 7 Sault Road in accordance with CSA Standard Z768-01. The assessment was conducted in support of a proposed cardlock gas station development. The subject site, approximately 0.24 ha in size and zoned industrial, was historically used as a mechanical garage that burned down in 1992. The current use involves vehicle and materials storage.

The ESA included a review of historical records, interviews, site inspection, and confirmatory soil sampling. One Area of Potential Environmental Concern (APEC) was identified on-site, related to the former garage operations. Soil sampling revealed petroleum hydrocarbon (PHC) and heavy metal exceedances (F3, F4, cadmium, lead, zinc) on the west side of the former building foundation. Additionally, an off-site historic fuel spill and former fuel storage tanks upgradient pose potential environmental risks.

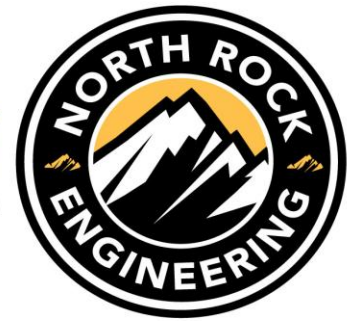
Based on these findings, further environmental investigation in the form of a Phase II is recommended to delineate the extent of the contamination.

Environmental Summary – Phase II ESA

The Phase II ESA confirmed the presence of localized soil contamination near the western edge of the concrete pad associated with the site's historical use as an autobody shop and previous fire damage. Contaminants included:

- **Metals:** Cadmium, Copper, Lead, and Zinc exceedances at 3 borehole locations.
- **PHCs (F3/F4):** Present but below MECP Table 3 criteria, indicating residual engine oil-type hydrocarbons.

No VOCs, PAHs, or BTEX compounds were detected above guideline levels. No groundwater was encountered due to shallow bedrock, and no off-site migration pathways are anticipated.



Key conclusions and recommendations:

- Contamination is localized and stable, with low mobility.
- Soil is suitable for continued commercial/industrial use and re-zoning to Corridor Mixed Use under the Town's Official Plan.
- The automated cardlock system features integrated leak detection, vacuum lock tanks, and secondary containment.
- If future excavations are planned, additional soil sampling should be completed in accordance with **O. Reg. 406/19** to confirm reuse or disposal options.

Environmental risk is considered low and does not preclude development. Further remediation is at the owner's discretion.

Public Information Session

A public consultation session was held on April 21, 2025, at the Manitouwadge Community Centre to present and discuss the proposed development of the 24-hour accessible cardlock gas station at 7 Sault Road. The session was organized by Jim Moffat Enterprises Ltd. in collaboration with North Rock Engineering Inc., with the goal of engaging local residents, businesses, and stakeholders, and providing transparency around the project's objectives, design considerations, and environmental safeguards.

During the session, attendees were presented with key technical documentation, including the Traffic Impact Study (TIS), Stormwater Management Brief, Phase I and II Environmental Site Assessments, and detailed site design and grading drawings. North Rock staff were on hand to walk attendees through each component, explain the findings, and answer questions related to traffic safety, drainage, and environmental protection measures.

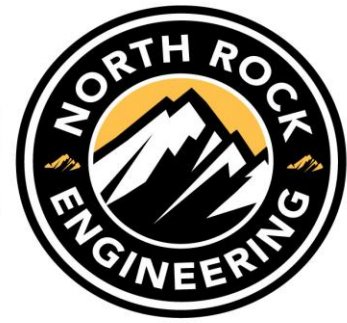
A formal presentation was followed by an open Q&A session, and printed feedback surveys were distributed to all attendees to capture community input. The surveys collected feedback on perceived impacts to traffic, environment, safety, and compatibility with surrounding land uses.

The feedback received was unanimously supportive of the development, with attendees citing improved access to fuel services, compatible use of underutilized industrial land, and confidence in the environmental and engineering due diligence presented. No objections or concerns were raised during the session or in the returned surveys.

The session demonstrated a high level of community awareness and endorsement of the project and will be documented as part of the planning record to support zoning and permitting approvals. A summary of feedback comments received is included as an attachment to this document.

Conclusion:

The proposed 24-hour cardlock gas station at 7 Sault Road is a well-supported, technically sound development that aligns with the Town's planning objectives and land use policies. All required studies—including traffic, stormwater, and



environmental assessments—have been completed, demonstrating that the site is safe, suitable, and capable of supporting the intended use without adverse impacts on the surrounding area.

Designs have incorporated best practices for drainage, spill containment, and site circulation, and detailed drawings confirm compliance with engineering and environmental standards. Public consultation held on April 21, 2025, resulted in unanimous community support, with no objections raised.

Given the minimal site impacts, robust environmental safeguards, and demonstrated community benefit, this project is fully ready to proceed. It is recommended that Town staff support the approval and advancement of this development.

Closure:

North Rock trusts the information provided here meets your requirements. Should you have any questions or require clarification, please contact the undersigned below.

Sincerely,

NORTH ROCK ENGINEERING INC.

70 Secord Street
Thunder Bay, ON

Kevin Briggs, P.Eng.

Senior Project Engineer

kbriggs@nrock.ca

(807) 620-8431

Attachments:

Attachment 1 – Stormwater Brief

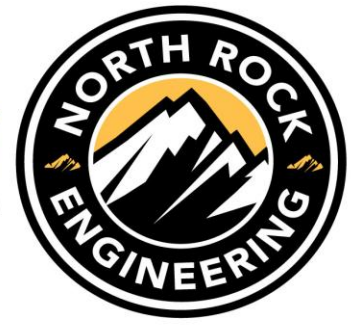
Attachment 2 – Traffic Impact Assessment

Attachment 3 – Environmental Phase I ESA

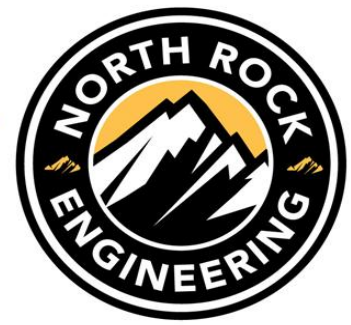
Attachment 4 – Environmental Phase II ESA

Attachment 5 – Design Drawings

Attachment 6 – PIC Feedback



Attachment 1 – Stormwater Brief



STORMWATER BRIEF

Project: Proposed 24Hr Accessible Public Gas Station

Location: 7 Sault Rd, Manitowadge Ontario

Prepared For: Jim Moffat

Date: May 5, 2025

Project No. E25-111-02

Prepared By: North Rock Engineering

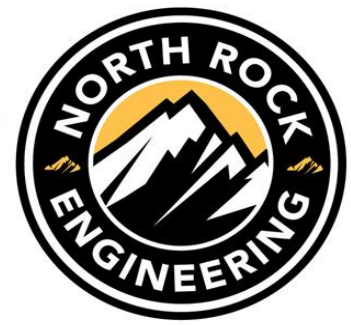
1. Project Overview

The proposed development consists of a 24Hr Card Lock Gas Station including fuel dispensing infrastructure within a secant with credit/debit card payment, granular vehicular circulation areas, and fuel containment curb (surrounding the secant). The development is located within the urban boundary of Manitowadge, Ontario on a previously developed site.

The project involves the addition of a concrete pad extension to accommodate a gas secant (secondary fueling station), with only a minor net increase in impervious area. The purpose of this stormwater brief is to assess the impact of this addition on site drainage and provide recommendations in line with provincial and municipal stormwater management objectives.

2. Site Conditions

- **Existing Land Use:** Industrial as per the Towns "Schedule A1"
- **Pre-Development Condition:**
 - Predominantly pervious (granulars and grassed area)
 - Minor impervious area consisting of concrete slab.
 - No existing stormwater infrastructure nearby (e.g., catchbasins, stormsewers).
- **Drainage Characteristics:** The secant is proposed on a high point central within the lot with surficial drainage flowing away from this point in all directions. Surficial runoff is directed towards permitter swales along the sides of the property shown in the proposed grading plan **Figure 3** which flow northwest to southeast (front to back).
- **Soil Type:** No geotechnical investigations have been completed for the site.
- **Topography:** Gently sloping with positive drainage away from structures



3. Impervious Area Summary

| Condition | Impervious Area (m ²) | Pervious Area (m ²) | Notes |
|---------------------|-----------------------------------|---------------------------------|---|
| Pre-Development | 86 m ² | 1789 m ² | Concrete pad, granular driveway, grassed section along west/south perimeter |
| Post-Development | 100 m ² (assumed) | 1775 m ² | Includes 96m ² concrete pad (fueling area) extension, granular surrounding area, with grassed section along the west/south perimeter |
| Net Increase | 14 m² | | Minor—Impervious area increasing from 4.6% of the lot area to 5.3% of the lot area. |

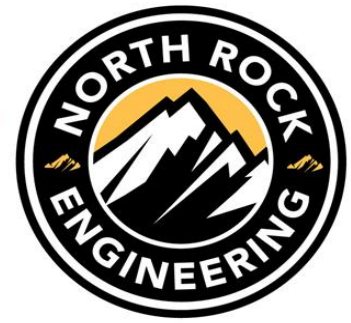
4. Stormwater Management Considerations

Given the minimal increase in impervious area, the development is not expected to significantly alter pre-development runoff volumes or flow patterns. However, the following considerations and best practices will be implemented:

- **Quality Control:**
Fueling areas will be constructed with spill containment (e.g., sealed concrete pad) and drained toward a sump or oil-grit separator (OGS) before discharging to the storm system.
- **Quantity Control:**
Given the minor change in runoff volume (estimated increase of <0.5 L/s for a 5-year storm), quantity control is not anticipated to be required. Runoff will be directed to perimeter swales along the property sides. Due to majority of the site consisting of pervious area it is expected that majority of stormwater will be
- **Erosion and Sediment Control (During Construction):**
 - Silt fence as required
 - Minimize exposure of disturbed soil
 - Stabilize all surfaces promptly after construction

5. Conclusions and Recommendations

- The increase in impervious area is negligible and is not expected to significantly affect the hydrologic response of the site.
- Standard stormwater quality controls such as spill containment curbs will be implemented to protect downstream systems, especially given the presence of fuel infrastructure.



- The site will utilize stormwater conveyance systems via perimeter swales with no off-site impacts anticipated.
- It is recommended that as-built grades and perimeter swales be verified post-construction to ensure positive drainage and spill containment integrity.

Closure

North Rock trusts the information provided here meets your requirements. Should you have any questions or require clarification, please contact the undersigned below.

Sincerely,

NORTH ROCK ENGINEERING INC.

70 Secord Street
Thunder Bay, ON

Prepared By:

Reviewed By:

Mitch Siciliano, E.I.T.
Engineering Designer
msiciliano@nrock.ca

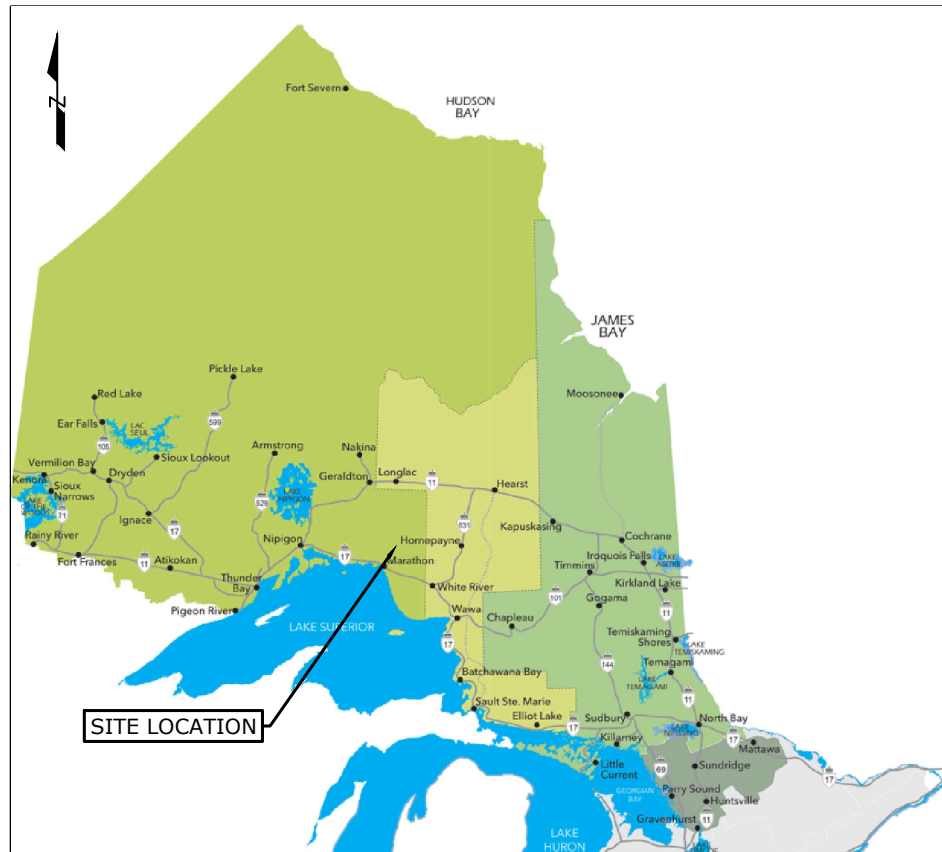
Kevin Briggs, P.Eng.
Senior Project Engineer
kbriggs@nrock.ca

Attachments:

Figure 1 – Site Plan

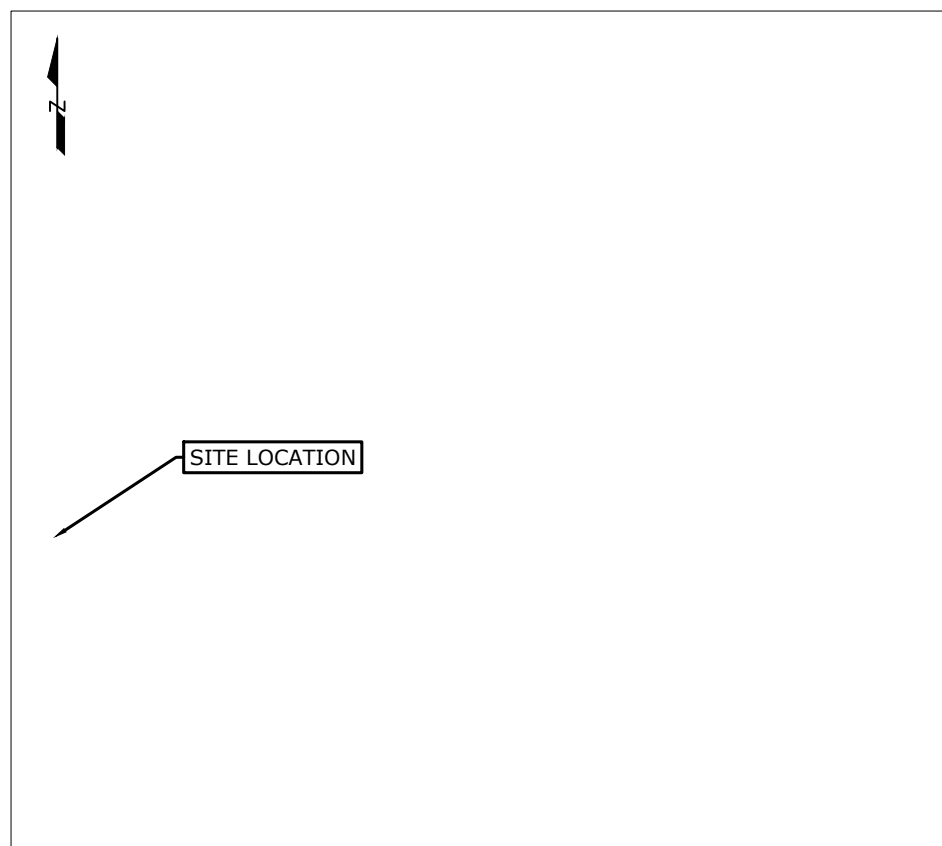
Figure 2 – Site Topography

Figure 3 – Proposed Grading Plan



KEY PLAN
ONTARIO, CANADA

N.T.S.
This drawing may not be drawn to any particular scale.

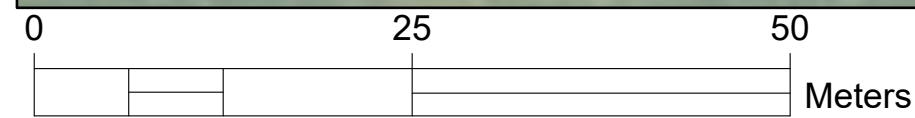
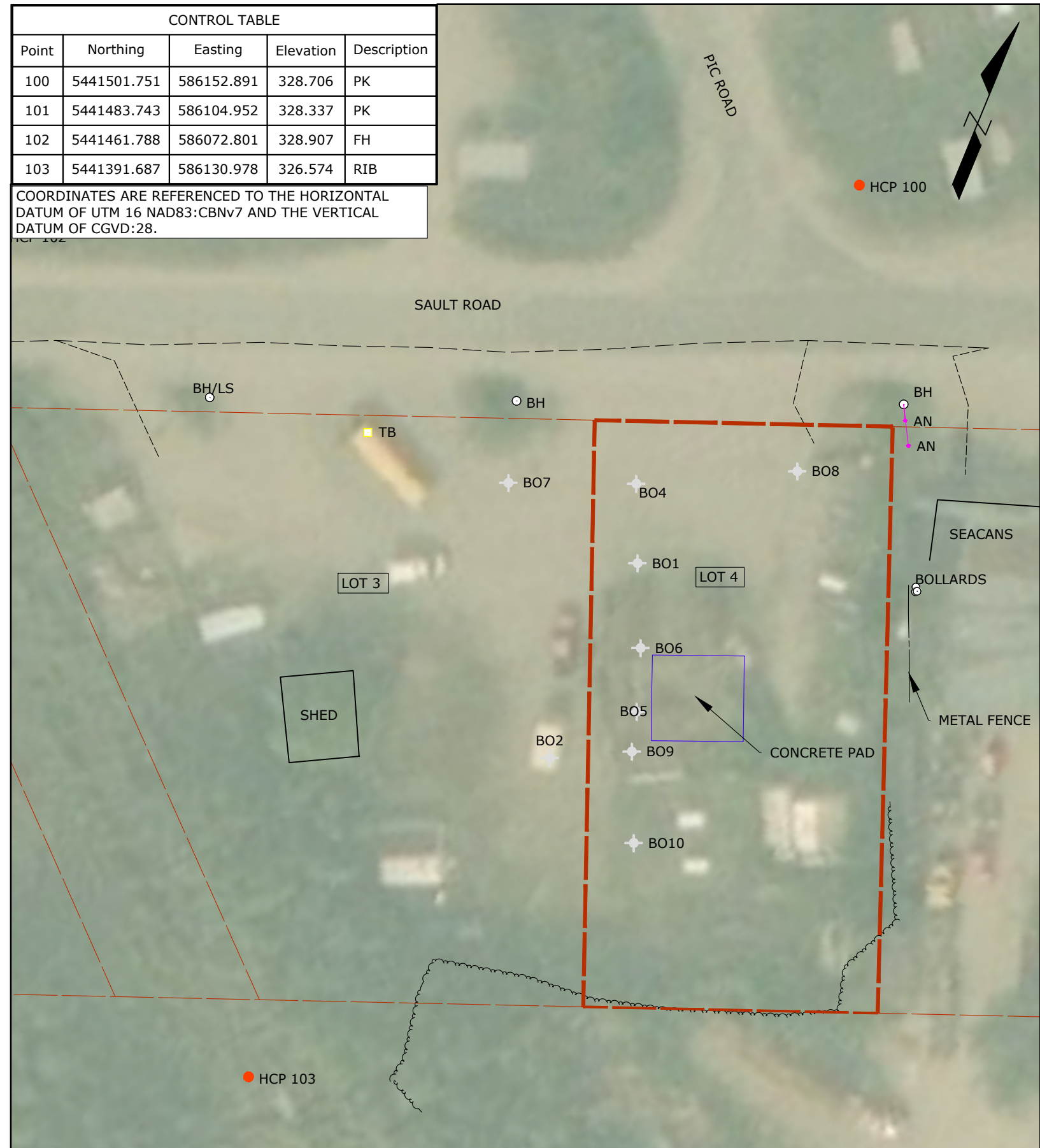


SITE LOCATION PLAN
MANITOWADGE, ONTARIO, CANADA

N.T.S.
This drawing may not be drawn to any particular scale.

| CONTROL TABLE | | | | |
|---------------|-------------|------------|-----------|-------------|
| Point | Northing | Easting | Elevation | Description |
| 100 | 5441501.751 | 586152.891 | 328.706 | PK |
| 101 | 5441483.743 | 586104.952 | 328.337 | PK |
| 102 | 5441461.788 | 586072.801 | 328.907 | FH |
| 103 | 5441391.687 | 586130.978 | 326.574 | RIB |

COORDINATES ARE REFERENCED TO THE HORIZONTAL DATUM OF UTM 16 NAD83:CBNv7 AND THE VERTICAL DATUM OF CGVD:28.



NOTE:
PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR DISPUTES.

- LEGEND**
- HCP 100 CONTROL POINTS
 - ✦ BO BOREHOLE LOCATION
 - TB TERMINAL BOX
 - BH BELL/HYDRO POLE
 - AN ANCHOR
 - LS LIGHT STANDARD
 - PROPERTY LINE
 - - - TREE LINE



| | | | | |
|-----------------------|-----|-----|-----|----------|
| SUBMISSION FOR REVIEW | DRN | CHK | DES | DD.MM.YY |
| | DB | CL | DB | 14.04.25 |



CLIENT
JIM MOFFAT ENTERPRISES LTD.

PROJECT
7 SAULT ROAD CIVIL WORKS

TITLE
SITE PLAN

| | |
|---------------------------|--------------------|
| PROJECT NO. E25-111-02 | DATE 11.03.2025 |
| REV NO. 0 | DRAWING NO. 01 |



- LEGEND**
- HCP 100 CONTROL POINTS
 - ✦ BO BOREHOLE LOCATION
 - TB TERMINAL BOX
 - BH BELL/HYDRO POLE
 - AN ANCHOR
 - LS LIGHT STANDARD
 - PROPERTY BOUNDARY
 - 328.429 GROUND ELEVATION
 - 300 CONTOUR LINES
 - TREE LINE



| SUBMISSION FOR REVIEW | DRN | CHK | DES | DD.MM.YY |
|-----------------------|-----|-----|-----|----------|
| | DB | KB | DB | 14.04.25 |
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NORTH ROCK ENGINEERING
 70 Second St.
 Thunder Bay, ON, P7B 3C9
 Tel: 807-620-8431
 www.nrock.ca

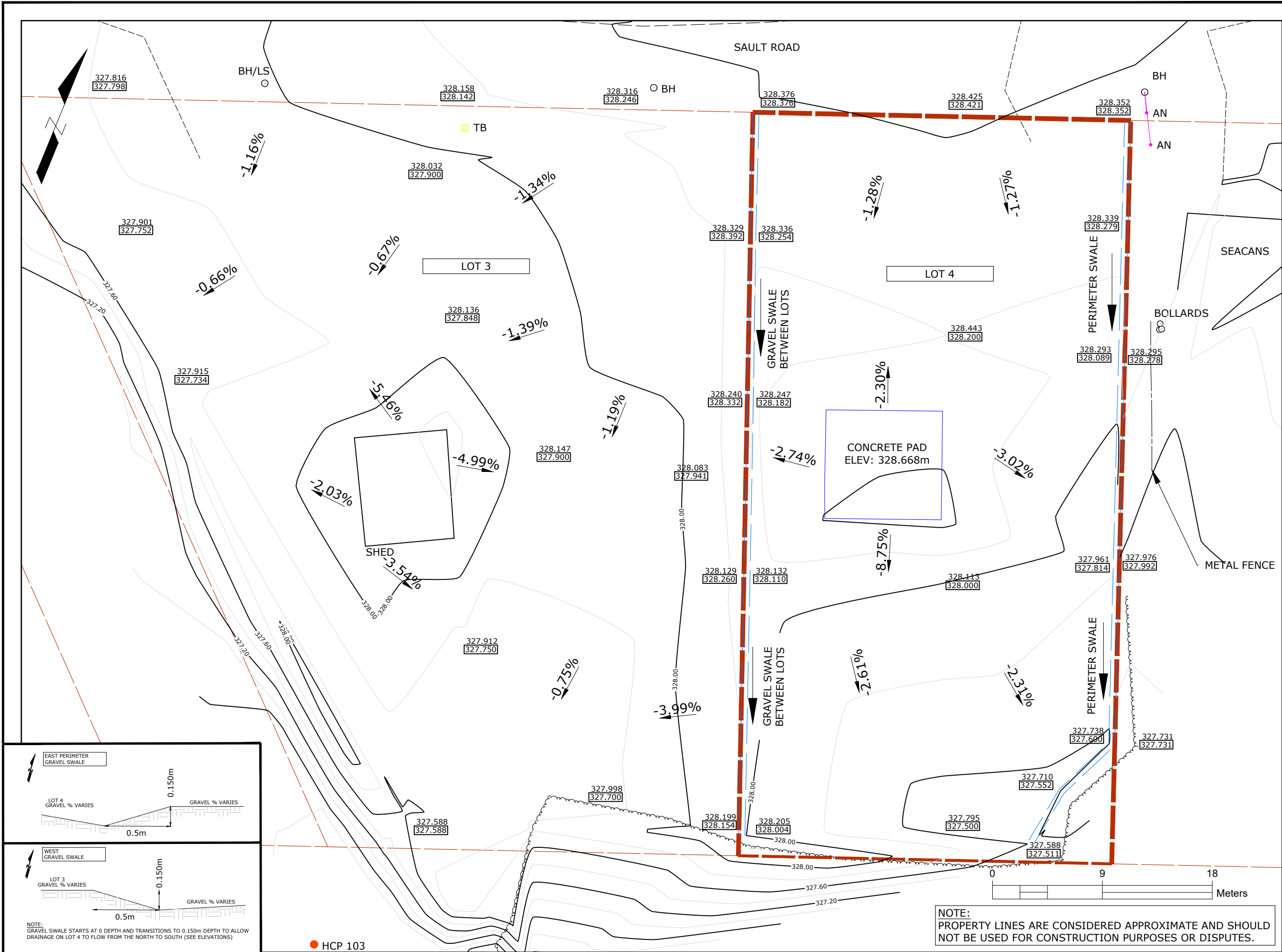
CLIENT
JIM MOFFAT ENTERPRISES LTD.

PROJECT
7 SAULT ROAD CIVIL WORKS

TITLE
EXISTING SITE TOPOGRAPHY

PROJECT NO. **E25-111-02** DATE **11.03.2025**
 REV NO. **0** DRAWING NO. **02**

NOTE:
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- LEGEND**
- HCP 100 CONTROL POINTS
 - BO BOREHOLE LOCATION
 - TB TERMINAL BOX
 - BH BELL/HYDRO POLE
 - AN ANCHOR
 - LS LIGHT STANDARD
 - PROPERTY BOUNDARY
 - ORIGINAL ELEVATION
 - DESIGN ELEVATION
 - GRADE PERCENT
 - CONTOUR LINE
 - TREE LINE



| | | | | |
|------------|-----|-----|-----|----------|
| SUBMISSION | DRN | CHK | DES | DD.MM.YY |
| FOR REVIEW | EO | KB | EO | 08.04.25 |
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NORTH ROCK ENGINEERING

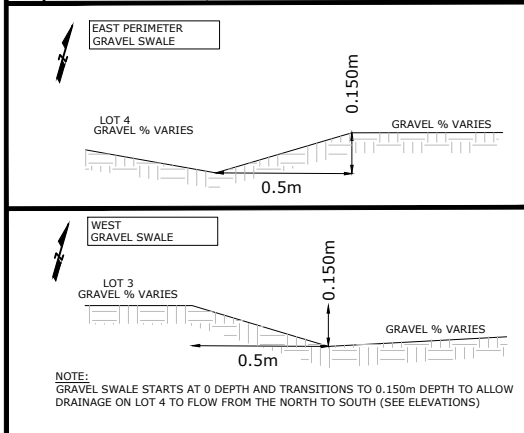
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CLIENT
JIM MOFFAT ENTERPRISES LTD.

PROJECT
7 SAULT ROAD CIVIL WORKS

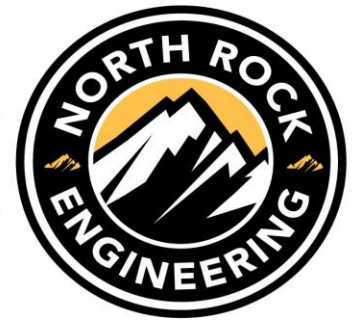
TITLE
GRADING PLAN

| | |
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| PROJECT NO. E25-111-02 | DATE 14.04.2025 |
| REV NO. 0 | DRAWING NO. 03 |



NOTE:
PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR DISPUTES.

● HCP 103



Attachment 2 – Traffic Impact Assessment

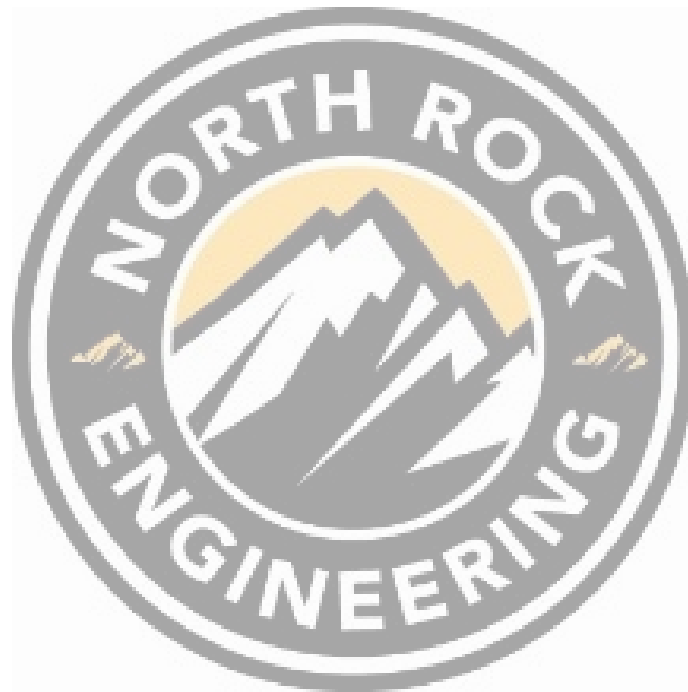
24hr – Accessible Public Gas Station

7 Sault Road, Manitouwadge, Ontario

Traffic Study

North Rock Project No. E22-111-02

May 7, 2025



Prepared By:

North Rock Engineering Inc.
70 Secord Street
Thunder Bay, ON P7B 3C9

Prepared For:

Jim Moffat
Manitouwadge, Ontario

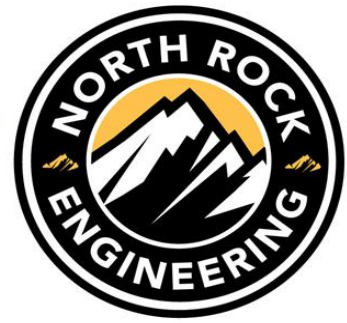
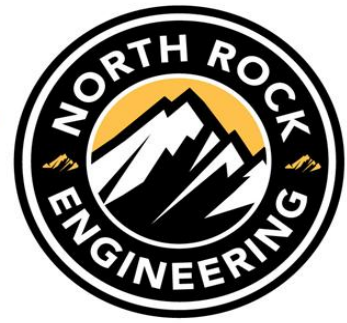


TABLE OF CONTENTS

| | | |
|-------|--|----|
| 1.0 | Introduction | 3 |
| 1.1 | Background | 3 |
| 1.2 | North Rock Engineering Inc. | 3 |
| 2.0 | Study Area | 3 |
| 2.1 | Manitouwadge, Ontario | 3 |
| 2.2 | Site Location | 3 |
| 2.3 | Existing Land Use | 5 |
| 2.4 | Surrounding Land-Use | 6 |
| 3.0 | Proposed Development Land Use | 6 |
| 3.1 | Proposed Development Area | 6 |
| 4.0 | Traffic Assessment..... | 6 |
| 4.1 | General..... | 6 |
| 4.2 | Existing Traffic Facilities..... | 6 |
| 4.2.1 | Unsignalized Intersections | 6 |
| 4.2.2 | Signalized Intersections | 6 |
| 4.2.3 | Pedestrian / Bicycle Facilities | 7 |
| 4.3 | Sault Road & Pic Road Intersection Geometrics | 7 |
| 4.4 | Entrances at Subject Site..... | 7 |
| 4.5 | Existing Traffic Data | 7 |
| 4.5.1 | Discussion on Growth Rate | 7 |
| 4.6 | Percent Long Trucks | 7 |
| 4.7 | Horizon Year(s) and Time Period For Traffic Analysis | 7 |
| 4.8 | Intersection of Sault Road and Pic Road | 7 |
| 4.9 | Planned Transportation System Improvements and Other Developments in Study Area..... | 8 |
| 4.10 | Projected Site Trip Generation | 8 |
| 4.11 | Discussion on Level of Service (LOS) | 8 |
| 5.0 | Trip Distribution | 9 |
| 5.1 | Peak Hourly Counts | 9 |
| 5.2 | Trip Distribution | 9 |
| 6.0 | Analysis of synchro data | 11 |
| 7.0 | Sight Distance | 13 |
| 7.1 | Stopping Sight Distance..... | 13 |



| | | |
|-----|-------------------------------------|----|
| 7.2 | Intersection Sight Distance | 13 |
| 8.0 | Traffic Recommendations | 14 |
| 9.0 | Closure | 14 |
| | Appendix A – SITE PLAN | 15 |
| | Appendix B – Synchro Reports | 16 |
| | Appendix C – Raw Traffic Data | 17 |



1.0 INTRODUCTION

1.1 BACKGROUND

North Rock Engineering Inc. (North Rock) has been retained by Jim Moffat the Mayor of Manitowadge Ontario, to complete a Traffic Impact Study for a new 24-hr Accessible Public Gas Station, located at 7 Sault Road, in Manitowadge, Ontario. This study is to be completed in support of the review and approval process associated with the proposed development and to assist in the detailed design process of the site and surrounding elements of the site.

1.2 NORTH ROCK ENGINEERING INC.

North Rock Engineering was established in 2021 as a specialized Engineering Consulting Firm based in Thunder Bay, Ontario with a focus on servicing northern Ontario clients. North Rock personnel have over 100 years of combined environmental and engineering experience developing, managing, and completing phased environmental site assessments and remediation, hydrogeological investigations, transportation engineering, municipal design engineering, landfill design engineering, aggregate resources and permitting, traffic impact studies and drainage assessment and design.

North Rock is licensed by and hold Certificates of Authorization for the Association of Professional Geoscientists of Ontario (APGO) and the Professional Engineers of Ontario (PEO).

2.0 STUDY AREA

2.1 MANITOUWADGE, ONTARIO

Manitowadge is a small, remote community located in northern Ontario, Canada. Situated along the Trans-Canada Highway, it is part of the Thunder Bay District. The town was established in the early 1950s, primarily as a mining and forestry hub. While the mining industry has fluctuated over the years, Manitowadge's economy is still tied to natural resources, along with services for surrounding communities.

Based on the 2021 Census of Population conducted by Statistics Canada, Manitowadge had a population of 1,974 a change of 1.9% from its 2016 population. The town offers a mix of outdoor recreational activities, including hiking, fishing, and snowmobiling, which make it a popular spot for nature lovers. Manitowadge also has a tight-knit, rural population, with local schools, healthcare, and small businesses serving the area. Despite its isolation, the town remains a close community with a strong focus on outdoor life and local heritage.

2.2 SITE LOCATION

The location chosen for this 24hr Card Lock Gas Station is within the Town of Manitowadge, at 7 Sault Road. The lot is on the South side of Sault Road, located in the southeast quadrant of the Town within the Industrial Land Use Designation.

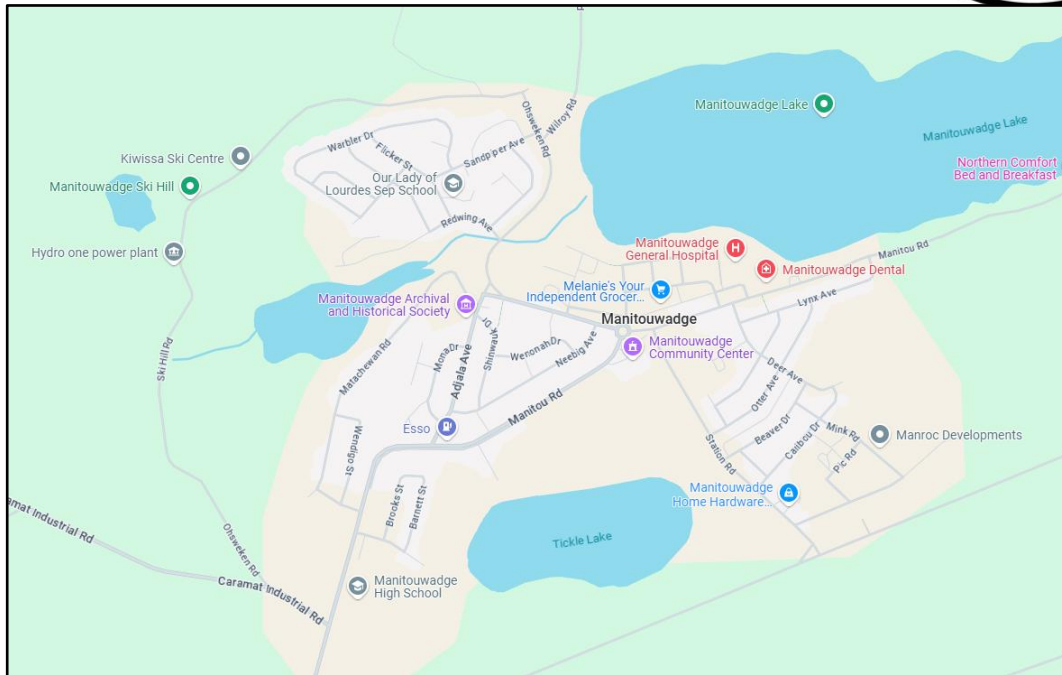


Figure 1: Google Maps Image of Manitowadge ON



Figure 2: Site Location

2.3 EXISTING LAND USE

The existing land use is listed as an Industrial as per the towns Land Use Designations and Transportation Network "Schedule A1". The subject site is currently occupied by storage of U-Haul vehicles with a large granular driveway round about. The overall site size is approximately 1875 m². Power is supplied via overhead lines and an existing fire hydrant is located on the north side of Sault Road at the Intersection of Sault Road/Pic Road.

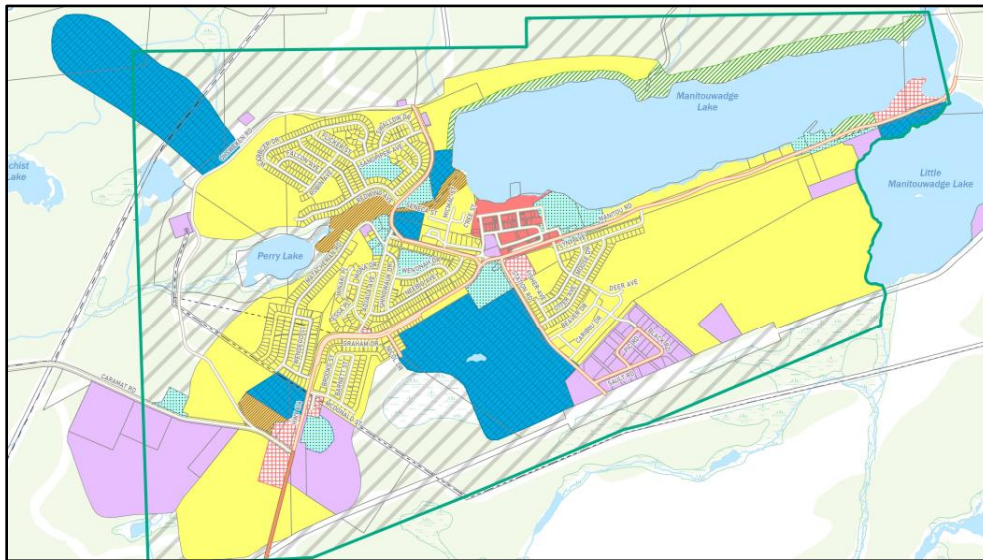
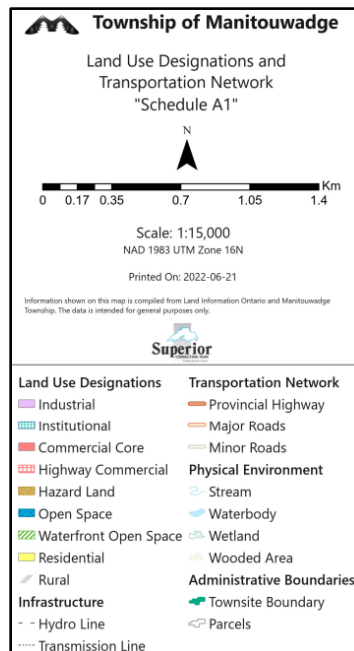
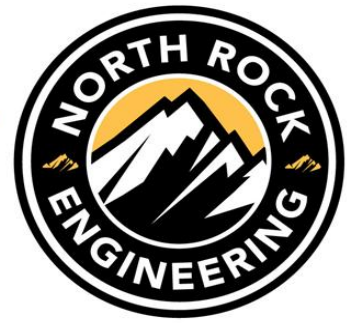


Figure 3: Existing Land Use Designation Map "Schedule A1"





2.4 SURROUNDING LAND-USE

The area surrounding the proposed development is a mixture of industrial and commercial businesses. The Sault/Pic Road area consists mainly of storage facilities and automotive care facilities. Very few residential houses are present within this area.

3.0 PROPOSED DEVELOPMENT LAND USE

3.1 PROPOSED DEVELOPMENT AREA

The proposed development consists of the following areas:

| 24-Hr Cardlock Gas Station Development | | |
|---|-----------|--------------------------------|
| LAND USE DESCRIPTION | Area (m2) | Contribution of TOTAL area (%) |
| 1) Gasoline Service Station (2 pumps) | 100 | 5.3 |
| 2) Granular Driveway and surrounding area | 1775 | 94.7 |

4.0 TRAFFIC ASSESSMENT

4.1 GENERAL

As part of the Traffic Impact Study Report, North Rock has been asked by the client to provide an assessment of the existing and projected traffic and identify and potential issues associated with the impacts resulting from traffic increases from the proposed 24hr Card Lock Gas Station. It should be noted that there is a detailed topographic survey for the subject property and adjacent intersection/roadway. As part of the assessment, North Rock has incorporated growth factors to the start of the development (2025), then projected traffic growth for both 5 and 10 year horizons from the year of implementation.

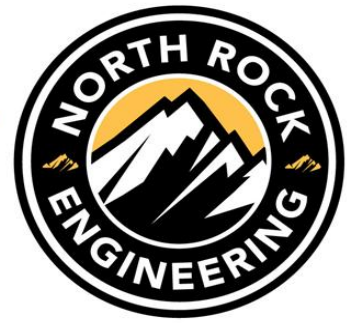
4.2 EXISTING TRAFFIC FACILITIES

4.2.1 UNSIGNALIZED INTERSECTIONS

All intersections in proximity to the development are unsignalized. The Pic Road/Sault Road T-Intersection operated under yield control with EB/WB traffic on Sault Road with the no control devices and southbound traffic on Pic Road has a yield control before turning onto Sault Road. There is no posted speed on Sault Road or adjacent roads for the purpose of analysis a design speed of 50km/hr was used.

4.2.2 SIGNALIZED INTERSECTIONS

There are no existing signalized intersections in proximity to the subject development.



4.2.3 PEDESTRIAN / BICYCLE FACILITIES

There are no existing pedestrian facilities in the vicinity of the subject development. There are no dedicated bicycle facilities in proximity to the subject development. This facility will have no impact on the subject development, as bicycle traffic numbers are assumed to be near to zero in this area.

4.3 SAULT ROAD & PIC ROAD INTERSECTION GEOMETRICS

Currently, there are no turn lanes or traffic control devices present at this intersection.

4.4 ENTRANCES AT SUBJECT SITE

The proposed lot for the gasoline service station is set back approximately 7m from the intersection of Sault/Pic Rd. The entrance to the site will be left open across the whole front of the lot approximately 30m. Due to no curb and/or gutter being present and the full entrance width being available, this entrance can easily accommodate turning radii for WB20.5 design vehicles.

4.5 EXISTING TRAFFIC DATA

No existing traffic data was provided for the study area thus North Rock completed a two (2) day turning movement count for the intersection of Sault Rd and Pic Rd. A weekday count was completed Tuesday, January 28th, 2025 and a weekend (day) count was completed Saturday, February 1, 2025.

4.5.1 DISCUSSION ON GROWTH RATE

No existing traffic data was available for the study area thus growth rates were used from Statistics Canada 2016-2021 Census Study which listed a 1.9% population growth. North Rock used this growth rate for projecting 2030 and 2035 traffic volumes.

4.6 PERCENT LONG TRUCKS

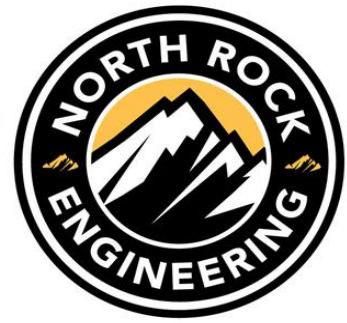
The study area is located in the Industrial Lane Use Designated Area as per the Township of Manitowadge Land Use Designations and Transportation Network "Schedule A1". North Rock considered 40% long trucks (LT) within the Synchro analysis for all directions.

4.7 HORIZON YEAR(S) AND TIME PERIOD FOR TRAFFIC ANALYSIS

The MTO details the need for a 5- and 10- year traffic forecast from the period of implementation for analysis purposes. Even though this gasoline service station is outside of their jurisdiction (which was confirmed during pre-consultation) our analysis followed the same requirements.

4.8 INTERSECTION OF SAULT ROAD AND PIC ROAD

The speed limit along Sault Road is unposted thus North Rock considered 50km/hr to be the regulatory speed within this area. The existing intersection of Sault Rd/Pic Rd is unsignalized with the only posted signage being a yield control sign for southbound vehicles approaching off of Pic Rd.



4.9 PLANNED TRANSPORTATION SYSTEM IMPROVEMENTS AND OTHER DEVELOPMENTS IN STUDY AREA

North Rock is not aware of any other known improvements planned for the adjacent section of Sault Road. The Town of Manitowadge should be consulted during detailed design, to ensure that no other improvements or developments are anticipated that may impact the proposed development for the developers to manipulate the traffic projections in the vicinity of the subject property.

4.10 PROJECTED SITE TRIP GENERATION

Based on the remote and unique criteria of the site no published data or ITE Trip Generation Manuals can accurately predict the number of users of the Site. Using best engineering judgement based on a review of the population of Manitowadge and the number of Gas Stations within the Town, North Rock estimates that 30% of the average daily traffic encountered at the intersection of Sault Rd/Pic Rd will use the gasoline service station. This Trip Generation value is roughly 45 users a day which is a conservative number (likely overestimating) for the analysis of traffic movement. The Trip Generation values may be revisited after ongoing monitoring post implementation of the development.

| Land-Use | ITE Code | Number of Fueling Positions | Daily Trip Generation |
|--------------------------|-----------------|------------------------------------|------------------------------|
| Gasoline Service Station | 944 | 2 | 45 |

4.11 DISCUSSION ON LEVEL OF SERVICE (LOS)

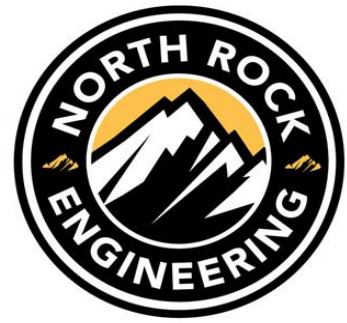
The following is a brief description of Level of Service for traffic analysis discussions:

Level of Service A: travel conditions are completely free flow. The only constraint on the operation of vehicles lies in the geometric features of the roadway and individual driver preferences. Maneuverability within the traffic stream is good and minor disruptions to traffic are easily absorbed with boat and effect on travel speed.

Level of Service B: travel conditions are at free flow. The presence of other vehicles is noticed but is not a constraint on the operation of vehicles as are the geometric features of the roadway and individual driver preferences. Minor disruptions are easily absorbed, although localized reductions in level of service are noted.

Level of Service C: traffic density begins to influence operations. The ability to maneuver within the traffic stream is affected by other vehicles. Travel speeds show some reduction when free flow speeds exceed 80 kilometres per hour. Minor disruptions may be expected to cause serious local deterioration in service, and queues may begin to form.

Level of Service D: the ability to maneuver is severely restricted due to congestion. Travel speeds are reduced as volumes increase. Minor disruptions may be expected to cause serious local deterioration of service, and queues may begin to form.



Level of service E: operations are unstable and at or near capacity. Densities vary depending on the free flow speed. Vehicles operate at a minimum spacing for which uniform flow can be maintained. Disruptions cannot be easily dissipated and usually result in the formation of queues and the deterioration of service.

Level of service F: a forced breakdown of flow occurs at the point where the number of vehicles that arrive at a point exceed the number of vehicles discharged or when forecast demand exceeds capacity. Queues form at the breakdown point, while at sections downstream they may appear to be at capacity. Operations are highly unstable.

Currently without considering development traffic flow the predevelopment conditions at the Sault Road & Pic Road intersection are as follows.

- Sault Road - Lane LOS A for both eastbound and westbound traffic for AM and MD Peak hours
- Pic Road - Lane LOS A for southbound and northbound traffic during AM and MD Peak hours

5.0 TRIP DISTRIBUTION

5.1 PEAK HOURLY COUNTS

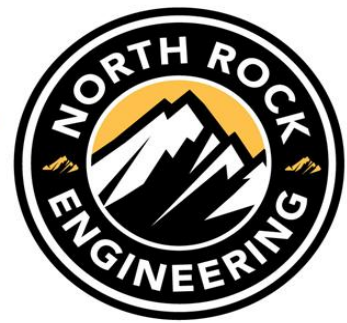
Two (2) full day (8am to 5pm) hourly traffic movement counts were carried out by North Rock for a single weekday and weekend. These counts were collected recently January 28th, 2025 and February 1st, 2025. Peak hours were determined to be 9:00am-10:00am for AM Peak Hour and 1:00-2:00pm for MD Peak Hour. The traffic movement counts were collected recently in 2025 and projected to forecast 2030 and 2035 traffic using a growth factor of 1.9% for which was based on the growth factor listed by Statistics Canada Census from 2016-2021.

Based on the traffic data gathered for both a Tuesday weekday and Saturday weekend there was no rise in average traffic flows thus only AM and MD Peak Hours were used within the analysis which are considered worst case scenarios (most generated traffic).

5.2 TRIP DISTRIBUTION

The trip generated to the site are over a 24-hr period thus when considering peak hour analysis must be divided to represent an accurate time period. Based on the peak hours of traffic during the count the trips generated to site were divided accordingly. North Rock used a 25% pass by rate meaning that 25% of the vehicles using the development are already considered in existing traffic.

| Time Period | % of Trip Gen | Single Trip Ends | Pass By Trips | Total New Trips |
|----------------------|--------------------------|------------------|---------------|-----------------|
| AM Peak (6-11am) | 35% of total daily trips | 16 | 4 | 12 |
| MD Peak (11am - 3pm) | 40% of total daily trips | 18 | 4 | 14 |
| PM Peak (3-9pm) | 20% of total daily trips | 9 | 2 | 7 |



| | | | | |
|---------------------|-------------------------|----|----|----|
| Overnight (9pm-6am) | 5% of total daily trips | 2 | 0 | 2 |
| | Total Trips | 45 | 10 | 35 |

The origins/driveways which were defined within the Synchro TIA analysis are shown below.

| Defined Origins/Driveways in Synchro TIA | |
|--|----------------------|
| Origin 1 | West End of Sault Rd |
| Origin 2 | Pic Road |
| Origin 3 | East End of Sault Rd |
| Driveway 1 | Entrance to the Site |

The daily traffic volumes approaching the intersection from EB, WB, and SB were divided by the daily amount of traffic encountered at the intersection to determine the percentage of traffic using approaching from each direction. The following was determined which assisted in the formulating an accurate trip distribution for incoming and outgoing to/from the development.

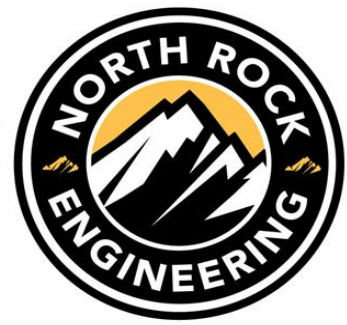
Based on the data set the following was calculated, the relevance of these numbers are used within the Inbound/Outbound Trip Distribution:

- 50% of the traffic is moving eastbound on Sault Rd.
- 40% of the traffic is moving westbound on Sault Rd.
- 10% of the traffic is moving southbound on Pic Rd.

Inbound/Outbound Trip Distribution

Based on the site being a 24-hr gas station the amount of traffic entering the site will be equal to the amount of traffic exiting the site. For the analysis the vehicles approaching from the east and west will continue their route and exit the opposite direction (ie. Vehicles approaching from the east will leave due west). Vehicles approaching from Pic Road will exit back towards Pic Road.

| New Inbound Traffic Distribution | | | | | |
|---|--------------|----------|----------|----------|-----------|
| Route | Distribution | AM Trips | MD Trips | PM Trips | Overnight |
| Origin 1 to Entrance 1 (Approaching from the West) | 50% | 6 | 7 | 4 | 1 |
| Origin 3 to Entrance 1 (Approaching from the East) | 40% | 5 | 6 | 3 | 1 |
| Origin 2 to Entrance 1 (Approaching from Pic Rd) | 10% | 1 | 1 | 0 | 0 |
| Total | 100% | 12 | 14 | 7 | 2 |
| Daily New Inbound Trips Total | | | | | 35 |

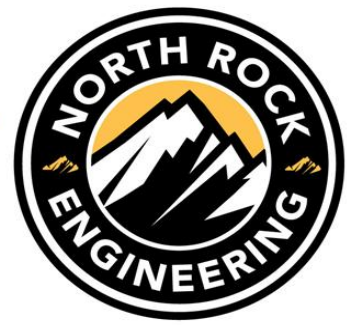


| New Outbound Traffic Distribution | | | | | |
|--|--------------|----------|----------|----------|-----------|
| Route | Distribution | AM Trips | MD Trips | PM Trips | Overnight |
| Entrance 1 to Origin 1 (Heading West on Sault Rd) | 40% | 5 | 6 | 3 | 1 |
| Entrance 1 to Origin 3 (Heading East on Sault Rd) | 50% | 6 | 7 | 4 | 1 |
| Entrance 1 to Origin 2 (Heading to Pic Rd) | 10% | 1 | 1 | 0 | 0 |
| Total | 100% | 12 | 14 | 7 | 2 |
| Daily New Outbound Trips Total | | | | | 35 |

6.0 ANALYSIS OF SYNCHRO DATA

Post development lane levels of service match predevelopment levels of service. The intersection of Sault Rd/Pic Rd and the proposed new entrance can accommodate a significant increase in traffic while still maintaining high levels of service. The intersections were analyzed in all directions according to volume to capacity ratios, queue lengths, and control delays which are summarized below and assigned a lane level of service based on the criteria established in the Highway Capacity Manual 2000 (HCM 2000).

| 2025 AM Weekday Predevelopment - Sault Rd/Pic Rd Intersection | | | |
|---|-----|------|-----|
| Direction | EB1 | WB1 | SE1 |
| V/C ratio | 0 | 0.01 | 0 |
| Queue Length 95th (m) | 0 | 0 | 0.1 |
| Control Delay (s) | 0.7 | 0 | 8.9 |
| Lane Level of Service | A | | A |
| 2025 AM Weekend Predevelopment - Sault Rd/Pic Rd Intersection | | | |
| Direction | EB1 | WB1 | SE1 |
| V/C ratio | 0 | 0 | 0 |
| Queue Length 95th (m) | 0 | 0 | 0 |
| Control Delay (s) | 1.3 | 0 | 8.7 |
| Lane Level of Service | A | | A |
| 2025 MD Weekday Predevelopment - Sault Rd/Pic Rd Intersection | | | |
| Direction | EB1 | WB1 | SE1 |
| V/C ratio | 0 | 0.01 | 0 |
| Queue Length 95th (m) | 0 | 0 | 0.1 |
| Control Delay (s) | 1.3 | 0 | 8.8 |
| Lane Level of Service | A | | A |



2025 MD Weekend Predevelopment - Sault Rd/Pic Rd Intersection

| | | | |
|-----------------------|-----|-----|-----|
| Direction | EB1 | WB1 | SE1 |
| V/C ratio | 0 | 0 | 0 |
| Queue Length 95th (m) | 0 | 0 | 0.1 |
| Control Delay (s) | 1.1 | 0 | 8.8 |
| Lane Level of Service | A | | A |

2025 AM Weekday Post Development - Sault Rd/Pic Rd Intersection

| | | | | |
|-----------------------|-----|-----|------|-----|
| Direction | EB1 | WB1 | NB1 | SB1 |
| V/C ratio | 0 | 0 | 0.01 | 0 |
| Queue Length 95th (m) | 0 | 0.1 | 0.3 | 0.1 |
| Control Delay (s) | 0.5 | 2.6 | 9 | 9.2 |
| Lane Level of Service | A | A | A | A |

2030 AM Weekday Post Development - Sault Rd/Pic Rd Intersection

| | | | | |
|-----------------------|-----|-----|------|-----|
| Direction | EB1 | WB1 | NB1 | SB1 |
| V/C ratio | 0 | 0 | 0.01 | 0 |
| Queue Length 95th (m) | 0 | 0.1 | 0.3 | 0.1 |
| Control Delay (s) | 0.5 | 2.6 | 9 | 9.2 |
| Lane Level of Service | A | A | A | A |

2035 AM Weekday Post Development - Sault Rd/Pic Rd Intersection

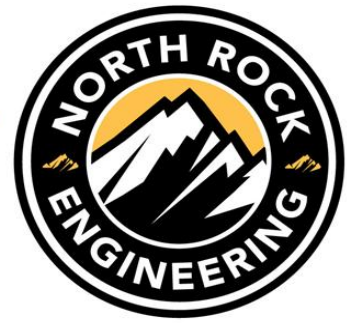
| | | | | |
|-----------------------|-----|-----|------|-----|
| Direction | EB1 | WB1 | NB1 | SB1 |
| V/C ratio | 0 | 0 | 0.01 | 0 |
| Queue Length 95th (m) | 0 | 0.1 | 0.3 | 0.1 |
| Control Delay (s) | 0.5 | 2.6 | 9 | 9.2 |
| Lane Level of Service | A | A | A | A |

2025 MD Weekday Post Development - Sault Rd/Pic Rd Intersection

| | | | | |
|-----------------------|-----|-----|------|------|
| Direction | EB1 | WB1 | NB 1 | SB1 |
| V/C ratio | 0 | 0 | 0.02 | 0.01 |
| Queue Length 95th (m) | 0 | 0.1 | 0.4 | 0.1 |
| Control Delay (s) | 0.8 | 2.9 | 9 | 9 |
| Lane Level of Service | A | A | A | A |

2030 MD Weekday Post Development - Sault Rd/Pic Rd Intersection

| | | | | |
|-----------------------|-----|------|------|------|
| Direction | EB1 | WB1 | NB1 | SB1 |
| V/C ratio | 0 | 0.01 | 0.02 | 0.01 |
| Queue Length 95th (m) | 0 | 0.1 | 0.4 | 0.1 |
| Control Delay (s) | 0.7 | 3 | 9.1 | 9 |



| Lane Level of Service | A | A | A | A |
|--|-----|------|------|------|
| 2035 MD Weekday Post Development - Sault Rd/Pic Rd Intersection | | | | |
| Direction | EB1 | WB1 | NB1 | SB1 |
| V/C ratio | 0 | 0.01 | 0.02 | 0.01 |
| Queue Length 95th (m) | 0 | 0.1 | 0.4 | 0.2 |
| Control Delay (s) | 0.7 | 2.8 | 9.1 | 9 |
| Lane Level of Service | A | A | A | A |

7.0 SIGHT DISTANCE

7.1 STOPPING SIGHT DISTANCE

Entrance/Exit 1 on Sault Road: SSD = 65m for 50km/hr (Table 2.5.2 CH2 TAC) Provided: 205m

7.2 INTERSECTION SIGHT DISTANCE

Southbound Traffic on Pic Road (Yield):

Decision point = 4.4m from edge of Sault Road (Desirable)

Left Turn from Stop: $ISD = 0.278(50\text{km/hr})(11.5\text{s}) = 160\text{m}$ (WB20.5) Provided: 205m

Right Turn from Stop: $ISD = 0.278(50\text{km/hr})(10.5\text{s}) = 150\text{m}$ (WB20.5) Provided: 205m

No obstructions within the sight line triangles. The ISD provided for this intersection exceeds the required lengths list above.

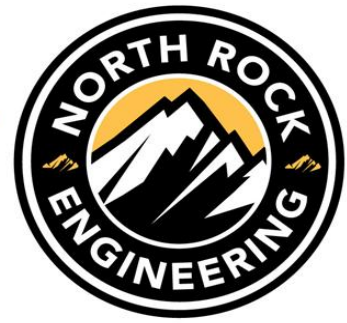
Traffic Exiting the Gas Station (Stop Controlled):

Left Turn from Stop: $ISD = 0.278(50\text{km/hr})(11.5\text{s}) = 160\text{m}$ (WB20.5) Provided: 205m

Right Turn from Stop: $ISD = 0.278(50\text{km/hr})(10.5\text{s}) = 150\text{m}$ (WB20.5) Provided: 200m

Decision point = 4.4m from edge of Sault Road (Desirable)

No obstructions within the sight line triangles. The ISD provided for this intersection exceeds the required lengths list above.



8.0 TRAFFIC RECOMMENDATIONS

- North Rock recommended that a detailed topographic survey of the site be completed. This has been completed by the developer.
- Any commercial or advertising signage proposed for the development should be placed outside of the sight line triangles.
- No issues are present whatsoever for peak hour traffic within all scenarios including 2035MD traffic.
- Due to traffic volumes being minimal on Sault Rd/Pic Rd the existing intersection and new entrance will remain at high levels of service even with a considerable increase in traffic volume.
- No obstructions are present within intersection site triangles for Southbound Traffic on Pic Road (Yield Controlled) and Northbound Traffic exiting the development (Stop Controlled).
- Adequate stopping sight distance is maintained for vehicles approaching the development viewing vehicles exiting the development.
- Signals are not warranted at the Intersection of Sault Road and Pic Road.
- North Rock does not recommend any improvements to the commercial entrance.

9.0 CLOSURE

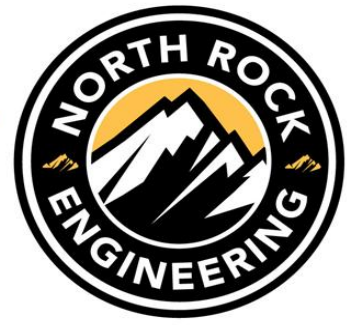
Analysis for this report is based on information collected by North Rock and collected by the client, available published data and assumptions where appropriate. If you have any questions or require clarification on any point, please contact the undersigned directly at (807) 620-8431.

NORTH ROCK ENGINEERING INC

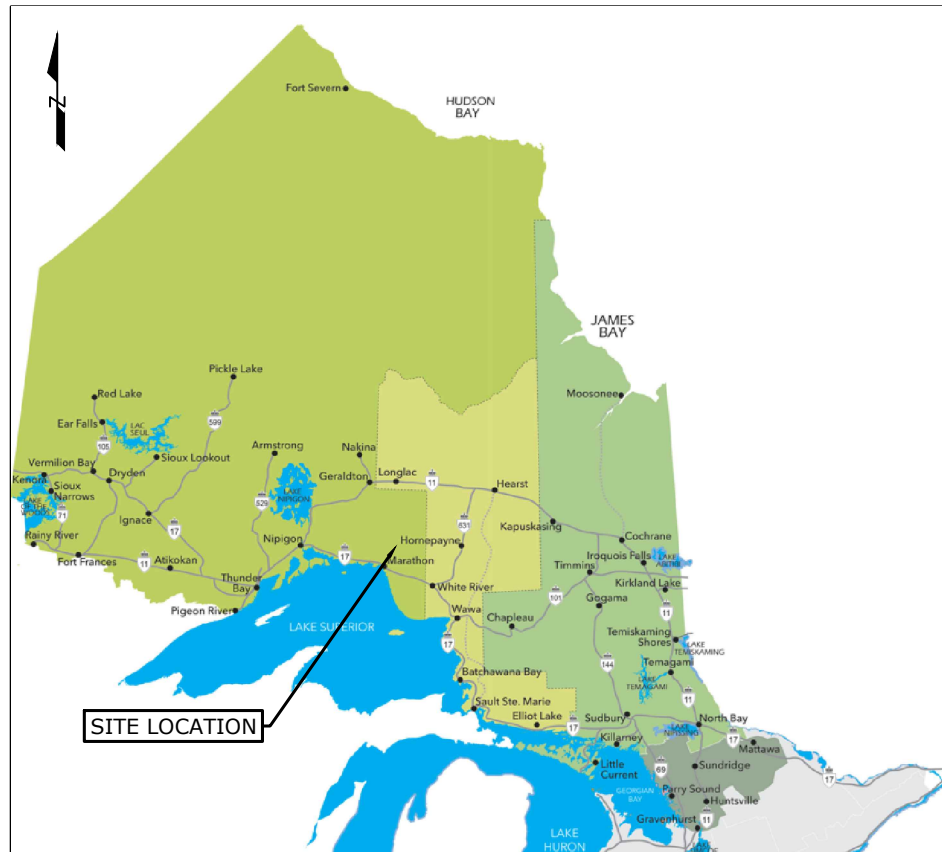
Mitch Siciliano E.I.T.
Engineering Services
msiciliano@nrock.ca



Kevin Briggs, P.Eng.
President, Engineering Services
kbriggs@nrock.ca
Phone: (807) 620-8431

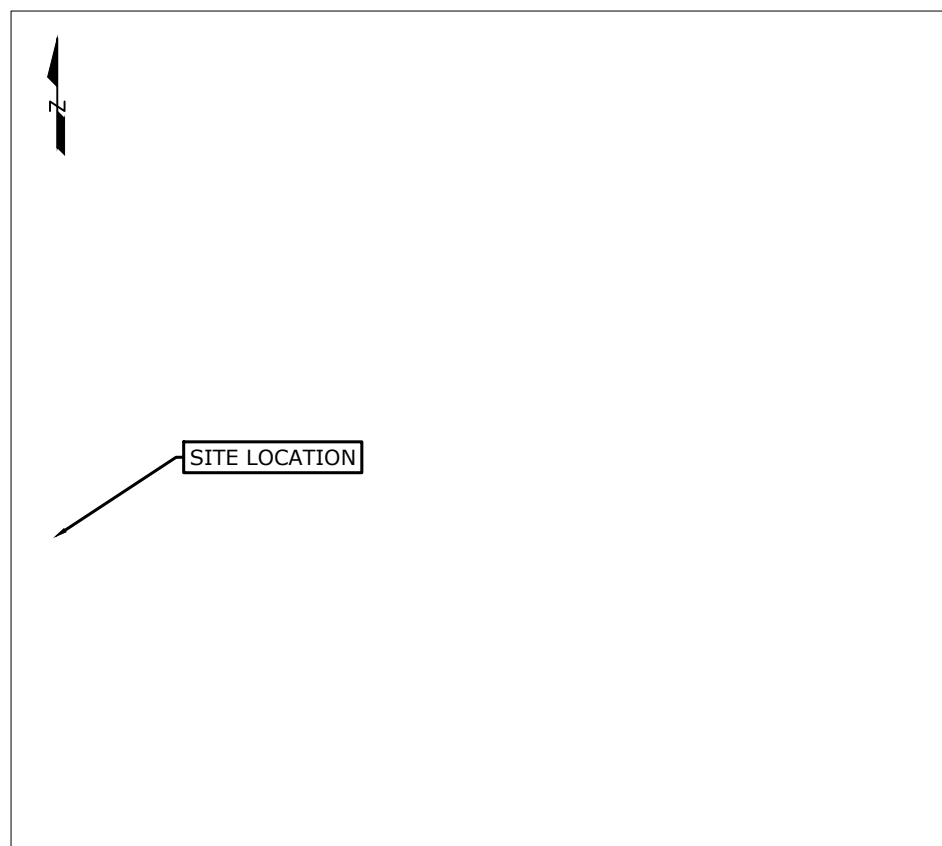


APPENDIX A – SITE PLAN



KEY PLAN
ONTARIO, CANADA

N.T.S.
This drawing may not be drawn to any particular scale.

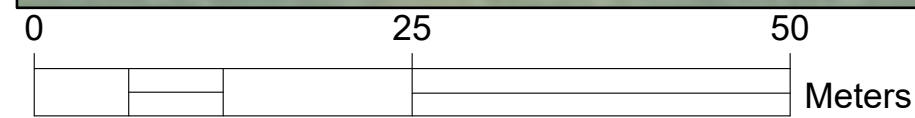
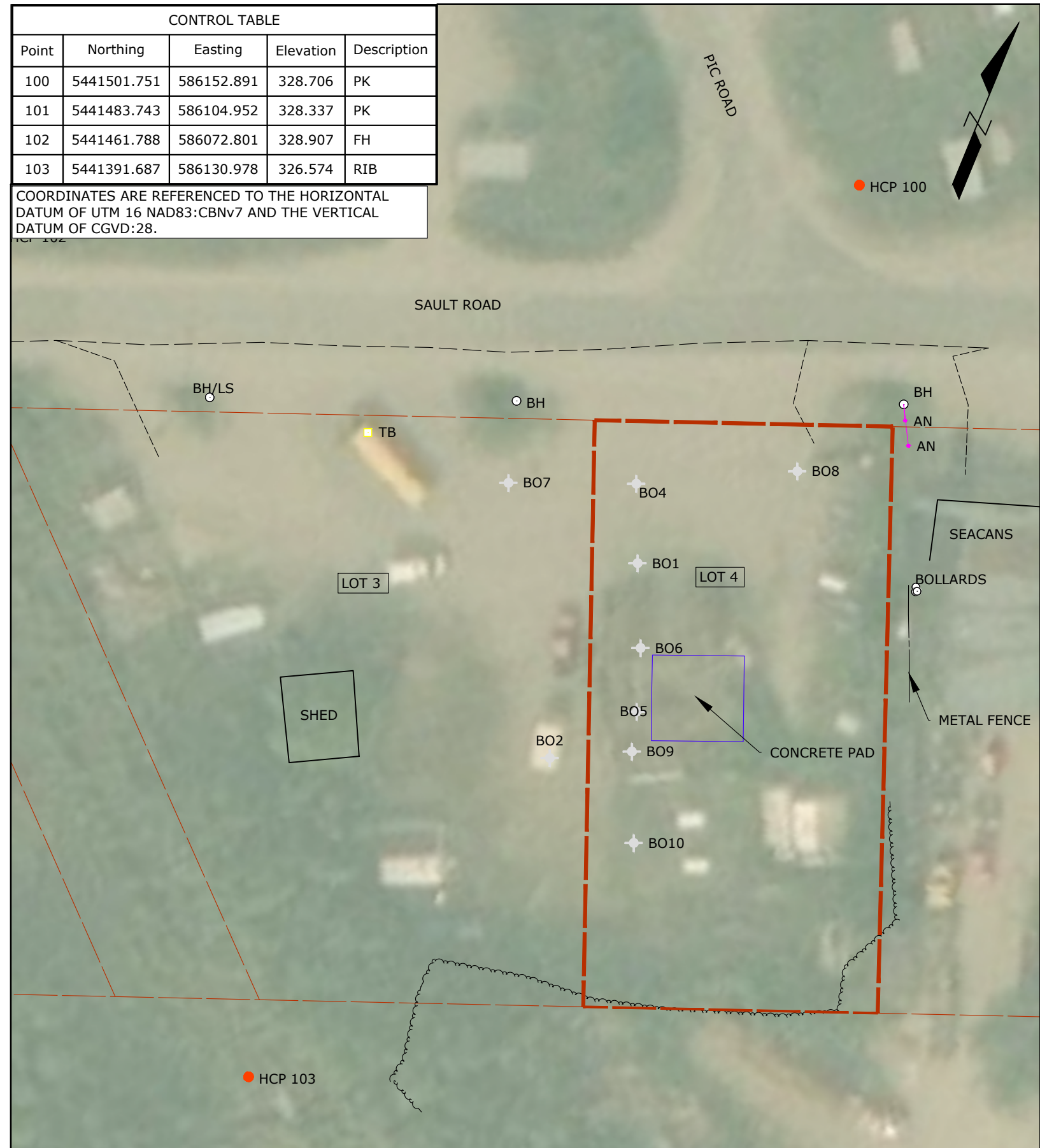


SITE LOCATION PLAN
MANITOWADGE, ONTARIO, CANADA

N.T.S.
This drawing may not be drawn to any particular scale.

| CONTROL TABLE | | | | |
|---------------|-------------|------------|-----------|-------------|
| Point | Northing | Easting | Elevation | Description |
| 100 | 5441501.751 | 586152.891 | 328.706 | PK |
| 101 | 5441483.743 | 586104.952 | 328.337 | PK |
| 102 | 5441461.788 | 586072.801 | 328.907 | FH |
| 103 | 5441391.687 | 586130.978 | 326.574 | RIB |

COORDINATES ARE REFERENCED TO THE HORIZONTAL DATUM OF UTM 16 NAD83:CBNv7 AND THE VERTICAL DATUM OF CGVD:28.



NOTE:
PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR DISPUTES.

- LEGEND**
- HCP 100 CONTROL POINTS
 - ✦ BO BOREHOLE LOCATION
 - TB TERMINAL BOX
 - BH BELL/HYDRO POLE
 - AN ANCHOR
 - LS LIGHT STANDARD
 - PROPERTY LINE
 - TREE LINE



| SUBMISSION FOR REVIEW | DRN | CHK | DES | DD.MM.YY |
|-----------------------|-----|-----|-----|----------|
| | | | | 14.04.25 |
| | | | | |
| | | | | |
| | | | | |

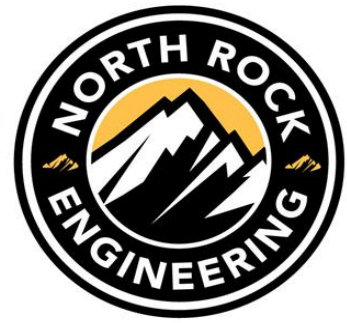
NORTH ROCK ENGINEERING
70 Secord St.
Thunder Bay, ON, P7B 3C9
Tel: 807-620-8431
www.nrock.ca

CLIENT
JIM MOFFAT ENTERPRISES LTD.

PROJECT
7 SAULT ROAD CIVIL WORKS

TITLE
SITE PLAN

| | |
|---------------------------|--------------------|
| PROJECT NO. E25-111-02 | DATE 11.03.2025 |
| REV NO. 0 | DRAWING NO. 01 |



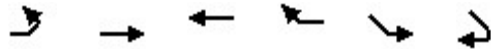
APPENDIX B – SYNCHRO REPORTS

2025AM Weekday Predev Peak Hour



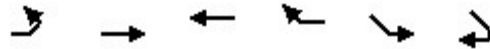
| Movement | EBL | EBT | WBT | WBR | SEL | SER |
|-----------------------------------|-------------|-------------|-------------|----------------------|-------|------|
| Lane Configurations | | | | | | |
| Traffic Volume (veh/h) | 1 | 10 | 8 | 2 | 2 | 1 |
| Future Volume (Veh/h) | 1 | 10 | 8 | 2 | 2 | 1 |
| Sign Control | | Free | Free | | Yield | |
| Grade | | 0% | 0% | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 1 | 10 | 8 | 2 | 2 | 1 |
| Pedestrians | | | | | | |
| Lane Width (m) | | | | | | |
| Walking Speed (m/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | | None | None | | | |
| Median storage (veh) | | | | | | |
| Upstream signal (m) | | | | | | |
| pX, platoon unblocked | | | | | | |
| vC, conflicting volume | 10 | | | | 21 | 9 |
| vC1, stage 1 conf vol | | | | | | |
| vC2, stage 2 conf vol | | | | | | |
| vCu, unblocked vol | 10 | | | | 21 | 9 |
| tC, single (s) | 4.5 | | | | 6.8 | 6.6 |
| tC, 2 stage (s) | | | | | | |
| tF (s) | 2.6 | | | | 3.9 | 3.7 |
| p0 queue free % | 100 | | | | 100 | 100 |
| cM capacity (veh/h) | 1394 | | | | 906 | 972 |
| Direction, Lane # | EB 1 | WB 1 | SE 1 | | | |
| Volume Total | 11 | 10 | 3 | | | |
| Volume Left | 1 | 0 | 2 | | | |
| Volume Right | 0 | 2 | 1 | | | |
| cSH | 1394 | 1700 | 927 | | | |
| Volume to Capacity | 0.00 | 0.01 | 0.00 | | | |
| Queue Length 95th (m) | 0.0 | 0.0 | 0.1 | | | |
| Control Delay (s) | 0.7 | 0.0 | 8.9 | | | |
| Lane LOS | A | | A | | | |
| Approach Delay (s) | 0.7 | 0.0 | 8.9 | | | |
| Approach LOS | | | A | | | |
| Intersection Summary | | | | | | |
| Average Delay | | | 1.4 | | | |
| Intersection Capacity Utilization | | | 13.3% | ICU Level of Service | A | |
| Analysis Period (min) | | | 15 | | | |

2025AM Weekend Predev Peak Hour



| Movement | EBL | EBT | WBT | WBR | SEL | SER |
|-----------------------------------|-------------|-------------|-------------|----------------------|-------|------|
| Lane Configurations | | ↔ | ↔ | | ↔ | |
| Traffic Volume (veh/h) | 1 | 5 | 0 | 4 | 0 | 1 |
| Future Volume (Veh/h) | 1 | 5 | 0 | 4 | 0 | 1 |
| Sign Control | | Free | Free | | Yield | |
| Grade | | 0% | 0% | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 1 | 5 | 0 | 4 | 0 | 1 |
| Pedestrians | | | | | | |
| Lane Width (m) | | | | | | |
| Walking Speed (m/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | | None | None | | | |
| Median storage (veh) | | | | | | |
| Upstream signal (m) | | | | | | |
| pX, platoon unblocked | | | | | | |
| vC, conflicting volume | 4 | | | | 9 | 2 |
| vC1, stage 1 conf vol | | | | | | |
| vC2, stage 2 conf vol | | | | | | |
| vCu, unblocked vol | 4 | | | | 9 | 2 |
| tC, single (s) | 4.5 | | | | 6.8 | 6.6 |
| tC, 2 stage (s) | | | | | | |
| tF (s) | 2.6 | | | | 3.9 | 3.7 |
| p0 queue free % | 100 | | | | 100 | 100 |
| cM capacity (veh/h) | 1401 | | | | 921 | 981 |
| Direction, Lane # | EB 1 | WB 1 | SE 1 | | | |
| Volume Total | 6 | 4 | 1 | | | |
| Volume Left | 1 | 0 | 0 | | | |
| Volume Right | 0 | 4 | 1 | | | |
| cSH | 1401 | 1700 | 981 | | | |
| Volume to Capacity | 0.00 | 0.00 | 0.00 | | | |
| Queue Length 95th (m) | 0.0 | 0.0 | 0.0 | | | |
| Control Delay (s) | 1.3 | 0.0 | 8.7 | | | |
| Lane LOS | A | | A | | | |
| Approach Delay (s) | 1.3 | 0.0 | 8.7 | | | |
| Approach LOS | | | A | | | |
| Intersection Summary | | | | | | |
| Average Delay | | | 1.5 | | | |
| Intersection Capacity Utilization | | 13.3% | | ICU Level of Service | | A |
| Analysis Period (min) | | | 15 | | | |

2025MD Weekday Predev Peak Hour



| Movement | EBL | EBT | WBT | WBR | SEL | SER |
|-----------------------------------|-------------|-------------|-------------|----------------------|-------|------|
| Lane Configurations | | ↔ | ↔ | | ↔ | |
| Traffic Volume (veh/h) | 2 | 10 | 10 | 0 | 1 | 3 |
| Future Volume (Veh/h) | 2 | 10 | 10 | 0 | 1 | 3 |
| Sign Control | | Free | Free | | Yield | |
| Grade | | 0% | 0% | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 2 | 10 | 10 | 0 | 1 | 3 |
| Pedestrians | | | | | | |
| Lane Width (m) | | | | | | |
| Walking Speed (m/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | | None | None | | | |
| Median storage (veh) | | | | | | |
| Upstream signal (m) | | | | | | |
| pX, platoon unblocked | | | | | | |
| vC, conflicting volume | 10 | | | | 24 | 10 |
| vC1, stage 1 conf vol | | | | | | |
| vC2, stage 2 conf vol | | | | | | |
| vCu, unblocked vol | 10 | | | | 24 | 10 |
| tC, single (s) | 4.5 | | | | 6.8 | 6.6 |
| tC, 2 stage (s) | | | | | | |
| tF (s) | 2.6 | | | | 3.9 | 3.7 |
| p0 queue free % | 100 | | | | 100 | 100 |
| cM capacity (veh/h) | 1394 | | | | 902 | 971 |
| Direction, Lane # | EB 1 | WB 1 | SE 1 | | | |
| Volume Total | 12 | 10 | 4 | | | |
| Volume Left | 2 | 0 | 1 | | | |
| Volume Right | 0 | 0 | 3 | | | |
| cSH | 1394 | 1700 | 952 | | | |
| Volume to Capacity | 0.00 | 0.01 | 0.00 | | | |
| Queue Length 95th (m) | 0.0 | 0.0 | 0.1 | | | |
| Control Delay (s) | 1.3 | 0.0 | 8.8 | | | |
| Lane LOS | A | | A | | | |
| Approach Delay (s) | 1.3 | 0.0 | 8.8 | | | |
| Approach LOS | | | A | | | |
| Intersection Summary | | | | | | |
| Average Delay | | | 1.9 | | | |
| Intersection Capacity Utilization | | | 13.3% | ICU Level of Service | | A |
| Analysis Period (min) | | | 15 | | | |

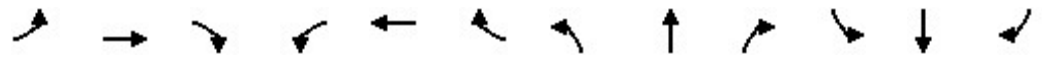
2025MD Weekend Predev Peak Hour



| Movement | EBL | EBT | WBT | WBR | SEL | SER |
|-----------------------------------|-------------|-------------|-------------|----------------------|-------|------|
| Lane Configurations | | ↶ | ↷ | | ↶ | ↷ |
| Traffic Volume (veh/h) | 1 | 6 | 4 | 1 | 2 | 2 |
| Future Volume (Veh/h) | 1 | 6 | 4 | 1 | 2 | 2 |
| Sign Control | | Free | Free | | Yield | |
| Grade | | 0% | 0% | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 1 | 6 | 4 | 1 | 2 | 2 |
| Pedestrians | | | | | | |
| Lane Width (m) | | | | | | |
| Walking Speed (m/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | | None | None | | | |
| Median storage (veh) | | | | | | |
| Upstream signal (m) | | | | | | |
| pX, platoon unblocked | | | | | | |
| vC, conflicting volume | 5 | | | | 12 | 4 |
| vC1, stage 1 conf vol | | | | | | |
| vC2, stage 2 conf vol | | | | | | |
| vCu, unblocked vol | 5 | | | | 12 | 4 |
| tC, single (s) | 4.5 | | | | 6.8 | 6.6 |
| tC, 2 stage (s) | | | | | | |
| tF (s) | 2.6 | | | | 3.9 | 3.7 |
| p0 queue free % | 100 | | | | 100 | 100 |
| cM capacity (veh/h) | 1400 | | | | 916 | 978 |
| Direction, Lane # | EB 1 | WB 1 | SE 1 | | | |
| Volume Total | 7 | 5 | 4 | | | |
| Volume Left | 1 | 0 | 2 | | | |
| Volume Right | 0 | 1 | 2 | | | |
| cSH | 1400 | 1700 | 946 | | | |
| Volume to Capacity | 0.00 | 0.00 | 0.00 | | | |
| Queue Length 95th (m) | 0.0 | 0.0 | 0.1 | | | |
| Control Delay (s) | 1.1 | 0.0 | 8.8 | | | |
| Lane LOS | A | | A | | | |
| Approach Delay (s) | 1.1 | 0.0 | 8.8 | | | |
| Approach LOS | | | A | | | |
| Intersection Summary | | | | | | |
| Average Delay | | | 2.7 | | | |
| Intersection Capacity Utilization | | | 13.3% | ICU Level of Service | A | |
| Analysis Period (min) | | | 15 | | | |

2025 AM Post Development Peak Hour

Weekday



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|-----------------------------------|------|------|-------|----------------------|------|------|------|------|------|------|-------|------|
| Lane Configurations | | ↕ | | | ↕ | | | ↕ | | | ↕ | |
| Traffic Volume (veh/h) | 1 | 10 | 0 | 0 | 8 | 2 | 0 | 0 | 0 | 2 | 0 | 1 |
| Future Volume (Veh/h) | 1 | 10 | 6 | 5 | 8 | 2 | 5 | 1 | 6 | 2 | 1 | 1 |
| Sign Control | | Free | | | Free | | | Stop | | | Yield | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 1 | 10 | 6 | 5 | 8 | 2 | 5 | 1 | 6 | 2 | 1 | 1 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (m) | | | | | | | | | | | | |
| Walking Speed (m/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage (veh) | | | | | | | | | | | | |
| Upstream signal (m) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 10 | | | 16 | | | 36 | 35 | 13 | 40 | 37 | 9 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 10 | | | 16 | | | 36 | 35 | 13 | 40 | 37 | 9 |
| tC, single (s) | 4.5 | | | 4.5 | | | 7.5 | 6.9 | 6.6 | 7.5 | 6.9 | 6.6 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.6 | | | 2.6 | | | 3.9 | 4.4 | 3.7 | 3.9 | 4.4 | 3.7 |
| p0 queue free % | 100 | | | 100 | | | 99 | 100 | 99 | 100 | 100 | 100 |
| cM capacity (veh/h) | 1394 | | | 1386 | | | 878 | 785 | 967 | 867 | 783 | 972 |
| Direction, Lane # | | | | | | | | | | | | |
| | EB 1 | WB 1 | NB 1 | SB 1 | | | | | | | | |
| Volume Total | 17 | 15 | 12 | 4 | | | | | | | | |
| Volume Left | 1 | 5 | 5 | 2 | | | | | | | | |
| Volume Right | 6 | 2 | 6 | 1 | | | | | | | | |
| cSH | 1394 | 1386 | 911 | 867 | | | | | | | | |
| Volume to Capacity | 0.00 | 0.00 | 0.01 | 0.00 | | | | | | | | |
| Queue Length 95th (m) | 0.0 | 0.1 | 0.3 | 0.1 | | | | | | | | |
| Control Delay (s) | 0.5 | 2.6 | 9.0 | 9.2 | | | | | | | | |
| Lane LOS | A | A | A | A | | | | | | | | |
| Approach Delay (s) | 0.5 | 2.6 | 9.0 | 9.2 | | | | | | | | |
| Approach LOS | | | A | A | | | | | | | | |
| Intersection Summary | | | | | | | | | | | | |
| Average Delay | | | 4.0 | | | | | | | | | |
| Intersection Capacity Utilization | | | 13.3% | ICU Level of Service | A | | | | | | | |
| Analysis Period (min) | | | 15 | | | | | | | | | |

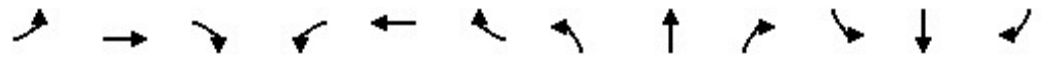
2030MD Post Dev Peak Hour



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|-----------------------------------|------|------|-------|------|----------------------|------|------|------|------|------|-------|------|
| Lane Configurations | | ↕ | | | ↕ | | | ↕ | | | ↕ | |
| Traffic Volume (veh/h) | 2 | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 1 | 0 | 3 |
| Future Volume (Veh/h) | 2 | 10 | 7 | 6 | 10 | 0 | 6 | 1 | 7 | 1 | 1 | 3 |
| Sign Control | | Free | | | Free | | | Stop | | | Yield | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 2 | 11 | 8 | 7 | 11 | 0 | 7 | 1 | 8 | 1 | 1 | 3 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (m) | | | | | | | | | | | | |
| Walking Speed (m/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage (veh) | | | | | | | | | | | | |
| Upstream signal (m) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 11 | | | 19 | | | 48 | 44 | 15 | 52 | 48 | 11 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 11 | | | 19 | | | 48 | 44 | 15 | 52 | 48 | 11 |
| tC, single (s) | 4.5 | | | 4.5 | | | 7.5 | 6.9 | 6.6 | 7.5 | 6.9 | 6.6 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.6 | | | 2.6 | | | 3.9 | 4.4 | 3.7 | 3.9 | 4.4 | 3.7 |
| p0 queue free % | 100 | | | 99 | | | 99 | 100 | 99 | 100 | 100 | 100 |
| cM capacity (veh/h) | 1392 | | | 1383 | | | 859 | 774 | 964 | 848 | 770 | 969 |
| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 | | | | | | | | |
| Volume Total | 21 | 18 | 16 | 5 | | | | | | | | |
| Volume Left | 2 | 7 | 7 | 1 | | | | | | | | |
| Volume Right | 8 | 0 | 8 | 3 | | | | | | | | |
| cSH | 1392 | 1383 | 902 | 897 | | | | | | | | |
| Volume to Capacity | 0.00 | 0.01 | 0.02 | 0.01 | | | | | | | | |
| Queue Length 95th (m) | 0.0 | 0.1 | 0.4 | 0.1 | | | | | | | | |
| Control Delay (s) | 0.7 | 3.0 | 9.1 | 9.0 | | | | | | | | |
| Lane LOS | A | A | A | A | | | | | | | | |
| Approach Delay (s) | 0.7 | 3.0 | 9.1 | 9.0 | | | | | | | | |
| Approach LOS | | | A | A | | | | | | | | |
| Intersection Summary | | | | | | | | | | | | |
| Average Delay | | | 4.3 | | | | | | | | | |
| Intersection Capacity Utilization | | | 13.3% | | ICU Level of Service | | | | A | | | |
| Analysis Period (min) | | | 15 | | | | | | | | | |

2035 AM Post Development Peak Hour

Weekday

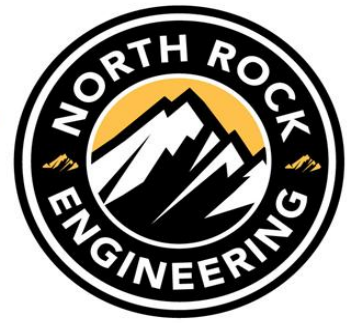


| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|-----------------------------------|------|------|-------|----------------------|------|------|------|------|------|------|-------|------|
| Lane Configurations | | ↕ | | | ↕ | | | ↕ | | | ↕ | |
| Traffic Volume (veh/h) | 1 | 10 | 0 | 0 | 8 | 2 | 0 | 0 | 0 | 2 | 0 | 1 |
| Future Volume (Veh/h) | 1 | 10 | 6 | 5 | 8 | 2 | 5 | 1 | 6 | 2 | 1 | 1 |
| Sign Control | | Free | | | Free | | | Stop | | | Yield | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 1 | 12 | 7 | 6 | 10 | 2 | 6 | 1 | 7 | 2 | 1 | 1 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (m) | | | | | | | | | | | | |
| Walking Speed (m/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage (veh) | | | | | | | | | | | | |
| Upstream signal (m) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 12 | | | 19 | | | 42 | 42 | 16 | 48 | 44 | 11 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 12 | | | 19 | | | 42 | 42 | 16 | 48 | 44 | 11 |
| tC, single (s) | 4.5 | | | 4.5 | | | 7.5 | 6.9 | 6.6 | 7.5 | 6.9 | 6.6 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.6 | | | 2.6 | | | 3.9 | 4.4 | 3.7 | 3.9 | 4.4 | 3.7 |
| p0 queue free % | 100 | | | 100 | | | 99 | 100 | 99 | 100 | 100 | 100 |
| cM capacity (veh/h) | 1391 | | | 1383 | | | 869 | 778 | 964 | 855 | 775 | 969 |
| Direction, Lane # | | | | | | | | | | | | |
| | EB 1 | WB 1 | NB 1 | SB 1 | | | | | | | | |
| Volume Total | 20 | 18 | 14 | 4 | | | | | | | | |
| Volume Left | 1 | 6 | 6 | 2 | | | | | | | | |
| Volume Right | 7 | 2 | 7 | 1 | | | | | | | | |
| cSH | 1391 | 1383 | 906 | 858 | | | | | | | | |
| Volume to Capacity | 0.00 | 0.00 | 0.02 | 0.00 | | | | | | | | |
| Queue Length 95th (m) | 0.0 | 0.1 | 0.4 | 0.1 | | | | | | | | |
| Control Delay (s) | 0.4 | 2.6 | 9.0 | 9.2 | | | | | | | | |
| Lane LOS | A | A | A | A | | | | | | | | |
| Approach Delay (s) | 0.4 | 2.6 | 9.0 | 9.2 | | | | | | | | |
| Approach LOS | | | A | A | | | | | | | | |
| Intersection Summary | | | | | | | | | | | | |
| Average Delay | | | 3.9 | | | | | | | | | |
| Intersection Capacity Utilization | | | 13.3% | ICU Level of Service | A | | | | | | | |
| Analysis Period (min) | | | 15 | | | | | | | | | |

2035MD Post Dev Peak Hour



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|-----------------------------------|------|------|-------|----------------------|------|------|------|------|------|------|-------|------|
| Lane Configurations | | ↕ | | | ↕ | | | ↕ | | | ↕ | |
| Traffic Volume (veh/h) | 2 | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 1 | 0 | 3 |
| Future Volume (Veh/h) | 2 | 10 | 7 | 6 | 10 | 0 | 6 | 1 | 7 | 1 | 1 | 3 |
| Sign Control | | Free | | | Free | | | Stop | | | Yield | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Hourly flow rate (vph) | 2 | 12 | 8 | 7 | 12 | 0 | 7 | 1 | 8 | 1 | 1 | 4 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (m) | | | | | | | | | | | | |
| Walking Speed (m/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | None | | | | None | | | | | | | |
| Median storage veh | | | | | | | | | | | | |
| Upstream signal (m) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 12 | | | 20 | | | 50 | 46 | 16 | 54 | 50 | 12 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 12 | | | 20 | | | 50 | 46 | 16 | 54 | 50 | 12 |
| tC, single (s) | 4.5 | | | 4.5 | | | 7.5 | 6.9 | 6.6 | 7.5 | 6.9 | 6.6 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.6 | | | 2.6 | | | 3.9 | 4.4 | 3.7 | 3.9 | 4.4 | 3.7 |
| p0 queue free % | 100 | | | 99 | | | 99 | 100 | 99 | 100 | 100 | 100 |
| cM capacity (veh/h) | 1391 | | | 1381 | | | 854 | 772 | 963 | 845 | 768 | 968 |
| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 | | | | | | | | |
| Volume Total | 22 | 19 | 16 | 6 | | | | | | | | |
| Volume Left | 2 | 7 | 7 | 1 | | | | | | | | |
| Volume Right | 8 | 0 | 8 | 4 | | | | | | | | |
| cSH | 1391 | 1381 | 899 | 907 | | | | | | | | |
| Volume to Capacity | 0.00 | 0.01 | 0.02 | 0.01 | | | | | | | | |
| Queue Length 95th (m) | 0.0 | 0.1 | 0.4 | 0.2 | | | | | | | | |
| Control Delay (s) | 0.7 | 2.8 | 9.1 | 9.0 | | | | | | | | |
| Lane LOS | A | A | A | A | | | | | | | | |
| Approach Delay (s) | 0.7 | 2.8 | 9.1 | 9.0 | | | | | | | | |
| Approach LOS | | | A | A | | | | | | | | |
| Intersection Summary | | | | | | | | | | | | |
| Average Delay | | | 4.3 | | | | | | | | | |
| Intersection Capacity Utilization | | | 13.3% | ICU Level of Service | A | | | | | | | |
| Analysis Period (min) | | | 15 | | | | | | | | | |



APPENDIX C – RAW TRAFFIC DATA

Traffic Turning Movement Count

Location: Manitouwadge Ontario

Intersection: Sault Road & Pic Road (T Intersection)

Inspector: Jim Moffat

Date: Feb 1, 2025

| Time | EBLT (East Bound Left Turn) | EBT (East Bound Thru) | WBRT (West Bound Right Turn) | WBT (West Bound Thru) | SELT (South East Left Turn) | SERT (South East Right Turn) | Total |
|--------------------|--|--------------------------------------|---|--|--|---|--------------|
| 8:00 to 9:00am | 2 | 3 | | 1 | 1 | 1 | 8 |
| 9:00 to 10:00am | 1 | 5 | | 4 | | 1 | 11 |
| 10:00 to 11:00am | | 4 | | 1 | | 1 | 6 |
| 11:00am to 12:00pm | 1 | 2 | 2 | 5 | | 1 | 11 |
| 12:00 to 1:00 pm | 2 | 2 | | 3 | | 3 | 10 |
| 1:00pm to 2:00pm | 1 | 6 | 1 | 4 | 2 | 2 | 16 |
| 2:00pm to 3:00pm | | 6 | | 3 | 2 | 1 | 12 |
| 3:00pm to 4:00pm | | 4 | | 5 | | 1 | 10 |
| 4:00pm to 5:00pm | 1 | 2 | | 4 | 1 | 1 | 9 |
| Total | 8 | 34 | 3 | 30 | 6 | 12 | |

Traffic Turning Movement Count

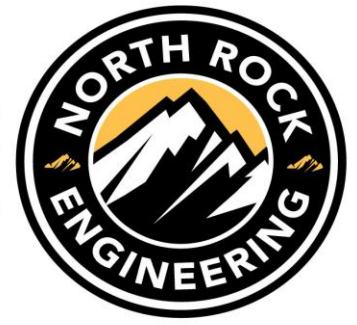
Location: Manitouwadge Ontario

Intersection: Sault Road & Pic Road (T Intersection)

Inspector: Jim Moffat

Date: Jan 28, 2025

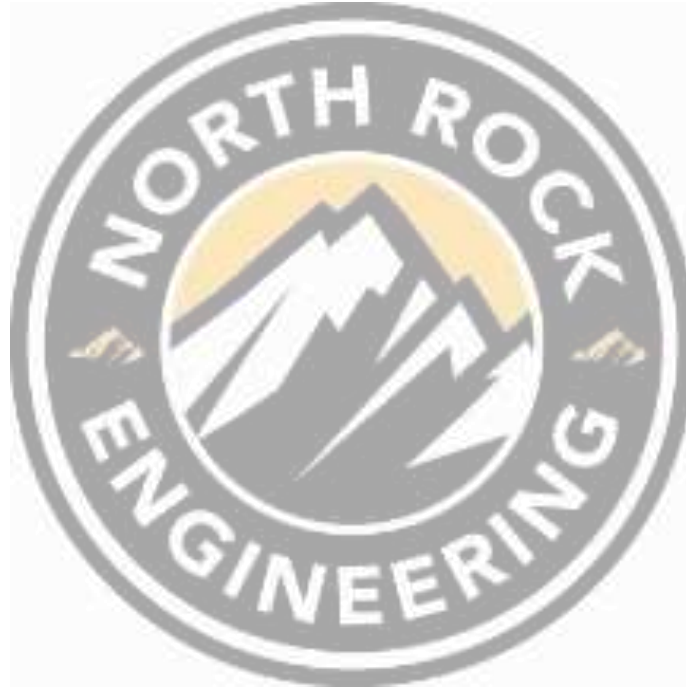
| Time | EBLT (East Bound Left Turn) | EBT (East Bound Thru) | WBRT (West Bound Right Turn) | WBT (West Bound Thru) | SELT (South East Left Turn) | SERT (South East Right Turn) | Total |
|--------------------|--|--|---|--|--|---|--------------|
| 8:00 to 9:00am | 3 | 8 | | 2 | | 1 | 14 |
| 9:00 to 10:00am | 1 | 10 | 2 | 8 | 2 | 1 | 24 |
| 10:00 to 11:00am | | 10 | | 10 | 1 | 1 | 22 |
| 11:00am to 12:00pm | 1 | 5 | | 6 | | 1 | 13 |
| 12:00 to 1:00 pm | 3 | 4 | | 7 | | | 14 |
| 1:00pm to 2:00pm | 2 | 10 | | 10 | 1 | 3 | 26 |
| 2:00pm to 3:00pm | 2 | 10 | | 5 | | 1 | 18 |
| 3:00pm to 4:00pm | | 8 | | 6 | | 2 | 16 |
| 4:00pm to 5:00pm | | 4 | | 6 | | 2 | 12 |
| Total | 12 | 69 | 2 | 60 | 4 | 12 | |



Attachment 3 – Environmental Phase I ESA

Phase I Environmental Site Assessment

Jim Moffat Enterprises Ltd.
7 Sault Road,
Manitouwadge, ON P0T 2C0
January 09, 2025



Prepared By:

North Rock Engineering Inc.
70 Secord Street
Thunder Bay, ON P7B 3C9



EXECUTIVE SUMMARY

North Rock Engineering Inc. (North Rock) was retained by Jim Moffat Enterprises Ltd. to complete a Phase I Environmental Site Assessment (Phase I ESA) in accordance with Canadian Standards Association (CSA) Standards Z768-01 Phase I Environmental Site Assessment, for the proposed development of a cardlock gas station at the subject property. The property, with a municipal address of 7 Sault Road, occupies approximately 0.24 hectares (ha).

The surrounding area of the property is predominantly characterized by industrial businesses. The subject Phase I ESA property is zoned as industrial, while properties surrounding it are zoned as industrial.

The overburden in the vicinity of the property consists of the overburden geology at the site consists of undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift. No drinking water or monitoring wells were found on the subject property or within the Phase I ESA study area. There are no waterbodies within the property, with Manitouwadge Lake located approximately 940 m north of the subject property as the nearest surface waterbody.

Surface water runoff at the subject property is expected to flow south towards the unnamed road, Deep groundwater contained within the bedrock is expected to flow north towards Manitouwadge Lake, located approximately 940 m north of the subject property at its nearest point.

The lot is rectangular in shape and contains no permanent structures, the concrete pad which was the former foundation of the automotive garage has a temporary car shelter attached to its north side used to store material related to winter road maintenance. The lot is a mixture of native soils towards the southern portion of the lot with packed granular fill comprised of mostly sand throughout the majority of the property.

The property was previously operated as a mechanical garage but this structure was reported to have burnt down in 1992. The current use of the lot is as storage for the materials related to the owners winter road maintenance business as well as the storage of several commercial vehicles, all of which are multi stop trucks related to the delivery of bread goods to various businesses in the town.

A records review revealed no records pertaining to the subject property. However, as the site operated as a mechanical garage, preliminary soil samples were collected around the building foundation which confirmed the presence of hydrocarbon impacts along the west side of the foundation.

Furthermore, 101 records for properties within the Phase I ESA Study Area were identified, and two locations were identified as a concern for the subject property.

During the Phase I ESA interview and site inspection, no additional environmental concerns were identified beyond the exceedances encountered in soil sample TP1. Other issues of potential concern included potential migration of hydrocarbons related to a historical spill that occurred upgradient of the site. Recommendations are provided to address these concerns such as confirmatory testing of soils and groundwater to confirm if off-site impacts have impacted the subject property.

Based on the results of the Phase I ESA, environmental concerns were identified on the subject Phase I ESA property, and further environmental investigations, such as a Phase II ESA and or Phase III ESA, are recommended at this time.



TABLE OF CONTENTS

| | |
|--|----|
| Executive Summary | i |
| 1.0 Introduction | 1 |
| 1.1 Property Information..... | 1 |
| 1.2 Qualifications..... | 1 |
| 2.0 Scope of Investigation..... | 2 |
| 3.0 Site Setting..... | 3 |
| 3.1 Site Description | 3 |
| 3.2 Surrounding Land Use | 3 |
| 3.3 Utilities and Services..... | 3 |
| 3.4 Topography | 4 |
| 3.5 Geology | 4 |
| 3.6 Hydrology | 4 |
| 3.7 Hydrogeology | 4 |
| 4.0 Methodology..... | 5 |
| 4.1 Database and Agency Records Review | 5 |
| 4.2 Interview and Field Investigation..... | 5 |
| 5.0 Records Review | 6 |
| 5.1 Historical Information | 6 |
| 5.1.1 Land Title Search and Property Use Records..... | 6 |
| 5.1.2 Fire Insurance Products | 6 |
| 5.1.3 Property Use Records | 6 |
| 5.1.4 Aerial Photographs..... | 6 |
| 5.2 ERIS Ecolog Review..... | 7 |
| 5.2.1 Records for the Phase I ESA Property..... | 7 |
| 5.2.2 Records for Properties within 250 m of the Phase I ESA Property..... | 7 |
| 5.3 Reviews of Maps..... | 9 |
| 5.4 Review of Previous Reports..... | 9 |
| 6.0 Interview | 10 |
| 7.0 Field Investigation | 11 |
| 7.1 Current Property Use | 11 |
| 7.2 Observations of Adjoining Properties..... | 11 |
| 7.3 Dangerous Goods | 12 |
| 7.4 Unidentified Substances | 12 |
| 7.5 Aboveground Storage Tanks (ASTs)..... | 12 |
| 7.6 Underground Storage Tanks (USTs)..... | 12 |
| 7.7 Stains and Odours | 12 |
| 7.8 Designated Substances and Hazardous Materials | 12 |
| 7.9 Wells..... | 14 |
| 7.10 Fill Materials | 14 |
| 7.11 Stressed Vegetation..... | 14 |
| 7.12 Enhanced Investigation..... | 14 |
| 8.0 Review and Evaluation of Information | 15 |
| 8.1 Environmental Concerns..... | 16 |
| 8.2 Potentially Contaminating Activities (PCAs) | 16 |



| | | |
|------------------|---|-----|
| 8.2.1 | Potentially Contaminating Activities on the Phase I ESA Property | 17 |
| 8.2.2 | Potentially Contaminating Activities within the Phase I ESA Study Area..... | 17 |
| 8.3 | Areas of Potential Environmental Concern (APECs)..... | 19 |
| 9.0 | Conclusions..... | 20 |
| 10.0 | Closure..... | 21 |
| FIGURES | | i |
| APPENDIX A..... | | ii |
| APPENDIX B..... | | iii |
| APPENDIX C | | iv |
| APPENDIX D | | v |
| APPENDIX E..... | | vi |

TABLE OF TABLES

| | |
|--|----|
| Table 1 - Property Information | 1 |
| Table 2 - Scope of Phase I ESA | 2 |
| Table 3 - Surrounding Land Use..... | 3 |
| Table 4 - Summary of Land Title Search | 6 |
| Table 5 - Aerial Photograph Summary..... | 7 |
| Table 6 - Subject Property 250 m Radius Records | 8 |
| Table 7 – Unplottable Records | 9 |
| Table 8 - Dangerous Goods On Site..... | 12 |
| Table 9 - Potential of Designated Substances..... | 13 |
| Table 10 - Potential of Hazardous Materials..... | 13 |
| Table 8 - Results from Confirmatory Soil Sampling..... | 14 |
| Table 12 - Potential Environmental Concerns | 16 |
| Table 13 - Potentially Contaminating Activities on the Phase I ESA Property | 17 |
| Table 14 - Potentially Contaminating Activities within the 250m Phase I ESA Study Area | 17 |
| Table 15 - Areas of Potential Environmental Concern..... | 19 |



1.0 INTRODUCTION

North Rock Engineering Inc. (North Rock) was retained by Jim Moffat Enterprises Ltd. to complete a Phase I Environmental Site Assessment (Phase I ESA) for the property located at 7 Sault Road, Manitowadge, Ontario (Figure 1).

The purpose of the Phase I ESA is to provide an evaluation of actual and potential environmental concerns associated with current and historical use of the subject property.

1.1 PROPERTY INFORMATION

Table 1 - Property Information

| | |
|--------------------------|--|
| Municipal Address | 7 Sault Road, Manitowadge, Ontario |
| PIN | <ul style="list-style-type: none">62428-0334 |
| Legal Description | <ul style="list-style-type: none">PCL 10980 SEC TBF; LT 4 PL M164 Manitowadge; Manitowadge |
| Area | 0.24 hectares |
| UTM (NAD 83) | Zone: 16U Easting: 586154 m Northing: 5441461 m |

1.2 QUALIFICATIONS

This report was prepared by North Rock personnel Charles Sprovieri, B.Sc., Senior Environmental Scientist, and reviewed by Kevin Briggs, B.Eng., P.Eng., Senior Engineer in accordance with the Canadian Standard Association (CSA), Standard Z768-01. Mr. Briggs is a Qualified Person (QP) with the Ontario Ministry of Environment, Conservation, and Parks (MECP) in accordance with the requirements of Ontario Regulation (O. Reg.) 153/04. Field investigations were completed by Charles Sprovieri and supervised by Kevin Briggs.

North Rock was established in 2021 as a specialized environmental and engineering consulting firm based in Thunder Bay, Ontario with a focus on servicing northern Ontario clients. North Rock personnel have over 100 years of combined environmental experience developing, managing, and completing phased environmental site assessments and remediation, hydrogeological investigations, and Provincial and Federal permitting and approvals.

North Rock is licensed by the Association of Professional Engineers of Ontario (PEO) and is considered qualified to complete all phases of environmental site assessments and remediation work in Ontario. North Rock has an in depth understanding and working knowledge of MECP protocols and standards.



2.0 SCOPE OF INVESTIGATION

The Phase I ESA was completed in accordance with CSA Standard Z768-01. The scope of work for the Phase I ESA consisted of the following tasks listed in Table 2 - Scope of Phase I ESA Table 2

Table 2 - Scope of Phase I ESA

| | |
|---|--|
| Historical Records Review | Aerial photographs (Appendix A) for the subject and surrounding properties, and historical reports for the site to identify land uses that may have affected the environmental condition of the property. |
| Geological Review | Review of geological maps and well records for the subject and surrounding properties. |
| Site Reconnaissance and Investigations | Conduct a non-invasive site walk through. |
| Interviews | Conduct interviews with designated representative(s) of the site as a resource for current and historical property information and activities. |
| Ecological Environmental Risk Information Services Ltd. (ERIS) Report Review | Obtain and review an ERIS Database Report (Appendix B) for the subject and surrounding properties within 300 m of the site, if required. |
| Report Preparation | Prepare a report summarizing the findings, including any potential or actual environmental concerns at the subject and surrounding properties, the presence of designated substances at the site, final conclusions, and recommendations for additional work, if required. |



3.0 SITE SETTING

3.1 SITE DESCRIPTION

The Phase I ESA property is located on the south side of Sault Road and is located in between Station Road to the west and Black Road to the east. The property covers an area of approximately 0.24 hectares (ha) and currently operates as a storage site for winter road maintenance work and previously operated as an autobody station. There is a single, rectangular building foundation located on the property which covers approximately 110 square meters and portions of the property are used for vehicle storage of multi-stop trucks which are predominately used for the transportation and delivery of perishable bread goods. The building foundation is located approximately in the center of the property and the property is mainly packed with a sand and gravel fill to the limits of the property. There are no other permanent structures located on the subject property, and only a temporary storage shelter is located on the north facing wall of the foundation used to store materials utilized in winter road clearing. The surrounding properties are all industrial.

According to the Township of Manitouwadge Official Plan drafted in June 2022 and approved by the town council on October 26, 2022, the subject Phase I ESA property is zoned as industrial. Properties surrounding the subject Phase I ESA property are zoned as industrial (Figure 1).

3.2 SURROUNDING LAND USE

A summary of land use within 250 m of the Subject Site is provided in the following Table 3:

Table 3 - Surrounding Land Use

| | |
|--------------|---|
| North | Sault Road is located immediately north as well as the intersection of Sault Road and Pic Road. The remainder of the properties are various operating industrial properties |
| East | A Custom woodworking business is located immediately adjacent to the property and the towns public work office and yard and sand dome comprises the remainder of the properties. |
| South | An industrial property utilized currently for the storage of material is immediately adjacent to the subject property. The remaining lands are comprised of an unnamed road and forested land |
| West | An industrial lot utilized for storage is immediately adjacent to the subject property, also owned by the client, the remaining lands are composed of industrial properties and Station Road. |

3.3 UTILITIES AND SERVICES

The subject property is currently not connected to municipally supplied potable drinking water, municipal sewage connections, natural gas utilities or overhead hydroelectric and telecommunication. Connections for municipal water, sewage hydroelectric and telecommunications are available via Sault Road, to the north. Based on the adjacent properties natural gas connections due not currently appear available as there is evidence of the properties on the south side of Sault Road being heated by propane supplied by on site storage tanks.



3.4 TOPOGRAPHY

The property is relatively flat. The north side of the property is the highest point, with an elevation of approximately 330 m above sea level (asl). From there the property slopes gently to the south but remains relatively flat across the entire length of the property.

3.5 GEOLOGY

Based on *Ontario Geological Survey (OGS) 2000 Quaternary geology, seamless coverage of the Province of OGS, Data Set 14---Revised* (Scale 1:100,000), the overburden geology at the site consists of undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift.

Based on *OGS 2011 (Scale 1:250 000), bedrock geology of Ontario; OGS, Miscellaneous Release---Data 126-Revision 1* the bedrock geology at the site consists of Gneissic tonalite suite comprising tonalite to granodiorite, foliated to gneissic with minor supracrustal inclusions.

Based on *OGS, Ministry of Northern Development and Mines, and Northeast Science and Information Section, Ministry of Natural Resources 2005. Digital Northern Ontario Engineering Geology Terrain Study (NOEGTS); OGS, Miscellaneous Release--Data 160*, the Phase I ESA property is located on a low relief, glaciolacustrine plain composed of sand and silt with dry drainage.

3.6 HYDROLOGY

The nearest surface water body is Manitouwadge Lake, located approximately 970 m north of the subject Phase I ESA property at its nearest point. Manitouwadge Lake is a fresh water connected to Little Manitouwadge Lake, which drains into Mose Lake. The Manitouwadge Lake outflow is located approximately 2.3 km northeast of the subject Phase I ESA property. All water from the lakes is ultimately expected to drain into Lake Superior located approximately 60 km southwest of the site at its nearest point.

Surface water runoff at the subject Phase I ESA property is anticipated to flow south towards the unnamed road. The north side of the property is the highest point and as such surface water runoff is anticipated to flow south, across the property to the southern property boundary. ultimately entering the forested area approximately 100 m south of the southern property boundary.

3.7 HYDROGEOLOGY

The Phase I ESA property and study area is underlain by a glaciolacustrine plain composed of sand and gravel. Groundwater is anticipated to be restricted to two regimes, a deeper bedrock groundwater system and a shallow groundwater system within the overburden. The shallow groundwater system is influenced by surface water infiltration and bedrock topography and is isolated from the deep groundwater regime. The deep groundwater regime is restricted to bedrock, and groundwater will follow cracks, joints, and faults in the bedrock. The shallow groundwater regime is effectively perched on bedrock and flows through the overburden, following bedrock topography and flowing towards the south, tying into season streams and creeks which feed Little Manitouwadge lake located approximately 1.3 km east of the subject property at its nearest point. Groundwater within the overburden is anticipated to flow towards the south as well and follow bedrock topography.



4.0 METHODOLOGY

4.1 DATABASE AND AGENCY RECORDS REVIEW

A historical record search for the property was conducted utilizing the following information sources:

- ERIS –Database Report, City Directory search, Aerial Photographs.
- Google Earth – available aerial photographs.
- Topographical and Geological Maps – review of site setting and geology.

4.2 INTERVIEW AND FIELD INVESTIGATION

On November 13, 2024, an interview with Jim Moffat, the property owner, and a site reconnaissance was conducted by Charles Sprovieri, B.Sc.Bio., Senior Environmental Scientist, and supervised by Kevin Briggs, P.Eng. This work included a visual assessment of the subject and surrounding properties, as well as interviews with the current property owner. Photos were taken throughout the investigation to document the current environmental conditions of the property.



5.0 RECORDS REVIEW

5.1 HISTORICAL INFORMATION

This section provides a summary of relevant historical property use at the subject site based on the information gathered from historical records, aerial photos, Google Earth, and interviews.

5.1.1 LAND TITLE SEARCH AND PROPERTY USE RECORDS

A summary of land title search for the Subject Property is provided in Table 4 below:

Table 4 - Summary of Land Title Search

| PIN # | Date (YYYY/MM/DD) | Summary of Title Search |
|-------|----------------------|--|
| 62428 | 2015/02/06 | <ul style="list-style-type: none">• Reg. Number: TY191959• Instrument Type: Transfer• Amount: \$5,000• Parties From: Jimmy Moffat• Parties To: Jim Moffat Enterprises Ltd. |

5.1.2 FIRE INSURANCE PRODUCTS

On November 20, 2024, ERIS completed a search of Fire Insurance Products including plans, inspection reports, and site plans using Opta Information Intelligence Enviroscan. No information on the site was available from this review.

5.1.3 PROPERTY USE RECORDS

On November 19, 2024, the results of a City Directory Search completed as part of the ERIS Ecolog Database Search, were received. The results for the subject property spanned the period between 2012 to 2023 and were unable to locate any listings for the subject property.

5.1.4 AERIAL PHOTOGRAPHS

A review of available aerial photographs was completed for the subject and surrounding properties. Historical aerial photographs were obtained from ERIS for the years 1962, 1976 and 2018. No aerial photographs were available prior to 1962, and no aerial photographs were available for the period of 1980-2010. Aerial photographs are provided in Appendix A. A summary of the findings is provided below.



Table 5 - Aerial Photograph Summary

| Date (Scale) | Subject Property | Surrounding Properties |
|--------------------|---|---|
| 1962 (1:10,000) | The property is cleared and there is evidence of structures within the subject property. (image quality is low) | <p>North: Property is bordered immediately to the north by Sault Road. Some portions to the north have been cleared and show industrial buildings are present.</p> <p>East: Several distinct lots are present along Sault Road, the remaining land appears to be undeveloped.</p> <p>South: Immediately south appears to have been cleared but shows no signs of any development or structures, further south is a rail line followed by undeveloped forested land</p> <p>West: Immediately west adjacent to the property is cleared land and Station Road, west of the road is undeveloped forested land</p> |
| 1976 (1:10,000) | Property appears relatively unchanged, evidence of main building more clearly visible. | <p>North: Evidence of increased development north of the subject property all buildings appear to be of a commercial/industrial nature. Further to the north appears to be the development of a residential subdivision.</p> <p>East: Appears relatively unchanged.</p> <p>South: Appears relatively unchanged.</p> <p>West: Additional land has been cleared to the and the road appears to have been moved further west. Additional buildings are visible along the roadway.</p> |
| 2018 (1:10,000) | The subject no longer contains a structure but the foundation of the building are still visible. The remaining property appears to be utilized for vehicle storage. | <p>North: Increased industrial development of the area immediately north of the subject property, as well as additional development of the residential subdivision further to the north.</p> <p>East: A sand dome is visible on the public works yard to the east, and additional clearing has been completed for an apparent scrap yard.</p> <p>South: Remains relatively unchanged, the rail line has been decommissioned and replaced with a gravel road.</p> <p>West: Additional development of existing properties are visible and the land west of Station Road has been developed into a golf course</p> |

5.2 ERIS ECOLOG REVIEW

On November 13, 2024, an ERIS Database Report was completed, and the findings are summarized in the following sections. The ERIS Database Report is provided in Appendix B.

5.2.1 RECORDS FOR THE PHASE I ESA PROPERTY

No records were found in the database report for the subject property.

5.2.2 RECORDS FOR PROPERTIES WITHIN 250 M OF THE PHASE I ESA PROPERTY

A total of 101 records were found within 250 m of the Phase I ESA property in the following databases:



Table 6 - Subject Property 250 m Radius Records

| Database | # of Records | Description |
|---|--------------|---|
| Delisted Fuel Tanks (DTNK) | 17 | <ul style="list-style-type: none"> Four (4) records for Imperial Oil listed at 2 Sault Road. Six (6) records for Superior Propane listed at 10 Pic Road. Seven (7) records for Manitowadge Fuels listed at 3 Black Road, Hwy 614. |
| Environmental Registry (EBR) | 1 | <ul style="list-style-type: none"> One (1) record for Imperial Oil for 2 Sault Road. |
| Eris Historical Search (EHS) | 1 | <ul style="list-style-type: none"> One (1) record for Imperial Oil for 2 Sault Road for a title search. |
| Expired Fuels Safety Facilities (EXP) | 13 | <ul style="list-style-type: none"> Seven (7) records for Imperial Oil for 2 Sault Road for removal of Underground Storage Tanks (UST) Six (6) records for Imperial Oil for 2 Sault Road for diesel and gasoline USTs |
| Ontario Regulation 347 Waste Generators Summary (GEN) | 51 | <ul style="list-style-type: none"> Thirteen (13) records for the Township of Manitowadge at 11 Sault Road for waste class 242 (halogenated Pesticides), 252 (waste oil and lubricants), 263 (organic laboratory chemicals), 212 (aliphatic solvents), 113 (acid waste – other metals), 146 (other specified inorganics), 148 (inorganic laboratory chemicals), 122 (alkaline waste- other metals), 145 (paint/pigments/coating residues), 221 (light fuels), 331 (compressed gases), 121 (alkaline wastes-heavy metals), 269 (non-halogenated pesticides), 112 (acid waste- heavy metals), 251 (oil skimming and sludge), and 213 (petroleum distillates) One (1) record for Hollyfrontier Corporation at 4 Sault Road for waste class 252. One (1) record for Township of Manitowadge at 13 Sault Road for waste class 251, 145, 148, 212, 213, 242, 252, 263, and 331 Five (5) records for Hectors Trucking & B-Hoe/Loader Service at 22 Sault Road for waste class 146, 221, 251, and 252 Fifteen (15) records for Imperial Oil at 2 Sault Road for waste class 146, 221, 251 and 252 Sixteen (16) records for Manroc Developments Inc. at 13 Black Road for waste class 212, 221, and 252 |
| Pesticide Register | 6 | <ul style="list-style-type: none"> One (1) record for Manwood Building Supplies at 9 Sault Road for a limited vendor license. Five (5) records for Manwood Building Supplies at 2 Station Road for a vendor license. |
| Private and Retail Fuel Storage Tanks. (PRT) | 5 | <ul style="list-style-type: none"> One (1) record for Imperial Oil at 2 Sault Road for a 385,000 L tank. Four (4) records Manitowadge Fuels Ltd. At 3 Black Road/ Hwy 614 for a 18,000L and 100,000L tanks. |
| Scott's Manufacturing Directory (SCT) | 5 | <ul style="list-style-type: none"> One (1) record for Petro Canada Products at 4 Sault Road for Petroleum Product Wholesaler-Distributor One (1) record for Paul Dallaire Welding Ltd. At 10 Pic Road for a machine shop and metal fabrication. One (1) record for Manroc Development Inc. for 7 Black Road for support activities for mining. Two (2) records for Sling-Choker Manufacturing at 34 Black Road for manufacturing of construction machinery, hand tools, mining and oil and gas field machinery, and textile products. |
| Ontario Spills (SPL) | 2 | <ul style="list-style-type: none"> One (1) record at 18 Pic Road for a fuel spill of unknown quantity that occurred in 1989. One (1) record for Esso Petroleum Canada at 2 Sault Road for a 150 L Diesel spill that occurred in 1988. |

The above table provides a summary of the ERIS report information. Full details for each item listed are provided in the ERIS Report in Appendix B.



There were 20 Unplottable Records identified in the ERIS Report. A summary of the unplottable records is listed in the below table. Full details for each item are provided in the Eris Report in Appendix B.

Table 7 – Unplottable Records

| Database | # of Records | Description |
|---|--------------|---|
| Certificate of Approval (CA) | 3 | <ul style="list-style-type: none"> One (1) record for Manitowadge Township Caribou Dr./Sault Rd./Black Rd., for municipal water (issue date 8/25/1992). One (1) record for Manitowadge Township Caribou Dr./Sault Rd./Black Rd., for municipal sewage (issue date 8/25/1992). One (1) record for Imperial Oil Mobile Facility, Thunder Bay for Air emissions (issue date 7/14/2008). |
| Compliance and Convictions (CONV) | 1 | <ul style="list-style-type: none"> One (1) record for Imperial Oil for operating a sewage works without the required approval having been granted. |
| Environmental Registry (EBR) | 1 | <ul style="list-style-type: none"> One (1) record for Imperial Oil., Mobile Facility Thunder Bay District of Thunder Bay, Thunder Bay. Approval discharge in the natural environment other than water (i.e. Air) |
| Environmental Compliance Approval (ECA) | 1 | <ul style="list-style-type: none"> One (1) record for Imperial Oil., Mobile Facility Thunder Bay, ON, T2P 0H6. For the revoking and/or replacement of an existing ECA. |
| Expired Fuel Safety Facilities (EXP) | 1 | <ul style="list-style-type: none"> One (1) record for Township of Manitowadge for Sault Road Lot 8, for an gasoline UST with a 4546 L capacity |
| Ontario Regulation 347 Waste Generators Summary (GEN) | 3 | <ul style="list-style-type: none"> Three (3) records for the Township of Manitowadge Public Works Department for waste class 252(waste oil and lubricants). |
| Pesticide Register (PES) | 2 | <ul style="list-style-type: none"> Two (2) records for Manwood Building Supplies Ltd. For a retail vendor license. |
| Private and Retail Fuel Storage Tanks (PRT) | 4 | <ul style="list-style-type: none"> One (1) record for the Township of Manitowadge Public Works Department for a 4546 L storage tank. Three (3) records for Superior Propane for an 1750 L and 60,000 L storage tanks |
| Ontario Spills (SPL) | 3 | <ul style="list-style-type: none"> One (1) record for Hydro One for a transformer spill. Two (2) records for Esso Petroleum for fuel spills. |
| Waste Disposal Sites (WDS) | 1 | <ul style="list-style-type: none"> One (1) record for Imperial Oil revoking the sites status. |

5.3 REVIEWS OF MAPS

Based on maps obtained from the ERIS Ecolog report, there are no Areas of Natural and Scientific Interest on the subject property or within a 2000 m study area surrounding the subject property.

Geologic mapping from the ERIS Ecolog report indicates that the bedrock at the subject property is composed of gneissic tonalite suite, comprised of tonalite to granodiorite-foliated to gneissic-with minor supracrustal inclusions. Surficial geology for the subject property are composed of a veneer of glacial sediments.

5.4 REVIEW OF PREVIOUS REPORTS

No previous reports were identified during the background review and the property owner was not aware of any previous environmental work completed at the site.



6.0 INTERVIEW

On November 14, 2024, a phone interview was conducted by Charles Sprovieri, Senior Environmental Scientist, with the property owner Jim Moffat. He has owned the property since 2012 and has utilized the property for the storage of materials related to winter maintenance of roadways. The results of the interview are summarized below:

- Mr. Moffat purchased the property in 2012.
- He stated that the former automotive garage on the property burned down in 1992.
- He stated that all the debris related to the fire had been removed from the site.
- Property is utilized for the vehicle storage and road salt and sand utilized for his road maintenance business which operates during winter.
- He has no knowledge of government notifications, involvement with environmental regulatory agencies, or past or pending regulatory or legal investigations pertaining to the subject property.
- He is unaware of any concerns associated with any neighbouring properties pertaining to spills, pollutants, fines, or lawsuits.
- No dangerous goods, designated substances, or hazardous materials were identified as being present on the property during the interview.

Mr. Moffat was not aware of any other environmental issues or concerns not previously described that may have an environmental impact on the site.



7.0 FIELD INVESTIGATION

On November 13, 2023, a site walk-through was conducted by Charles Sprovieri, Senior Environmental Scientist, and supervised by Kevin Briggs, P.Eng, a Qualified Person under O. Reg. 153. The investigation consisted of a walk-through and visual inspection of the property and surrounding properties to document land uses and issues of potential environmental concern. Photographs were taken as part of the investigation to document the current site conditions and copies of selected photographs are provided in Appendix C.

7.1 CURRENT PROPERTY USE

The subject property has a municipal address of 7 Sault Road, Manitouwadge, ON and is located along Sault Road between Station Road and the intersection of Sault Road and Pic Road. Sault Road runs parallel to the northern property boundary. The subject property covers an area of approximately 0.24 ha and contains one concrete slab which was part of the foundation of the previous building on site before it burned down in a fire that occurred in 1992, the foundation is located in the center of the property.

The lot is rectangular in shape and contains no permanent structures, the concrete pad which was the former foundation of the automotive garage has a temporary car shelter attached to its north side used to store material related to winter road maintenance. The lot is a mixture of native soils towards the southern portion of the lot with packed granular fill comprised of mostly sand throughout the majority of the property.

The property was previously operated as a mechanical garage but this structure was reported to have burnt down in 1992. The current use of the lot is as storage for the materials related to the owners winter road maintenance business as well as the storage of several commercial vehicles, all of which are multi stop trucks related to the delivery of bread goods to various businesses in the town.

The property is not connected to any utilities currently, however; underground sewer and municipal drinking water, connections are available via Sault Road as well as overhead hydroelectric and telecommunications lines from Sault Road. Based on the adjacent properties it was concluded that there is no natural gas connection along this street and that any gas heated structure would require the installation of an aboveground storage tank.

7.2 OBSERVATIONS OF ADJOINING PROPERTIES

The property is bordered on one side by municipal roads: Sault Road to the north, a woodworking business to the east, vacant lot to the south currently which is storing several scrap vehicles and a lot utilized for storage to the west that is also owned by the property owner of the subject site.

The subject area is all utilized by industrial applications, with the towns public work office and sand dome further to the east of the subject site, a automotive garage further to the west, and a variety of industrial businesses to the north.

None of the immediately adjacent properties are deemed to pose an environmental risk to the subject property.



7.3 DANGEROUS GOODS

Table 8 - Dangerous Goods On Site

| Type | Material | Location |
|-----------------------|--------------|----------|
| Compressed Gas | Not observed | - |
| Flammable Material | Not observed | - |
| Oxidizing Material | Not observed | - |
| Poisonous Material | Not observed | - |
| Biohazardous Material | Not observed | - |
| Explosive Material | Not observed | - |
| Radioactive Material | Not observed | - |
| Other | Not observed | - |

7.4 UNIDENTIFIED SUBSTANCES

No unidentified substances were observed during the field investigation.

7.5 ABOVEGROUND STORAGE TANKS (ASTs)

No ASTs were observed during the site inspection.

7.6 UNDERGROUND STORAGE TANKS (USTs)

No USTs were observed during the site inspection.

7.7 STAINS AND ODOURS

No stains or odours were observed during the site inspection.

7.8 DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS

During the field investigation, an assessment was conducted to determine the potential presence of designated substances at the Site, in accordance with the Occupational Health and Safety Act (OHS), R.S.O., 1990, and the Designated Substances Regulation (O. Reg. 490/09). The primary objective of this investigation was to identify and evaluate the potential presence of designated substances, as defined by the OHSA, that could potentially pose risks to human health and the environment. A detailed summary of the designated substances, including their common sources and associated health risks, can be found in Appendix D. The following table presents a concise summary of the field investigation's results concerning the presence of designated substances at the Site.



Table 9 - Potential of Designated Substances

| Substance | Potential | Description |
|---------------------|-----------|---|
| Acrylonitrile | Unlikely | |
| Arsenic | Unlikely | |
| Asbestos | Unlikely | |
| Benzene | Possible | Vehicles are stored on the property and the property was historically utilized as an automotive garage. |
| Coke Oven Emissions | Unlikely | |
| Ethylene Oxide | Unlikely | |
| Isocyanates | Unlikely | |
| Lead | Unlikely | |
| Mercury | Unlikely | |
| Silica | Likely | Silica is likely present in the concrete slab foundation. |
| Vinyl Chloride | Unlikely | |

In addition to the designated substances listed above, an assessment was conducted to determine the potential presence of additional hazardous materials which, although not listed in the OHSA, have the potential to impact human and environmental health. A detailed summary of these materials, including their common sources and associated health risks, can also be found in Appendix D. The following table presents a summary of the results concerning the presence of other hazardous materials at the Site.

Table 10 - Potential of Hazardous Materials

| Substance | Potential | Description |
|--|-----------|---|
| Ozone-depleting Substances (ODSs) | Unlikely | |
| Polychlorinated Biphenyls (PCB) | Unlikely | |
| Radon | Possible | Radon is a naturally occurring gas. According to the Radon Potential Map of Ontario, Manitouwadge is located in Zone 3 – Guarded. |
| Urea Formaldehyde Foam Insulation (UFFI) | Unlikely | |
| Mould | Unlikely | |



7.9 WELLS

On December 4, 2024, a review of the MECP well records map and data base website were completed. No records were found within the Phase I ESA Study.

A search of the Ontario Water Well Information System (WWIS) was completed by Ecolog ERIS, which identified no records for wells within the study area.

7.10 FILL MATERIALS

Based on the condition of the site it is apparent that fill material was brought to the site to level and grade the majority of the subject property at one point. No records on the source of the fill material were identified in the ERIS report or provided by the property owner.

7.11 STRESSED VEGETATION

No stressed vegetation was observed during the site investigation.

7.12 ENHANCED INVESTIGATION

At the request of the property owner, during the field investigation for the P1ESA, a total of 4 shallow test pits were advanced around the building foundation as it had previously operated as an autobody garage before having burned down in a fire. Samples were collected from every side of the foundation and analyzed for a petroleum hydrocarbons as well as metals to determine if there was any evidence of impacts present in the surficial soils, test pit locations are shown in Figure 3. The results of this investigation showed evidence of impacts present in the surficial soils with Exceedances of the MECP Table 3 criteria present in TP 1, which was collected from the western side of the foundation. All other parameters were below the applicable criteria and considered acceptable. Exceedances are shown in the below table compared to the concentrations of the other test pits advanced at the site, the complete list of all parameters analyzed is provided in Appendix E

Table 11 - Results from Confirmatory Soil Sampling

| Parameters | Benzene | Toluene | Ethylbenzene | Xylenes | F1 | F2 | F3 | F4 | Cadmium | Lead | Zinc |
|--------------------------------|-------------|-----------|--------------|-----------|-----------|------------|--------------|--------------|-------------|-------------|------------|
| TP1 | <0.0050 | 0.12 | <0.015 | 0.054 | <5 | 10 | <u>5080</u> | <u>5750</u> | <u>2.04</u> | <u>2660</u> | <u>530</u> |
| TP2 | <0.0050 | <0.050 | <0.015 | <0.050 | <5 | <10 | 106 | <50 | 0.393 | 49.7 | 66.9 |
| TP3 | <0.0050 | <0.050 | <0.015 | <0.050 | <5 | <10 | 65 | <50 | 0.144 | 25.4 | 98.8 |
| TP4 | <0.0050 | <0.050 | <0.015 | <0.050 | <5 | <10 | <50 | <50 | 0.097 | 8.32 | 30.2 |
| Current Criteria (µg/g) | 0.32 | 68 | 9.5 | 26 | 55 | 230 | 1,700 | 3,300 | 1.9 | 120 | 350 |



8.0 REVIEW AND EVALUATION OF INFORMATION

The Phase I ESA property is located on the south side of Sault Road, the property has the municipal address of 7 Sault Road and occupies approximately 0.24 ha. The property is bordered on the north side sides by municipal road (Sault Road) and by industrial properties to the west, south and east. The area in which the property is located is dominated by industrial businesses and includes a woodworking business, an automotive garage, the towns public works office and main yard and various other businesses. According to the Town of Manitowadge Official Plan the subject Phase I ESA property is zoned as industrial. Properties surrounding the subject Phase I ESA property are zoned as industrial. (Figure 1).

Overburden in the vicinity of the Phase I ESA property consists of undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift. Based on a search of the MECP water well records, and the Water Well Information System (WWIS), there are no drinking water or monitoring wells on the Phase I ESA property or within the Phase I ESA study area.

There are no waterbodies within the subject property, and the nearest surface waterbody is Manitowadge Lake located approximately 970m north of the subject property at its nearest point. Manitowadge Lake is a fresh water connected to Little Manitowadge Lake, which drains into Mose Lake. The Manitowadge Lake outflow is located approximately 2.3 km northeast of the subject Phase I ESA property. All water from the lakes is ultimately expected to drain into Lake Superior located approximately 60 km southwest of the site at its nearest point. Surface water runoff at the subject Phase I ESA property is anticipated to flow south towards the unnamed road. The north side of the property is the highest point and as such surface water runoff is anticipated to flow south, across the property to the southern property boundary. ultimately entering the forested area approximately 100 m south of the southern property boundary. All surface water is ultimately expected to drain into Lake Superior located approximately 60 km southwest of the site at its nearest point.

Currently, there is no buildings present on the subject Phase I ESA property. There is a single, rectangular building foundation which covers approximately 40 m² and previously contained an automotive service station.

The building foundation is located approximately in the center of the property and is surrounded by a packed sand fill which extends across the majority of the property but does not cover the southern limits of the property. The details of the equipment and products stored when the property operated as a garage are not known, but assumed to include bulk waste oil and potentially heavy metals related to car batteries.

Based on the records review, ERIS identified no records for the subject property.

A total of 101 records for properties within the Phase I ESA Study Area were identified by ERIS. Based on a thorough review of the records provided by ERIS, and the results of the interviews and site inspections, 24 of the records for properties within the Phase I ESA Study Area were identified as a concern for the subject property.

At the request of the property owner a total of four soil samples were collected for analysis for a suite of parameters related to the operation of a automotive garage. Results from TP1 showed exceedances of the MECP Table 3 criteria for PHC fraction F3 and F4 as well as Cadmium, Lead and Zinc.



8.1 ENVIRONMENTAL CONCERNS

Based on the results of the Phase I ESA interview and site inspection, the following issues of potential concern were identified with recommendations:

Table 12 - Potential Environmental Concerns

| Issue | Environmental Concern | Recommendation |
|---|---|--|
| Historical Use of Subject Property | There are confirmed exceedances for petroleum hydrocarbon (gasoline and diesel) impacts to soil from the historical operation of a automotive garage on the subject property. | A Phase III ESA is recommended at this time to delineate the complete extent of the confirmed exceedances present on the site. |
| Radon | The Relative Radon Hazard map of Ontario indicates the area is in an elevated radon risk zone (Zone 3). Radon testing should be completed where building foundations sit directly on bedrock. | If potentially hazardous radon levels are found in buildings, adequate ventilation and air flow must be installed to maintain acceptable radon gas levels. |
| Silica | Silica is present in concrete on-site. Silica is a designated substance in Ontario. Grinding, breaking, or disturbing silica-based products can create airborne silica. | No special disposal requirements apply. Follow Ministry of Labour guidance when creating silica dust. |

8.2 POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

The following sections provide a summary of PCs identified on the Phase I ESA property and within the Phase I ESA study area. PCAs that are of concern for the subject property or within the study area are shown on Figure 1.

Following a more detailed review of the records, PCAs that potentially impact the Phase I ESA property are discussed in the sections below.



8.2.1 POTENTIALLY CONTAMINATING ACTIVITIES ON THE PHASE I ESA PROPERTY

Based on the records review, aerial photographs, and site investigation, 1 PCA was identified on the subject property.

Table 13 - Potentially Contaminating Activities on the Phase I ESA Property

| Potentially Contaminating Activity (PCA#) | Item # | Location | Description |
|---|--------|--------------|--|
| Commercial Autobody Shop (PCA# 10) | 1 | Concrete Pad | Historical operation of an autobody shop |

8.2.2 POTENTIALLY CONTAMINATING ACTIVITIES WITHIN THE PHASE I ESA STUDY AREA

Based on the records review, 3 PCAs were identified within the 250 m Phase I ESA Study Area. Each PCA was evaluated based on distance from property, anticipated groundwater flow direction, and contaminants of potential concern (COPC) to assess for the potential of each PCA to impact the subject property. The table below outlines the PCAs within 250 m of the subject property, their location, and potential to impact the subject property (Figure 2). Based on the evaluation of each PCA identified within the Phase I ESA study area, one (1) PCAs has the potential to impact the subject property.

Table 14 - Potentially Contaminating Activities within the 250m Phase I ESA Study Area

| Potentially Contaminating Activity (PCA#) | Item # | Location | Description | Environmental Concern for Subject Property? |
|--|--------|----------------------------------|--|--|
| Gasoline and Associated Products Storage in Fixed Tanks (PCA# 28). | 2 | 3 Black Road, Hwy 614, NNE/250 m | Six expired USTs and expired FS piping for Manitowadge Fuels, the site currently is used for an industrial application but no evidence of tanks is visible on the site | Unlikely. Based on the size of the previously listed tanks and the interpreted groundwater flow, the subject site could be impacted by fuel hydrocarbons in the event of spill or release of fuel. Given the distance from the subject site this is not considered a significant risk. |
| | 3 | 2 Sault Road, W 158.4 m | Imperial Oil Inc. petroleum product warehouse | No Based on inferred groundwater flow this location is cross gradient from the subject property |
| Pesticides (PCA# 40). | 4 | 9 Sault Road, ENE/ 13.7m | Pesticide Limited Vendor License for Manwood Building Supplies | No. Based on inferred groundwater flow; this location is cross gradient from the subject property. Based on the review listed business has moved and no longer owns the site and no bulk storage is currently present on property. |
| | 5 | 2 Station Road, W 191 m | Pesticide Limited Vendor License for Manwood Home & Building Supplies Ltd. | No Based on inferred groundwater flow this location is cross gradient from the subject property. |
| Rail Yards, Tracks and Spurs (PCA#46) | 6 | Unnamed Road, S 60m | Historical rail line, decommissioned and now utilized as a gravel road | No. Based on inferred groundwater flow this location is downgradient of the subject site. |



| Potentially Contaminating Activity (PCA#) | Item # | Location | Description | Environmental Concern for Subject Property? |
|--|--------|---------------------------|---|---|
| Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems (PCA# 52) | 7 | 11 Sault Road, ENE 36.6 m | Township of Manitouwadge public works office. | No Based on inferred groundwater flow this location is cross gradient from the subject property. |
| Metal Fabrication (PCA#34) | 8 | 7 Black Rd. NE 185 m | Manroc Developments Inc. | No Based on inferred groundwater flow this location is cross gradient from the subject property. |
| Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage (PCA# 41) | 9 | 4 Sault Road, WNW 57.7m | Petro Canada Products | No Based on visual inspection of the lot it appears to be an office building with no infrastructure for the wholesale distribution of fuel and is not considered a risk to the subject property. |
| Petroleum Spill | 10 | 18 Pic Road, WNW 110.6 m | Ditch behind 18 Pic Road | Possible, the fuel spill was reported in 1989, and no additional information is provided on the quantity of the loss. As the location is upgradient of the site additional investigation is recommended for the property. |



8.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)

Based on records reviews, interviews, site reconnaissance, and evaluation of PCAs on the subject property and within the Phase I ESA Study Area, one APEC is present on the subject Phase I ESA property, associated with the former operations of an auto body shop on the subject property (Figure 2).

Table 15 - Areas of Potential Environmental Concern

| APEC | Location of APEC on Phase I ESA Property | Potentially Contaminating Activity | Location of PCA |
|------------------------|--|--|-----------------|
| (1) Autobody Shop | Area around the former building foundation | Commercial Autobody Shop (PCA# 10) | On-Site |
| (2) Fuel storage Tanks | Northern Property Boundary | Gasoline and Associated Products Storage in Fixed Tanks (PCA# 28). | Off-Site |
| (3) Historical Spill | Northern Property Boundary | Historical Fuel Spill | Off-Site |

Additional details regarding the above-noted APEC are provided below:

- Based on the results of the site investigation, and the enhanced investigation conducted, there is evidence of both hydrocarbon and metal impacts present in the shallow subsurface soils located on the west side of the building footprint. These impacts should be delineated to properly determine their full extents.

Based on an evaluation of the above-noted PCAs, two PCA's were identified as having the potential to contribute to an APEC on the subject property.



9.0 CONCLUSIONS

Based on the findings of this Phase I ESA report, one historic PCA has occurred on the subject Phase I ESA property, related to the operation of an autobody shop on the property. Information obtained during the site visit and interview determined that the garage burnt down in 1992. During the site visit test pits were advanced around the foundation of the former building and exceedances of the MECP Table 3 criteria were confirmed in sample labelled TP1 along the western edge of the former building. These exceedances were for PHC fraction F3-F4, cadmium, lead and zinc. Given the history of the site these exceedances are likely related to the former operation of the autobody shop. No other exceedances were present in the other submitted samples collected at the subject property.

Based on the findings of this Phase I ESA report two historic PCAs have occurred within the 250 m subject area with the potential to impact the subject property related to a petroleum spill that occurred in 1989, no additional information on this incident was available for review and the quantity of material lost to the environment is unknown. Given that the spill discharged to a ditch located behind 18 Pic Road located upgradient of the site it is recommended that additional investigation be carried out at the subject property along the northern property boundary to determine if there is any evidence of contaminant migration under the subject property. Investigation of the northern property boundary should also be completed to investigate any potential migration of contaminants related to the six (6) former storage tanks and associated lines located to the northeast of the site at 3 Black Road.

Based on the results of this Phase I ESA, environmental concerns were identified on and upgradient of the subject Phase I ESA property and further environmental investigations (i.e., Phase II and or Phase III ESA) are recommended to be completed at the site to delineate the full extent of impacts to the property.



10.0 CLOSURE

North Rock trusts this report meets your current requirements. If you have any questions or require clarification, please contact the undersigned.

Sincerely,

NORTH ROCK ENGINEERING INC.

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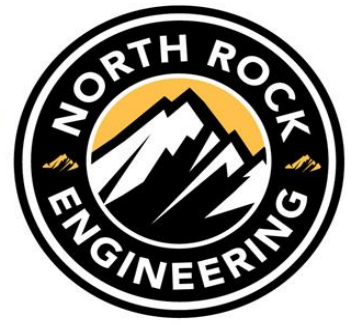
Attachments

Figures:

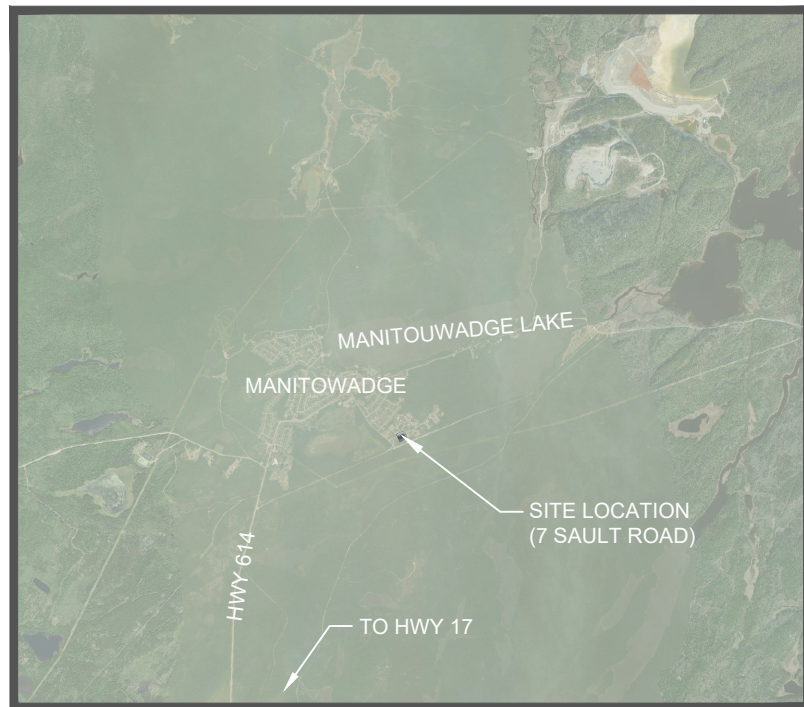
- Figure 01** Site Location and Land Use Plan
- Figure 02** Site Features and PCA's Plan
- Figure 03** Test Pit and APEC Locations

Appendices:

- Appendix A** Aerial Photographs
- Appendix B** ERIS Database Report
- Appendix C** Field Inspection Notes Site Photos
- Appendix D** Description of Hazardous Materials
- Appendix E** Laboratory Analytical Results



FIGURES








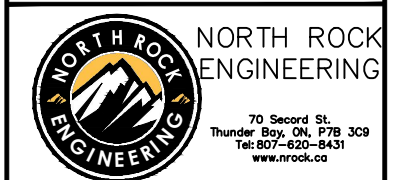
KEY PLAN
MANITOUWADGE, ONTARIO



SITE PLAN
7 SAULT ROAD, MANITOUWADGE

LEGEND

-  PHASE 1 STUDY AREA
-  INDUSTRIAL LAND USE
-  RURAL
-  INDUSTRIAL LAND USE / PHASE 1 PROPERTY
-  MAJOR ROADS



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CLIENT
JIM MOFFAT

PROJECT
**PHASE 1 ESA
7 SAULT ROAD
MANATOUWADGE**

TITLE
**SITE LOCATION AND
LAND USE PLAN**

| | |
|----------------------------------|---------------------------|
| PROJECT NO. E24-111-01 | DATE 25.11.2024 |
| REV NO. 0 | FIGURE NO. 1 |



LEGEND

- - - PHASE 1 ESA PROPERTY
- 028 PCA – FUEL TANK
- 40 PCA – PESTICIDES
- 10 PCA – AUTOBODY SHOP
- - - PHASE 1 ESA STUDY AREA
- 34 PCA – METAL FABRICATION
- 41 PCA – GAS PRODUCT
- 46 PCA – RAIL LINE
- 52 PCA – VEHICLE STORAGE/MAINTENANCE
- X HISTORIC FUEL SPILL



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

PROJECT
**PHASE 1 ESA
 7 SAULT ROAD
 MANITOUWADGE**

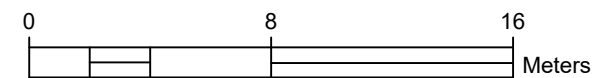
TITLE
**SITE FEATURES AND
 PCA'S PLAN**

| | |
|----------------------------------|---------------------------|
| PROJECT NO. E24-111-01 | DATE 25.11.2024 |
| REV NO. 0 | FIGURE NO. 2 |



LEGEND

-  PHASE 1 ESA PROPERTY
-  TEST PIT ABOVE MECF CRITERIA
-  TEST PIT BELOW MECF CRITERIA
-  APEC 1
-  APEC 2
-  APEC 3



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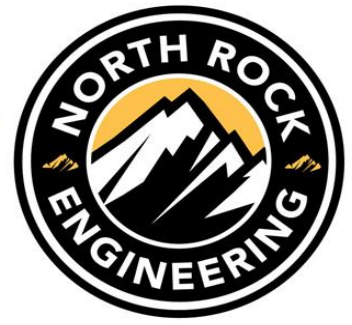
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PROJECT
PHASE 1 ESA
7 SAULT ROAD
MANITOUWADGE

TITLE
TEST PIT LOCATIONS
AND APEC LOCATIONS

| | |
|---------------------------|--------------------|
| PROJECT NO. E24-111-01 | DATE 25.11.2024 |
| REV NO. 0 | FIGURE NO. 3 |



APPENDIX A



HISTORICAL AERIALS

Project Property: Jim Moffat P1ESA
7 Sault Road
Manitouwadge ON

Project No: E24-111-01

Requested By: North Rock Engineering Inc.

Order No: 24111300542

Date Completed: December 03,2024

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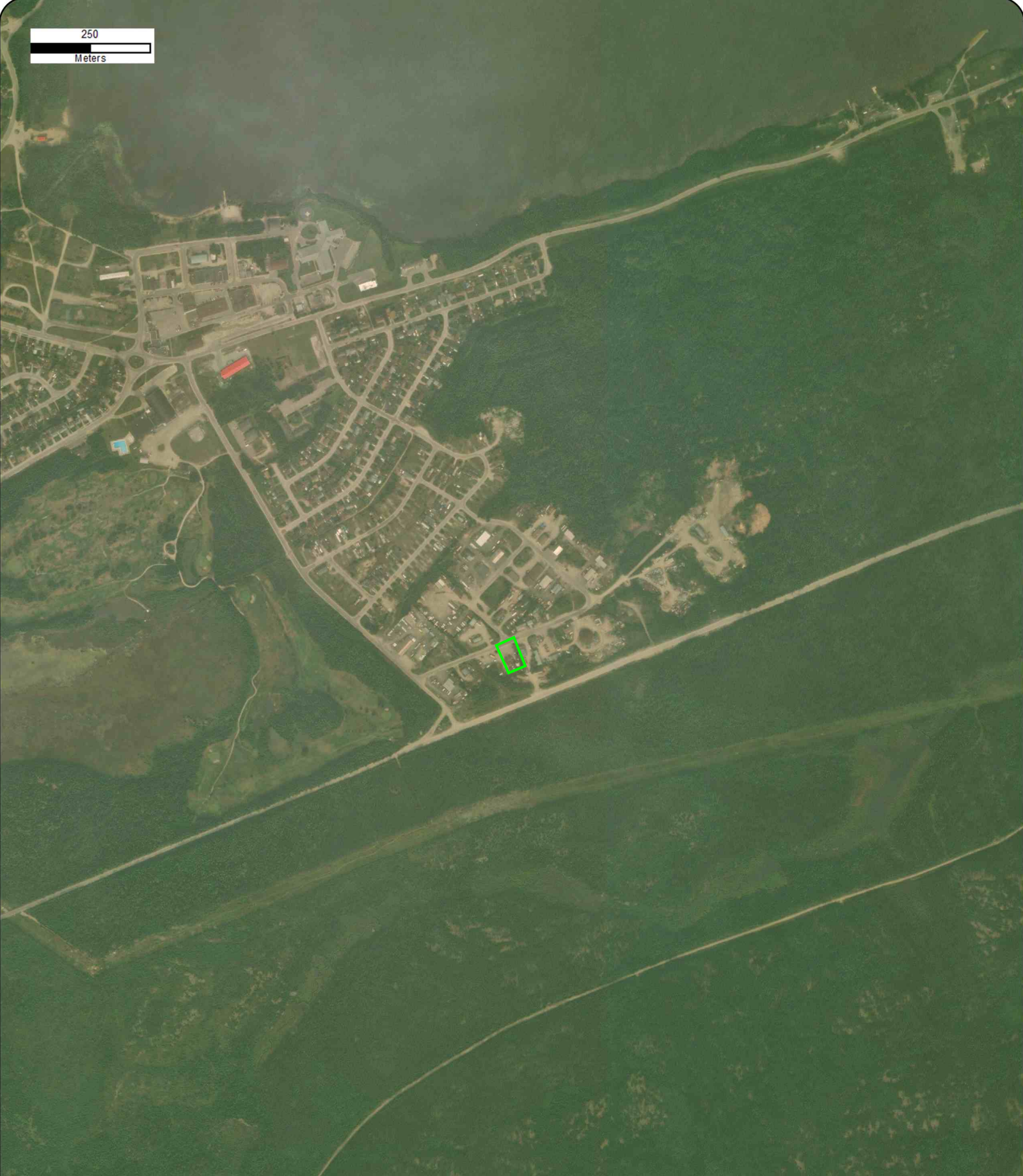
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|-------------|-----------------------------|--------------|-----------------|
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| 2018 | Maxar Technologies | 10,000 | |
| 2000 | Decade Coverage Unavailable | 10,000 | |
| 1990 | Decade Coverage Unavailable | 10,000 | |
| 1980 | Decade Coverage Unavailable | 10,000 | |
| 1976 | National Air Photo Library | 10,000 | |
| 1962 | National Air Photo Library | 10,000 | |
| 1950 | Decade Coverage Unavailable | 10,000 | |
| 1940 | Decade Coverage Unavailable | 10,000 | |
| 1930 | Decade Coverage Unavailable | 10,000 | |
| 1920 | Decade Coverage Unavailable | 10,000 | |

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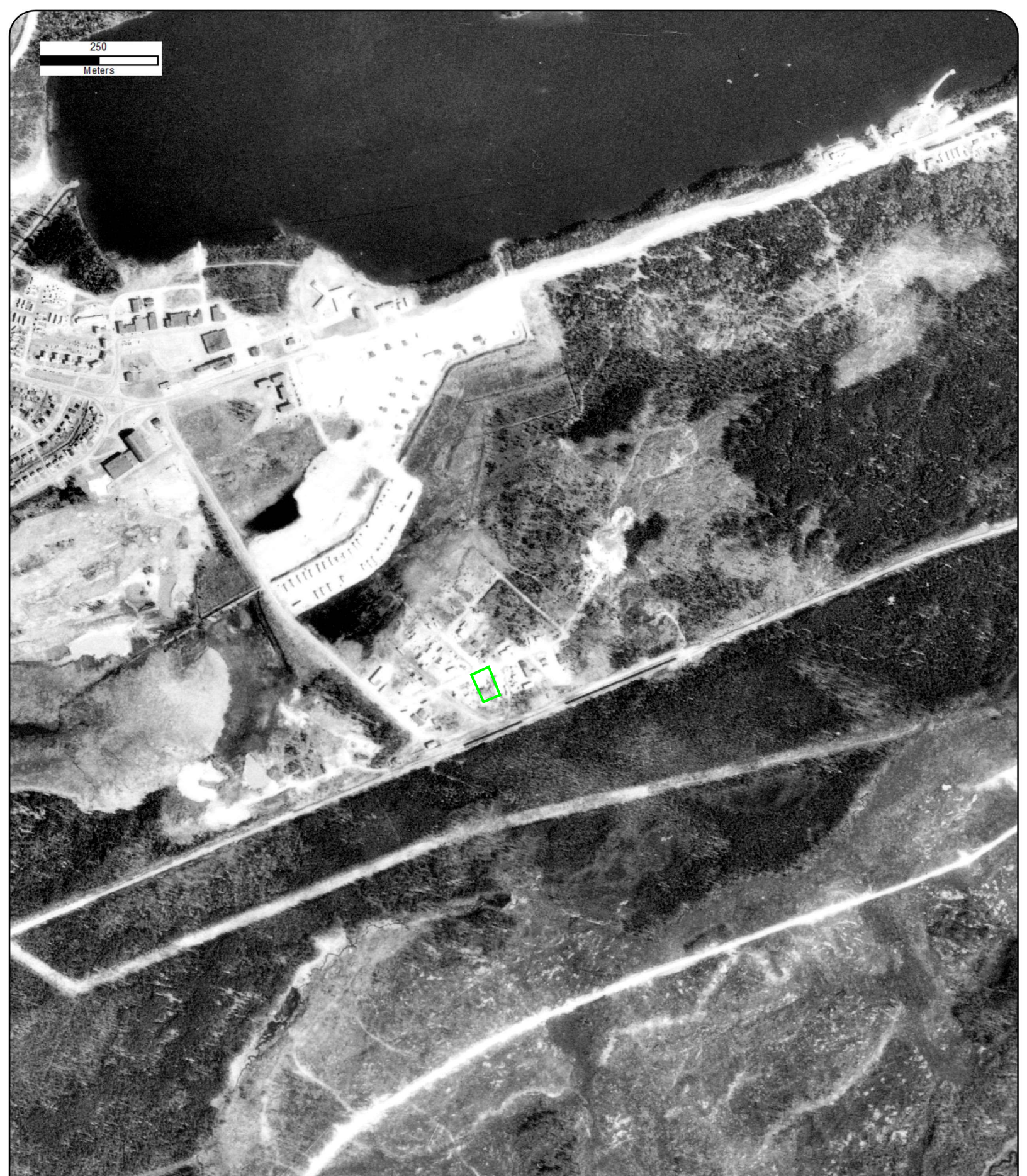
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Order No: 24111300542



250
Meters



Year: 1976
Source: NAPL
Scale: 10,000
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Order No: 24111300542



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Meters

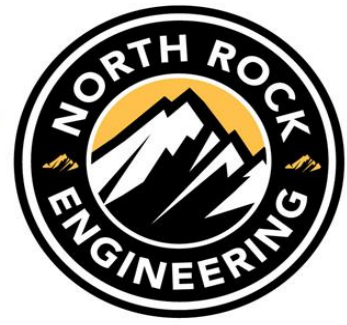


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Scale: 10,000
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Approx Center: -85.81918449,49.11986038

Order No: 24111300542





APPENDIX B



DATABASE REPORT

Project Property: *Jim Moffat P1ESA
7 Sault Road
Manitouwadge ON*

Project No: *E24-111-01*

Report Type: *RSC Report (Urban)*

Order No: *24111300542*

Requested by: *North Rock Engineering Inc.*

Date Completed: *November 13, 2024*

Table of Contents

| | |
|--|-----|
| Table of Contents..... | 2 |
| Executive Summary..... | 3 |
| Executive Summary: Report Summary..... | 4 |
| Executive Summary: Site Report Summary - Project Property..... | 7 |
| Executive Summary: Site Report Summary - Surrounding Properties..... | 8 |
| Executive Summary: Summary By Data Source..... | 17 |
| Map..... | 28 |
| Aerial..... | 29 |
| Topographic Map..... | 30 |
| Detail Report..... | 31 |
| Unplottable Summary..... | 82 |
| Unplottable Report..... | 84 |
| Appendix: Database Descriptions..... | 92 |
| Definitions..... | 102 |

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Executive Summary

Property Information:

Project Property: *Jim Moffat P1ESA
7 Sault Road Manitowadge ON*

Project No: *E24-111-01*

Order Information:

Order No: *24111300542*
Date Requested: *November 13, 2024*
Requested by: *North Rock Engineering Inc.*
Report Type: *RSC Report (Urban)*

Historical/Products:

Aerial Photographs *Aerials - National Collection*
City Directory Search *CD - Subject Site*
ERIS Xplorer [*ERIS Xplorer*](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*
Land Title Search *Current Land Title Search*
Physical Setting Report (PSR) *Physical Setting Report (PSR)*
Topographic Map *RSC Maps*

Executive Summary: Report Summary

| <i>Database</i> | <i>Name</i> | <i>Searched</i> | <i>Project Property</i> | <i>Boundary to 0.30km</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 | 0 | 0 |
| CA | <i>Certificates of Approval</i> | Y | 0 | 0 | 0 |
| 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 | 17 | 17 |
| EASR | <i>Environmental Activity and Sector Registry</i> | Y | 0 | 0 | 0 |
| EBR | <i>Environmental Registry</i> | Y | 0 | 1 | 1 |
| 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 | 1 | 1 |
| 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 | 13 | 13 |
| 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 | 0 | 51 | 51 |
| GHG | <i>Greenhouse Gas Emissions from Large Facilities</i> | Y | 0 | 0 | 0 |
| HINC | <i>TSSA Historic Incidents</i> | Y | 0 | 0 | 0 |

| Database | Name | Searched | Project Property | Boundary to 0.30km | Total |
|-----------------|--|-----------------|-------------------------|---------------------------|--------------|
| IAFT | <i>Indian & Northern Affairs Fuel Tanks</i> | Y | 0 | 0 | 0 |
| 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 1993-2020</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 | 6 | 6 |
| 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 | 0 | 0 |
| PPHA | <i>Potential PFAS Handlers from EASR</i> | Y | 0 | 0 | 0 |
| PRT | <i>Private and Retail Fuel Storage Tanks</i> | Y | 0 | 5 | 5 |
| 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 | 5 | 5 |
| 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 |

| <i>Database</i> | <i>Name</i> | <i>Searched</i> | <i>Project Property</i> | <i>Boundary to 0.30km</i> | <i>Total</i> |
|-----------------|--|-----------------|-------------------------|---------------------------|--------------|
| 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 |
| Total: | | | 0 | 101 | 101 |

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> |
|--------------------|-----------|--------------------------|----------------|---------------------|--------------------------|------------------------|
|--------------------|-----------|--------------------------|----------------|---------------------|--------------------------|------------------------|

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

Executive Summary: Site Report Summary - Surrounding Properties

| <i>Map Key</i> | <i>DB</i> | <i>Company/Site Name</i> | <i>Address</i> | <i>Dir/Dist (m)</i> | <i>Elev Diff (m)</i> | <i>Page Number</i> |
|-------------------|-----------|---|---|---------------------|----------------------|--------------------|
| 1 | PES | MANWOOD BUILDING SUPPLIES | 9 SAULT ROAD MANITOUWADGE ON P0T 2C0 | ENE/13.7 | 0.00 | 31 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | ENE/36.6 | 0.00 | 31 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | ENE/36.6 | 0.00 | 32 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | ENE/36.6 | 0.00 | 33 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | ENE/36.6 | 0.00 | 34 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 35 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | ENE/36.6 | 0.00 | 36 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 37 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 38 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 39 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 40 |

| Map Key | DB | Company/Site Name | Address | Dir/Dist (m) | Elev Diff (m) | Page Number |
|-------------------|-----------|--|--|---------------------|----------------------|--------------------|
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 42 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 43 |
| 2 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | ENE/36.6 | 0.00 | 44 |
| 3 | SCT | Petro Canada Products | 4 Sault Rd Manitouwadge ON P0T 2C0 | WNW/57.7 | 0.00 | 45 |
| 3 | GEN | Hollyfrontier Corporation | 4 Sault Road Manitouwadge ON P0T2C0 | WNW/57.7 | 0.00 | 46 |
| 4 | GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 13 SAULT ROAD P/W YARD MANITOUWADGE ON | ENE/67.7 | 0.00 | 46 |
| 5 | SPL | UNKNOWN | BEHIND 18 PIC ROAD, MANITOUWADGE TWP. ON | WNW/110.6 | 0.00 | 47 |
| 6 | GEN | HECTOR'S TRUCKING & | B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON P0T 2C0 | ENE/143.6 | 0.00 | 48 |
| 6 | GEN | HECTOR'S TRUCKING & 20-024 | B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON P0T 2C0 | ENE/143.6 | 0.00 | 48 |
| 6 | GEN | HECTOR'S TRUCKING & B- HOE/LOADER SERVICE | 22 SAULT ROAD MANITOUWADGE ON | ENE/143.6 | 0.00 | 48 |
| 6 | GEN | HECTOR'S TRUCKING & B- HOE/LOADER SERVICE | 22 SAULT ROAD MANITOUWADGE ON | ENE/143.6 | 0.00 | 49 |
| 6 | GEN | HECTOR'S TRUCKING & B- HOE/LOADER SERVICE | 22 SAULT ROAD MANITOUWADGE ON | ENE/143.6 | 0.00 | 49 |

| Map Key | DB | Company/Site Name | Address | Dir/Dist (m) | Elev Diff (m) | Page Number |
|-------------------|-----------|---|---|---------------------|----------------------|--------------------|
| 7 | SPL | ESSO PETROLEUM CANADA | MANITOUWADGE BULK STATION 2 SAULT ROAD MANITOUWADGE TWP. ON | W/158.4 | 0.23 | 49 |
| 7 | PRT | IMPERIAL OIL LIMITED LINDA BOWES | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 50 |
| 7 | EBR | Imperial Oil Inc. | 2 Sault Road Manitouwadge Ontario P0P 1N0 TOWNSHIP OF MANITOUWADGE ON | W/158.4 | 0.23 | 50 |
| 7 | EHS | | 2 Sault Road Manitouwadge ON | W/158.4 | 0.23 | 51 |
| 7 | GEN | ESSO PETROLEUM CANADA | 2, SAULT ROAD, MANITOUWAGE C/O 1, DUNCAN MILL ROAD DON MILLS ON M3B 1Z2 | W/158.4 | 0.23 | 51 |
| 7 | GEN | ESSO PETROLEUM CANADA | 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | W/158.4 | 0.23 | 51 |
| 7 | GEN | ESSO PETROLEUM CANADA 14-624 | 2, SAULT ROAD, MANITOUWAGE C/O 1, DUNCAN MILL ROAD DON MILLS ON M3B 1Z2 | W/158.4 | 0.23 | 52 |
| 7 | GEN | IMPERIAL OIL LIMITED | 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | W/158.4 | 0.23 | 53 |
| 7 | GEN | IMPERIAL OIL | 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | W/158.4 | 0.23 | 53 |
| 7 | DTNK | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON P0T 2C0 | W/158.4 | 0.23 | 53 |
| 7 | DTNK | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 54 |
| 7 | DTNK | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 55 |
| 7 | DTNK | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 55 |

| <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> |
|-------------------|-----------|---|---|---------------------|----------------------|--------------------|
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON | W/158.4 | 0.23 | 56 |
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON | W/158.4 | 0.23 | 56 |
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON | W/158.4 | 0.23 | 57 |
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON | W/158.4 | 0.23 | 57 |
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON | W/158.4 | 0.23 | 57 |
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON P0T 2C0 | W/158.4 | 0.23 | 58 |
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON P0T 2C0 | W/158.4 | 0.23 | 58 |
| 7 | GEN | Imperial Oil | 2 Sault Road Manitouwadge ON P0T 2C0 | W/158.4 | 0.23 | 59 |
| 7 | GEN | Imperial Oil Limited | 2 Sault Road Manitouwadge ON P0T 2C0 | W/158.4 | 0.23 | 59 |
| 7 | GEN | Imperial Oil Limited | 2 Sault Road Manitouwadge ON P0T 2C0 | W/158.4 | 0.23 | 60 |
| 7 | EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 60 |
| 7 | EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 61 |
| 7 | EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 61 |

| Map Key | DB | Company/Site Name | Address | Dir/Dist (m) | Elev Diff (m) | Page Number |
|--------------------|-----------|--|--|---------------------|----------------------|--------------------|
| 7 | EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 61 |
| 7 | EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 61 |
| 7 | EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 62 |
| 7 | EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | W/158.4 | 0.23 | 62 |
| 8 | SCT | Paul Dallaire Welding Ltd. | 10 Pic Rd Manitouwadge ON P0T 2C0 | NNW/164.9 | 0.00 | 62 |
| 8 | DTNK | SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | NNW/164.9 | 0.00 | 62 |
| 8 | DTNK | SUPERIOR GENERAL PARTNER INC O/A SUPERIOR PROPANE ** | 10 PIC RD PO BOX 608 MANITOUWADGE ON | NNW/164.9 | 0.00 | 63 |
| 8 | DTNK | SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | NNW/164.9 | 0.00 | 64 |
| 8 | DTNK | SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | NNW/164.9 | 0.00 | 64 |
| 8 | DTNK | SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | NNW/164.9 | 0.00 | 65 |
| 8 | DTNK | SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | NNW/164.9 | 0.00 | 65 |
| 9 | SCT | Manroc Development Inc. | 7 Black Rd Manitouwadge ON P0T 2C0 | NE/184.8 | 0.00 | 66 |
| 10 | PES | MANWOOD HOME & BUILDING SUPPLIES LTD | 2 STATION ROAD MANITOUWADGE ON P0T2C0 | W/190.9 | 0.31 | 66 |

| Map Key | DB | Company/Site Name | Address | Dir/Dist (m) | Elev Diff (m) | Page Number |
|--------------------|-----------|---|---|---------------------|----------------------|--------------------|
| 10 | PES | MANWOOD HOME & BUILDING SUPPLIES LTD | 2 STATION RD MANITOUWADGE ON P0T2C0 | W/190.9 | 0.31 | 67 |
| 10 | PES | MANWOOD HOME & BUILDING SUPPLIES LTD | 2 STATION RD MANITOUWADGE ON P0T2C0 | W/190.9 | 0.31 | 67 |
| 10 | PES | MANWOOD HOME & BUILDING SUPPLIES LTD. | 2 Station RD MANITOUWADGE ON P0T 2C0 | W/190.9 | 0.31 | 67 |
| 10 | PES | MANWOOD HOME & BUILDING SUPPLIES LTD. | 2 Station RD MANITOUWADGE ON P0T 2C0 | W/190.9 | 0.31 | 68 |
| 11 | SCT | Sling-Choker Manufacturing | 34 Black Rd Manitouwadge ON P0T 2C0 | NNE/191.1 | 0.00 | 68 |
| 11 | SCT | Sling-Choker Manufacturing (Manitouwadge) Ltd. - Hemlo Division | 34 Black Rd Manitouwadge ON | NNE/191.1 | 0.00 | 68 |
| 12 | GEN | GRAHAM MINING LTD. 17-581 | 13 BLACK ROAD MANITOUWADGE ON P0T 2C0 | NNE/208.6 | -0.08 | 69 |
| 12 | GEN | GRAHAM MINING LTD. 17-581 | 13 BLACK ROAD C/O 7 BLACK ROAD MANITOUWADGE ON P0T 2C0 | NNE/208.6 | -0.08 | 69 |
| 12 | GEN | GRAHAM MINING LTD. | 13 BLACK ROAD MANITOUWADGE ON | NNE/208.6 | -0.08 | 69 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | NNE/208.6 | -0.08 | 70 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | NNE/208.6 | -0.08 | 70 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | NNE/208.6 | -0.08 | 71 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | NNE/208.6 | -0.08 | 71 |

| <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> |
|--------------------|-----------|--|---|---------------------|----------------------|--------------------|
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | NNE/208.6 | -0.08 | 71 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | NNE/208.6 | -0.08 | 72 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | NNE/208.6 | -0.08 | 72 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | NNE/208.6 | -0.08 | 72 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | NNE/208.6 | -0.08 | 73 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | NNE/208.6 | -0.08 | 73 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | NNE/208.6 | -0.08 | 74 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | NNE/208.6 | -0.08 | 74 |
| 12 | GEN | Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | NNE/208.6 | -0.08 | 75 |
| 13 | PRT | CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 75 |
| 13 | PRT | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 75 |
| 13 | PRT | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 75 |
| 13 | PRT | | 3 BLACK RD. MANITOUWADGE ON | NNE/250.0 | 0.76 | 76 |

| Map Key | DB | Company/Site Name | Address | Dir/Dist (m) | Elev Diff (m) | Page Number |
|--------------------|-----------|-------------------------------------|--|---------------------|----------------------|--------------------|
| 13 | DTNK | CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 76 |
| 13 | DTNK | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON P0T 2C0 | NNE/250.0 | 0.76 | 76 |
| 13 | DTNK | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON P0T 2C0 | NNE/250.0 | 0.76 | 77 |
| 13 | DTNK | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 78 |
| 13 | DTNK | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 78 |
| 13 | DTNK | CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 79 |
| 13 | DTNK | CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 79 |
| 13 | EXP | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 80 |
| 13 | EXP | CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 80 |
| 13 | EXP | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 80 |
| 13 | EXP | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 81 |
| 13 | EXP | MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 81 |
| 13 | EXP | CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | NNE/250.0 | 0.76 | 81 |

| <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> |
|--------------------|-----------|--------------------------|----------------|---------------------|--------------------------|------------------------|
|--------------------|-----------|--------------------------|----------------|---------------------|--------------------------|------------------------|

Executive Summary: Summary By Data Source

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Oct 2023 has found that there are 17 DTNK site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|---|---|----------------------------|--------------------------|
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON P0T 2C0 | 158.4 | <u>7</u> |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | <u>7</u> |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | <u>7</u> |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | <u>7</u> |
| SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | 164.9 | <u>8</u> |
| SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | 164.9 | <u>8</u> |
| SUPERIOR GENERAL PARTNER INC O/A SUPERIOR PROPANE ** | 10 PIC RD PO BOX 608 MANITOUWADGE ON | 164.9 | <u>8</u> |
| SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | 164.9 | <u>8</u> |
| SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | 164.9 | <u>8</u> |

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--|---|---------------------|--------------------|
| SUPERIOR PROPANE INC | 10 PIC RD PO BOX 608 MANITOUWADGE ON | 164.9 | 8 |
| CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON P0T 2C0 | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON P0T 2C0 | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Sep 30, 2024 has found that there are 1 EBR site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|-------------------|---|---------------------|-------------------|
| Imperial Oil Inc. | 2 Sault Road Manitouwadge Ontario P0P 1N0 TOWNSHIP OF MANITOUWADGE ON | 158.4 | 7 |

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 1 EHS site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|-------------|---------------------------------|---------------------|-------------------|
| | 2 Sault Road Manitouwadge ON | 158.4 | 7 |

EXP - List of Expired Fuels Safety Facilities

A search of the EXP database, dated Oct 2023 has found that there are 13 EXP site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--|---------------------------------------|---------------------|--------------------|
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | 7 |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | 7 |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | 7 |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | 7 |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | 7 |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | 7 |
| IMPERIAL OIL LIMITED C/O AUDREY STURGE | 2 SAULT RD MANITOUWADGE ON | 158.4 | 7 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |

| Site | Address | Distance (m) | Map Key |
|-------------------------------------|---------------------------------------|---------------------|--------------------|
| CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 51 GEN site(s) within approximately 0.30 kilometers of the project property.

| Site | Address | Distance (m) | Map Key |
|---|---|---------------------|-------------------|
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | 2 |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | 36.6 | 2 |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | 36.6 | 2 |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | 2 |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | 36.6 | 2 |

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|---|---|----------------------------|--------------------------|
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | <u>2</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | <u>2</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | <u>2</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | <u>2</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | <u>2</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | <u>2</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | 36.6 | <u>2</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 11 SAULT ROAD P/W YARD MANITOUWADGE ON | 36.6 | <u>2</u> |
| Hollyfrontier Corporation | 4 Sault Road Manitouwadge ON P0T2C0 | 57.7 | <u>3</u> |
| CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | 13 SAULT ROAD P/W YARD MANITOUWADGE ON | 67.7 | <u>4</u> |
| HECTOR'S TRUCKING & | B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON P0T 2C0 | 143.6 | <u>6</u> |

| Site | Address | Distance (m) | Map Key |
|--|---|---------------------|--------------------------|
| HECTOR'S TRUCKING & 20-024 | B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON P0T 2C0 | 143.6 | <u>6</u> |
| HECTOR'S TRUCKING & B- HOE/LOADER SERVICE | 22 SAULT ROAD MANITOUWADGE ON | 143.6 | <u>6</u> |
| HECTOR'S TRUCKING & B- HOE/LOADER SERVICE | 22 SAULT ROAD MANITOUWADGE ON | 143.6 | <u>6</u> |
| HECTOR'S TRUCKING & B- HOE/LOADER SERVICE | 22 SAULT ROAD MANITOUWADGE ON | 143.6 | <u>6</u> |
| ESSO PETROLEUM CANADA | 2, SAULT ROAD, MANITOUWAGE C/O 1, DUNCAN MILL ROAD DON MILLS ON M3B 1Z2 | 158.4 | <u>7</u> |
| ESSO PETROLEUM CANADA | 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | 158.4 | <u>7</u> |
| ESSO PETROLEUM CANADA 14-624 | 2, SAULT ROAD, MANITOUWAGE C/O 1, DUNCAN MILL ROAD DON MILLS ON M3B 1Z2 | 158.4 | <u>7</u> |
| IMPERIAL OIL LIMITED | 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | 158.4 | <u>7</u> |
| IMPERIAL OIL | 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | 158.4 | <u>7</u> |
| Imperial Oil | 2 Sault Road Manitouwadge ON | 158.4 | <u>7</u> |
| Imperial Oil | 2 Sault Road Manitouwadge ON | 158.4 | <u>7</u> |
| Imperial Oil | 2 Sault Road Manitouwadge ON | 158.4 | <u>7</u> |

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|---------------------------|---|----------------------------|---------------------------|
| Imperial Oil | 2 Sault Road Manitouwadge ON | 158.4 | <u>7</u> |
| Imperial Oil | 2 Sault Road Manitouwadge ON | 158.4 | <u>7</u> |
| Imperial Oil | 2 Sault Road Manitouwadge ON P0T 2C0 | 158.4 | <u>7</u> |
| Imperial Oil | 2 Sault Road Manitouwadge ON P0T 2C0 | 158.4 | <u>7</u> |
| Imperial Oil | 2 Sault Road Manitouwadge ON P0T 2C0 | 158.4 | <u>7</u> |
| Imperial Oil Limited | 2 Sault Road Manitouwadge ON P0T 2C0 | 158.4 | <u>7</u> |
| Imperial Oil Limited | 2 Sault Road Manitouwadge ON P0T 2C0 | 158.4 | <u>7</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | 208.6 | <u>12</u> |
| GRAHAM MINING LTD. 17-581 | 13 BLACK ROAD MANITOUWADGE ON P0T 2C0 | 208.6 | <u>12</u> |
| GRAHAM MINING LTD. 17-581 | 13 BLACK ROAD C/O 7 BLACK ROAD MANITOUWADGE ON P0T 2C0 | 208.6 | <u>12</u> |
| GRAHAM MINING LTD. | 13 BLACK ROAD MANITOUWADGE ON | 208.6 | <u>12</u> |

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--------------------------|---|----------------------------|---------------------------|
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | 208.6 | <u>12</u> |
| Manroc Developments Inc. | 13 Black Rd. Manitouwadge ON P0T 2C0 | 208.6 | <u>12</u> |

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|-------------|----------------|---------------------|----------------|
|-------------|----------------|---------------------|----------------|

PES - Pesticide Register

A search of the PES database, dated Oct 2011-Sep 30, 2024 has found that there are 6 PES site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|---------------------------------------|--|---------------------|---------------------------|
| MANWOOD BUILDING SUPPLIES | 9 SAULT ROAD MANITOUWADGE ON P0T 2C0 | 13.7 | <u>1</u> |
| MANWOOD HOME & BUILDING SUPPLIES LTD. | 2 Station RD MANITOUWADGE ON P0T 2C0 | 190.9 | <u>10</u> |
| MANWOOD HOME & BUILDING SUPPLIES LTD. | 2 Station RD MANITOUWADGE ON P0T 2C0 | 190.9 | <u>10</u> |
| MANWOOD HOME & BUILDING SUPPLIES LTD | 2 STATION RD MANITOUWADGE ON P0T2C0 | 190.9 | <u>10</u> |
| MANWOOD HOME & BUILDING SUPPLIES LTD | 2 STATION RD MANITOUWADGE ON P0T2C0 | 190.9 | <u>10</u> |
| MANWOOD HOME & BUILDING SUPPLIES LTD | 2 STATION ROAD MANITOUWADGE ON P0T2C0 | 190.9 | <u>10</u> |

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 5 PRT site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|----------------------------------|--------------------------------|---------------------|---------------------------|
| IMPERIAL OIL LIMITED LINDA BOWES | 2 SAULT RD MANITOUWADGE ON | 158.4 | <u>7</u> |
| | 3 BLACK RD. MANITOUWADGE ON | 250.0 | <u>13</u> |

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--|---------------------------------------|---------------------|--------------------|
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| CORTOLEZZI BENNARDO FUEL AGENCY LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |
| MANITOUWADGE FUELS LTD | 3 BLACK RD HWY 614 MANITOUWADGE ON | 250.0 | 13 |

SCT - Scott's Manufacturing Directory

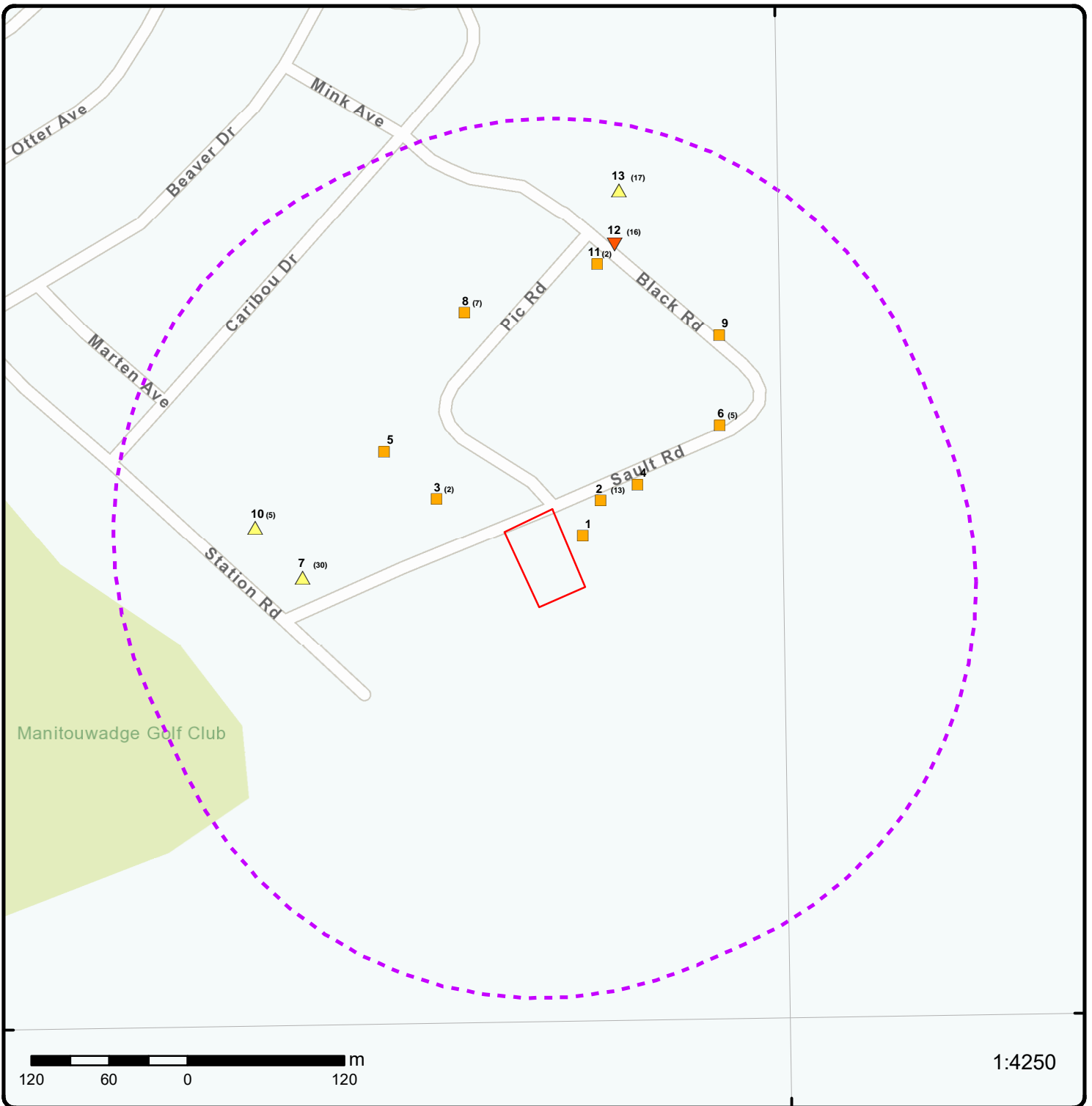
A search of the SCT database, dated 1992-Mar 2011* has found that there are 5 SCT site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--|--|---------------------|--------------------|
| Petro Canada Products | 4 Sault Rd Manitouwadge ON P0T 2C0 | 57.7 | 3 |
| Paul Dallaire Welding Ltd. | 10 Pic Rd Manitouwadge ON P0T 2C0 | 164.9 | 8 |
| Manroc Development Inc. | 7 Black Rd Manitouwadge ON P0T 2C0 | 184.8 | 9 |
| Sling-Choker Manufacturing | 34 Black Rd Manitouwadge ON P0T 2C0 | 191.1 | 11 |
| Sling-Choker Manufacturing (Manitouwadge) Ltd. - Hemlo Division | 34 Black Rd Manitouwadge ON | 191.1 | 11 |

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024 has found that there are 2 SPL site(s) within approximately 0.30 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|-----------------------|---|----------------------------|--------------------------|
| UNKNOWN | BEHIND 18 PIC ROAD, MANITOUWADGE TWP. ON | 110.6 | <u>5</u> |
| ESSO PETROLEUM CANADA | MANITOUWADGE BULK STATION 2 SAULT ROAD MANITOUWADGE TWP. ON | 158.4 | <u>7</u> |



Map: 0.3 Kilometer Radius

Order Number: 24111300542

Address: 7 Sault Road, Manitowadge, ON

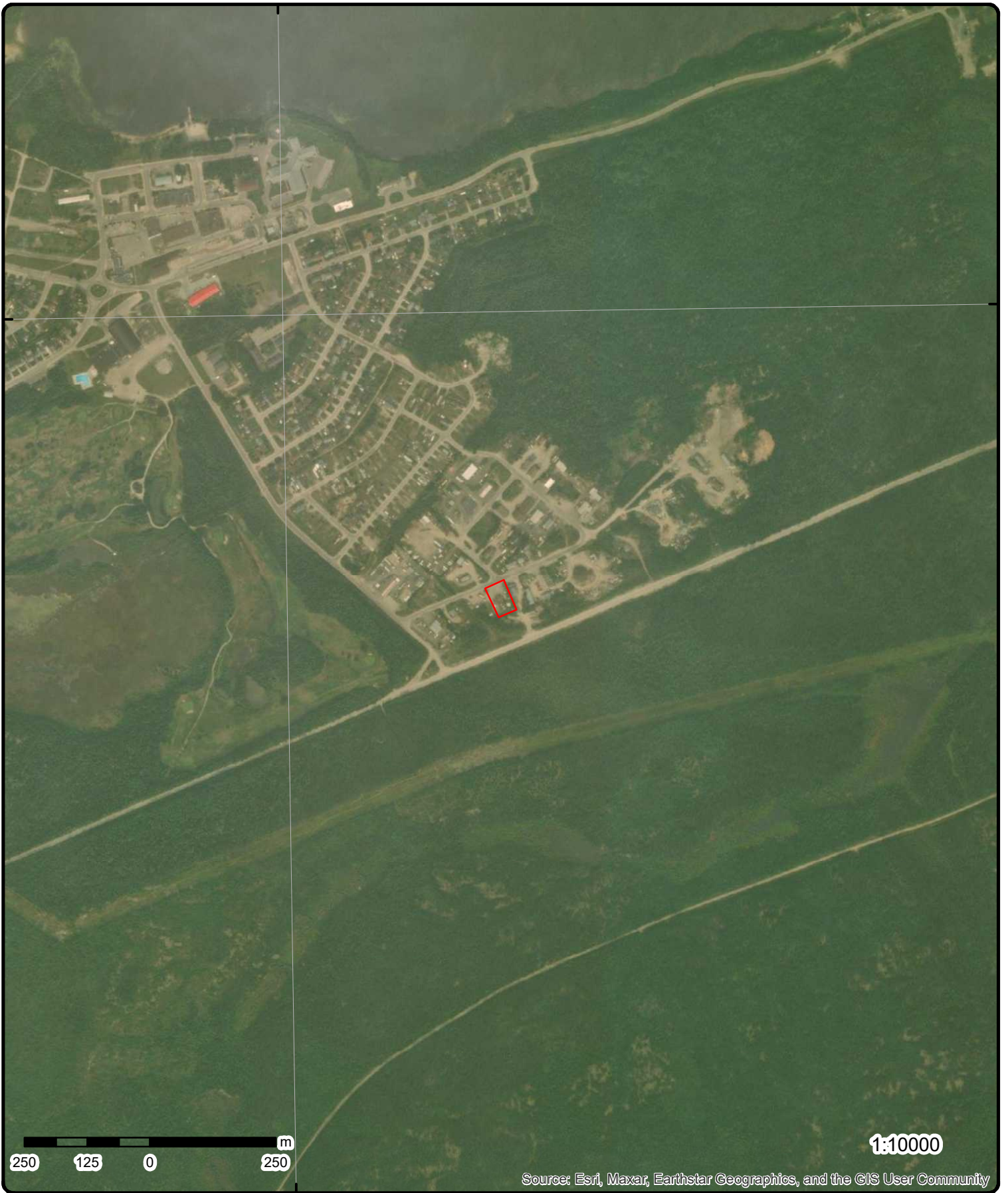


| | | | |
|-----------------------------------|------------------------------------|--------------------|------------------------|
| Project Property | Freeways; Highways | Beach | Shopping & Sports Area |
| Buffer Outline | Traffic Circle; Ramp | Airport | University/College |
| Eris Sites with Higher Elevation | Major Arterial; Minor Arterial | Industrial Area | Cemetery; Golf Course |
| Eris Sites with Same Elevation | Local Road | Military Base | Parkt (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 |

85°49'30"W

49°7'30"N

49°7'30"N



250 125 0 250 m

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2018

Order Number: 24111300542

Address: 7 Sault Road, Manitouswadge, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

85°51'W

85°49'30"W

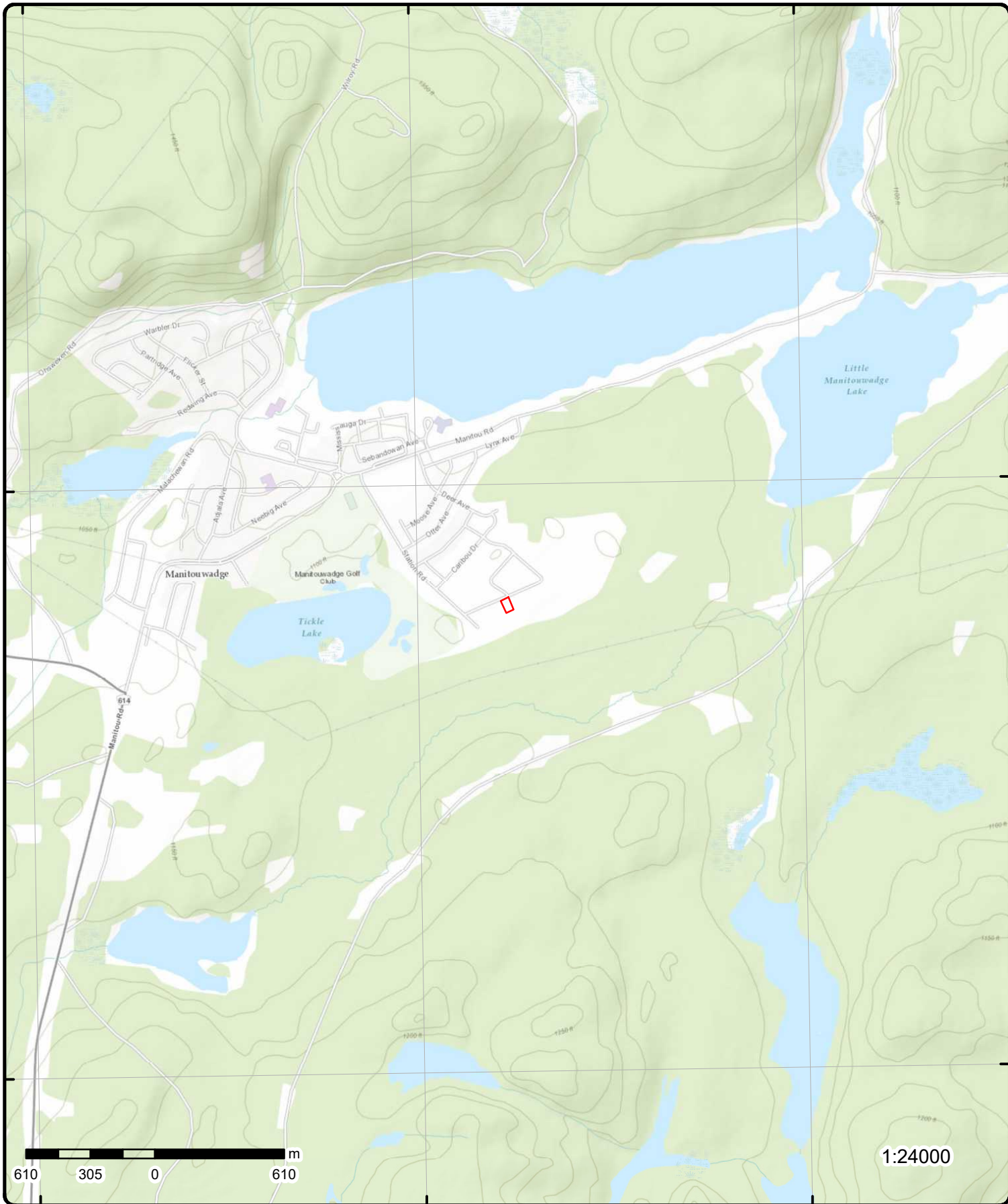
85°48'W

49°7'30"N

49°7'30"N

49°6'N

49°6'N



Topographic Map

Address: 7 Sault Road, ON

Source: ESRI World Topographic Map

Order Number: 24111300542



© ERIS Information Limited Partnership

Detail Report

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|---|------------------|---|-----|
| <u>1</u> | 1 of 1 | ENE/13.7 | 330.0 / 0.00 | MANWOOD BUILDING SUPPLIES 9 SAULT ROAD MANITOUWADGE ON P0T 2C0 | PES |
| Detail Licence No: 23-01-11470-0 Licence No: 11470 Status: Approval Date: Report Source: Licence Type: Limited Vendor Licence Type Code: 23 Licence Class: 01 Licence Control: 0 Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF URL: | | Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: 6 Operator District: 1 Operator County: 61 Op Municipality: Post Office Box: MOE District: SWP Area Name: | | | |

| | | | | | |
|--|---------|----------|--------------|---|-----|
| <u>2</u> | 1 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | GEN |
| Generator No: ON2974109 SIC Code: SIC Description: Approval Years: 07,08 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | | | | | |

Detail(s)

| | |
|--------------------------|--------------------------------|
| Waste Class: | 145 |
| Waste Class Name: | PAINT/PIGMENT/COATING RESIDUES |
| Waste Class: | 146 |
| Waste Class Name: | OTHER SPECIFIED INORGANICS |
| Waste Class: | 148 |
| Waste Class Name: | INORGANIC LABORATORY CHEMICALS |
| Waste Class: | 212 |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Waste Class Name: | | ALIPHATIC SOLVENTS | | | |
| Waste Class: | | 213 | | | |
| Waste Class Name: | | PETROLEUM DISTILLATES | | | |
| Waste Class: | | 242 | | | |
| Waste Class Name: | | HALOGENATED PESTICIDES | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 263 | | | |
| Waste Class Name: | | ORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 331 | | | |
| Waste Class Name: | | WASTE COMPRESSED GASES | | | |

| | | | | | |
|--------------------------|---------|-----------------|---------------------|---|------------|
| <u>2</u> | 2 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON | GEN |
|--------------------------|---------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code: 210108
SIC Description:
Approval Years: 2009
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 242
Waste Class Name: HALOGENATED PESTICIDES

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

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

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Waste Class: | | 212 | | | |
| Waste Class Name: | | ALIPHATIC SOLVENTS | | | |
| Waste Class: | | 331 | | | |
| Waste Class Name: | | WASTE COMPRESSED GASES | | | |

| | | | | | |
|----------|---------|-----------------|---------------------|---|------------|
| <u>2</u> | 3 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON | GEN |
|----------|---------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code: 913910
SIC Description: Other Local Municipal and Regional Public Administration
Approval Years: 2010
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 242
Waste Class Name: HALOGENATED PESTICIDES

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

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Class: 113
Waste Class Name: ACID WASTE - OTHER METALS

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 221
Waste Class Name: LIGHT FUELS

Waste Class: 331
Waste Class Name: WASTE COMPRESSED GASES

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

Waste Class: 269
Waste Class Name: NON-HALOGENATED PESTICIDES

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Waste Class: | | 112 | | | |
| Waste Class Name: | | ACID WASTE - HEAVY METALS | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 213 | | | |
| Waste Class Name: | | PETROLEUM DISTILLATES | | | |

| | | | | | |
|----------|---------|-----------------|---------------------|---|------------|
| <u>2</u> | 4 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON | GEN |
|----------|---------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code: 913910
SIC Description: Other Local Municipal and Regional Public Administration
Approval Years: 2011
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

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

Waste Class: 331
Waste Class Name: WASTE COMPRESSED GASES

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Class: 242
Waste Class Name: HALOGENATED PESTICIDES

Waste Class: 269
Waste Class Name: NON-HALOGENATED PESTICIDES

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

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

Waste Class: 221
Waste Class Name: LIGHT FUELS

Waste Class: 112

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Waste Class Name: | | ACID WASTE - HEAVY METALS | | | |
| Waste Class: | | 122 | | | |
| Waste Class Name: | | ALKALINE WASTES - OTHER METALS | | | |
| Waste Class: | | 148 | | | |
| Waste Class Name: | | INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 113 | | | |
| Waste Class Name: | | ACID WASTE - OTHER METALS | | | |
| Waste Class: | | 121 | | | |
| Waste Class Name: | | ALKALINE WASTES - HEAVY METALS | | | |

| | | | | | |
|----------|---------|-----------------|---------------------|---|------------|
| <u>2</u> | 5 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON POT 2C0 | GEN |
|----------|---------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code: 913910
SIC Description: Other Local Municipal and Regional Public Administration
Approval Years: 2012
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 269
Waste Class Name: NON-HALOGENATED PESTICIDES

Waste Class: 242
Waste Class Name: HALOGENATED PESTICIDES

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 221
Waste Class Name: LIGHT FUELS

Waste Class: 331
Waste Class Name: WASTE COMPRESSED GASES

Waste Class: 113
Waste Class Name: ACID WASTE - OTHER METALS

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

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

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|--------------------------|---------------------------------------|--------------------------|-------------|-----------|
| Waste Class: Waste Class Name: | | 263 ORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: Waste Class Name: | | 252 WASTE OILS & LUBRICANTS | | | |
| Waste Class: Waste Class Name: | | 112 ACID WASTE - HEAVY METALS | | | |
| Waste Class: Waste Class Name: | | 146 OTHER SPECIFIED INORGANICS | | | |
| Waste Class: Waste Class Name: | | 121 ALKALINE WASTES - HEAVY METALS | | | |
| Waste Class: Waste Class Name: | | 122 ALKALINE WASTES - OTHER METALS | | | |

2 6 of 13 **ENE/36.6** **330.0 / 0.00** **CORPORATION OF THE TOWNSHIP OF
MANITOUWADGE
11 SAULT ROAD P/W YARD
MANITOUWADGE ON** **GEN**

Generator No: ON2974109
SIC Code: 913910
SIC Description:
Approval Years: 2013
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

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

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 113
Waste Class Name: ACID WASTE - OTHER METALS

Waste Class: 232
Waste Class Name: POLYMERIC RESINS

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Waste Class: 269
Waste Class Name: NON-HALOGENATED PESTICIDES

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

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Waste Class: | | 146 | | | |
| Waste Class Name: | | OTHER SPECIFIED INORGANICS | | | |
| Waste Class: | | 112 | | | |
| Waste Class Name: | | ACID WASTE - HEAVY METALS | | | |
| Waste Class: | | 242 | | | |
| Waste Class Name: | | HALOGENATED PESTICIDES | | | |
| Waste Class: | | 221 | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| Waste Class: | | 148 | | | |
| Waste Class Name: | | INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 213 | | | |
| Waste Class Name: | | PETROLEUM DISTILLATES | | | |
| Waste Class: | | 121 | | | |
| Waste Class Name: | | ALKALINE WASTES - HEAVY METALS | | | |
| Waste Class: | | 331 | | | |
| Waste Class Name: | | WASTE COMPRESSED GASES | | | |

| | | | | | |
|----------|---------|-----------------|---------------------|---|------------|
| <u>2</u> | 7 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON POT 2C0 | GEN |
|----------|---------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code: 913910
SIC Description: 913910
Approval Years: 2016
PO Box No:
Country: Canada
Status:
Co Admin: Chris Townes
Choice of Contact: CO_ADMIN
Phone No Admin: 807-826-3227 Ext.230
Contaminated Facility: No
MHSW Facility: Yes

Detail(s)

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

Waste Class: 232
Waste Class Name: POLYMERIC RESINS

Waste Class: 221
Waste Class Name: LIGHT FUELS

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

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

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Class: 112

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Waste Class Name: | | ACID WASTE - HEAVY METALS | | | |
| Waste Class: | | 269 | | | |
| Waste Class Name: | | NON-HALOGENATED PESTICIDES | | | |
| Waste Class: | | 148 | | | |
| Waste Class Name: | | INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 145 | | | |
| Waste Class Name: | | PAINT/PIGMENT/COATING RESIDUES | | | |
| Waste Class: | | 263 | | | |
| Waste Class Name: | | ORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 212 | | | |
| Waste Class Name: | | ALIPHATIC SOLVENTS | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 331 | | | |
| Waste Class Name: | | WASTE COMPRESSED GASES | | | |
| Waste Class: | | 113 | | | |
| Waste Class Name: | | ACID WASTE - OTHER METALS | | | |
| Waste Class: | | 242 | | | |
| Waste Class Name: | | HALOGENATED PESTICIDES | | | |
| Waste Class: | | 122 | | | |
| Waste Class Name: | | ALKALINE WASTES - OTHER METALS | | | |

| | | | | | |
|-----------------|----------------|-----------------|---------------------|---|------------|
| <u>2</u> | 8 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON POT 2C0 | GEN |
|-----------------|----------------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code: 913910
SIC Description: 913910
Approval Years: 2015
PO Box No:
Country: Canada
Status:
Co Admin: Chris Townes
Choice of Contact: CO_ADMIN
Phone No Admin: 807-826-3227 Ext.230
Contaminated Facility: No
MHSW Facility: Yes

Detail(s)

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

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

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Class: 242
Waste Class Name: HALOGENATED PESTICIDES

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|--------------------------|---------------------------------------|--------------------------|-------------|-----------|
| Waste Class: Waste Class Name: | | 145 PAINT/PIGMENT/COATING RESIDUES | | | |
| Waste Class: Waste Class Name: | | 232 POLYMERIC RESINS | | | |
| Waste Class: Waste Class Name: | | 146 OTHER SPECIFIED INORGANICS | | | |
| Waste Class: Waste Class Name: | | 331 WASTE COMPRESSED GASES | | | |
| Waste Class: Waste Class Name: | | 113 ACID WASTE - OTHER METALS | | | |
| Waste Class: Waste Class Name: | | 148 INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: Waste Class Name: | | 221 LIGHT FUELS | | | |
| Waste Class: Waste Class Name: | | 252 WASTE OILS & LUBRICANTS | | | |
| Waste Class: Waste Class Name: | | 212 ALIPHATIC SOLVENTS | | | |
| Waste Class: Waste Class Name: | | 122 ALKALINE WASTES - OTHER METALS | | | |
| Waste Class: Waste Class Name: | | 251 OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: Waste Class Name: | | 269 NON-HALOGENATED PESTICIDES | | | |
| Waste Class: Waste Class Name: | | 213 PETROLEUM DISTILLATES | | | |

| | | | | | |
|----------|----------------|-----------------|---------------------|---|------------|
| 2 | 9 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON POT 2C0 | GEN |
|----------|----------------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code: 913910
SIC Description: 913910
Approval Years: 2014
PO Box No:
Country: Canada
Status:
Co Admin: Omer Collin
Choice of Contact: CO_ADMIN
Phone No Admin: 8078263227 Ext.238
Contaminated Facility: No
MHSW Facility: Yes

Detail(s)

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

Waste Class: 113
Waste Class Name: ACID WASTE - OTHER METALS

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|--------------------------|---------------------------------------|--------------------------|-------------|-----------|
| Waste Class: Waste Class Name: | | 145 PAINT/PIGMENT/COATING RESIDUES | | | |
| Waste Class: Waste Class Name: | | 121 ALKALINE WASTES - HEAVY METALS | | | |
| Waste Class: Waste Class Name: | | 252 WASTE OILS & LUBRICANTS | | | |
| Waste Class: Waste Class Name: | | 263 ORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: Waste Class Name: | | 213 PETROLEUM DISTILLATES | | | |
| Waste Class: Waste Class Name: | | 212 ALIPHATIC SOLVENTS | | | |
| Waste Class: Waste Class Name: | | 148 INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: Waste Class Name: | | 122 ALKALINE WASTES - OTHER METALS | | | |
| Waste Class: Waste Class Name: | | 242 HALOGENATED PESTICIDES | | | |
| Waste Class: Waste Class Name: | | 221 LIGHT FUELS | | | |
| Waste Class: Waste Class Name: | | 269 NON-HALOGENATED PESTICIDES | | | |
| Waste Class: Waste Class Name: | | 146 OTHER SPECIFIED INORGANICS | | | |
| Waste Class: Waste Class Name: | | 331 WASTE COMPRESSED GASES | | | |
| Waste Class: Waste Class Name: | | 232 POLYMERIC RESINS | | | |
| Waste Class: Waste Class Name: | | 251 OIL SKIMMINGS & SLUDGES | | | |

| | | | | | |
|-----------------|----------|-----------------|---------------------|---|------------|
| <u>2</u> | 10 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON P0T 2C0 | GEN |
|-----------------|----------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code:
SIC Description:
Approval Years: As of Dec 2018
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|--|--------------------------|-------------|-----------|
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 263 L | | | |
| Waste Class Name: | | Misc. waste organic chemicals | | | |
| Waste Class: | | 269 T | | | |
| Waste Class Name: | | Organic non-halogenated pesticide and herbicide wastes | | | |
| Waste Class: | | 331 I | | | |
| Waste Class Name: | | Waste compressed gases including cylinders | | | |
| Waste Class: | | 112 C | | | |
| Waste Class Name: | | Acid solutions - containing heavy metals | | | |
| Waste Class: | | 113 C | | | |
| Waste Class Name: | | Acid solutions - containing other metals and non-metals | | | |
| Waste Class: | | 121 C | | | |
| Waste Class Name: | | Alkaline slutions - containing heavy metals | | | |
| Waste Class: | | 122 C | | | |
| Waste Class Name: | | Alkaline slutions - containing other metals and non-metals (not cyanide) | | | |
| Waste Class: | | 145 I | | | |
| Waste Class Name: | | Wastes from the use of pigments, coatings and paints | | | |
| Waste Class: | | 145 L | | | |
| Waste Class Name: | | Wastes from the use of pigments, coatings and paints | | | |
| Waste Class: | | 148 C | | | |
| Waste Class Name: | | Misc. wastes and inorganic chemicals | | | |
| Waste Class: | | 148 I | | | |
| Waste Class Name: | | Misc. wastes and inorganic chemicals | | | |
| Waste Class: | | 148 L | | | |
| Waste Class Name: | | Misc. wastes and inorganic chemicals | | | |
| Waste Class: | | 148 T | | | |
| Waste Class Name: | | Misc. wastes and inorganic chemicals | | | |
| Waste Class: | | 212 L | | | |
| Waste Class Name: | | Aliphatic solvents and residues | | | |
| Waste Class: | | 213 I | | | |
| Waste Class Name: | | Petroleum distillates | | | |
| Waste Class: | | 221 I | | | |
| Waste Class Name: | | Light fuels | | | |
| Waste Class: | | 232 I | | | |
| Waste Class Name: | | Polymeric resins | | | |
| Waste Class: | | 242 A | | | |
| Waste Class Name: | | Halogenated pesticides and herbicides | | | |
| Waste Class: | | 242 B | | | |
| Waste Class Name: | | Halogenated pesticides and herbicides | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| Waste Class: | | 263 I | | | |
| Waste Class Name: | | Misc. waste organic chemicals | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|----------|-------------------|----------------------------|------------------|---|-----|
| <u>2</u> | 11 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON POT 2C0 | GEN |

Generator No: ON2974109
SIC Code:
SIC Description:
Approval Years: As of Jul 2020
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213 I
Waste Class Name: Petroleum distillates

Waste Class: 122 C
Waste Class Name: Alkaline slutions - containing other metals and non-metals (not cyanide)

Waste Class: 148 T
Waste Class Name: Misc. wastes and inorganic chemicals

Waste Class: 232 I
Waste Class Name: Polymeric resins

Waste Class: 221 I
Waste Class Name: Light fuels

Waste Class: 263 I
Waste Class Name: Misc. waste organic chemicals

Waste Class: 148 C
Waste Class Name: Misc. wastes and inorganic chemicals

Waste Class: 112 C
Waste Class Name: Acid solutions - containing heavy metals

Waste Class: 269 T
Waste Class Name: Organic non-halogenated pesticide and herbicide wastes

Waste Class: 145 I
Waste Class Name: Wastes from the use of pigments, coatings and paints

Waste Class: 263 L
Waste Class Name: Misc. waste organic chemicals

Waste Class: 113 C
Waste Class Name: Acid solutions - containing other metals and non-metals

Waste Class: 145 L
Waste Class Name: Wastes from the use of pigments, coatings and paints

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

Waste Class: 331 I
Waste Class Name: Waste compressed gases including cylinders

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|--------------------------|--|--------------------------|-------------|-----------|
| Waste Class: Waste Class Name: | | 252 L Waste crankcase oils and lubricants | | | |
| Waste Class: Waste Class Name: | | 242 A Halogenated pesticides and herbicides | | | |
| Waste Class: Waste Class Name: | | 242 B Halogenated pesticides and herbicides | | | |
| Waste Class: Waste Class Name: | | 121 C Alkaline slutions - containing heavy metals | | | |
| Waste Class: Waste Class Name: | | 148 L Misc. wastes and inorganic chemicals | | | |
| Waste Class: Waste Class Name: | | 148 I Misc. wastes and inorganic chemicals | | | |

2 12 of 13 **ENE/36.6** **330.0 / 0.00** **CORPORATION OF THE TOWNSHIP OF
MANITOUWADGE
11 SAULT ROAD P/W YARD
MANITOUWADGE ON POT 2C0** **GEN**

Generator No: ON2974109
SIC Code:
SIC Description:
Approval Years: As of Nov 2021
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 242 A
Waste Class Name: Halogenated pesticides and herbicides

Waste Class: 263 I
Waste Class Name: Misc. waste organic chemicals

Waste Class: 145 L
Waste Class Name: Wastes from the use of pigments, coatings and paints

Waste Class: 148 L
Waste Class Name: Misc. wastes and inorganic chemicals

Waste Class: 148 C
Waste Class Name: Misc. wastes and inorganic chemicals

Waste Class: 263 L
Waste Class Name: Misc. waste organic chemicals

Waste Class: 242 B
Waste Class Name: Halogenated pesticides and herbicides

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

Waste Class: 113 C
Waste Class Name: Acid solutions - containing other metals and non-metals

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|--------------------------|---|--------------------------|-------------|-----------|
| Waste Class: Waste Class Name: | | 269 T Organic non-halogenated pesticide and herbicide wastes | | | |
| Waste Class: Waste Class Name: | | 148 I Misc. wastes and inorganic chemicals | | | |
| Waste Class: Waste Class Name: | | 252 L Waste crankcase oils and lubricants | | | |
| Waste Class: Waste Class Name: | | 121 C Alkaline slutions - containing heavy metals | | | |
| Waste Class: Waste Class Name: | | 213 I Petroleum distillates | | | |
| Waste Class: Waste Class Name: | | 221 I Light fuels | | | |
| Waste Class: Waste Class Name: | | 112 C Acid solutions - containing heavy metals | | | |
| Waste Class: Waste Class Name: | | 148 T Misc. wastes and inorganic chemicals | | | |
| Waste Class: Waste Class Name: | | 145 I Wastes from the use of pigments, coatings and paints | | | |
| Waste Class: Waste Class Name: | | 331 I Waste compressed gases including cylinders | | | |
| Waste Class: Waste Class Name: | | 122 C Alkaline slutions - containing other metals and non-metals (not cyanide) | | | |
| Waste Class: Waste Class Name: | | 232 I Polymeric resins | | | |

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|-----------------|----------|-----------------|---------------------|---|------------|
| <u>2</u> | 13 of 13 | ENE/36.6 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 11 SAULT ROAD P/W YARD MANITOUWADGE ON POT 2C0 | GEN |
|-----------------|----------|-----------------|---------------------|---|------------|

Generator No: ON2974109
SIC Code:
SIC Description:
Approval Years: As of Oct 2022
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213 I
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 263 I
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Class: 112 C

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Waste Class Name: | | ACID WASTE - HEAVY METALS | | | |
| Waste Class: | | 242 B | | | |
| Waste Class Name: | | HALOGENATED PESTICIDES | | | |
| Waste Class: | | 145 I | | | |
| Waste Class Name: | | PAINT/PIGMENT/COATING RESIDUES | | | |
| Waste Class: | | 212 L | | | |
| Waste Class Name: | | ALIPHATIC SOLVENTS | | | |
| Waste Class: | | 145 L | | | |
| Waste Class Name: | | PAINT/PIGMENT/COATING RESIDUES | | | |
| Waste Class: | | 221 I | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| Waste Class: | | 148 C | | | |
| Waste Class Name: | | INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 148 T | | | |
| Waste Class Name: | | INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 269 T | | | |
| Waste Class Name: | | NON-HALOGENATED PESTICIDES | | | |
| Waste Class: | | 232 I | | | |
| Waste Class Name: | | POLYMERIC RESINS | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 148 L | | | |
| Waste Class Name: | | INORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 113 C | | | |
| Waste Class Name: | | ACID WASTE - OTHER METALS | | | |
| Waste Class: | | 242 A | | | |
| Waste Class Name: | | HALOGENATED PESTICIDES | | | |
| Waste Class: | | 121 C | | | |
| Waste Class Name: | | ALKALINE WASTES - HEAVY METALS | | | |
| Waste Class: | | 122 C | | | |
| Waste Class Name: | | ALKALINE WASTES - OTHER METALS | | | |
| Waste Class: | | 263 L | | | |
| Waste Class Name: | | ORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 331 I | | | |
| Waste Class Name: | | WASTE COMPRESSED GASES | | | |
| Waste Class: | | 261 L | | | |
| Waste Class Name: | | PHARMACEUTICALS | | | |
| Waste Class: | | 148 I | | | |
| Waste Class Name: | | INORGANIC LABORATORY CHEMICALS | | | |

[3](#)

1 of 2

WNW/57.7

330.0 / 0.00

Petro Canada Products
4 Sault Rd
Manitouwadge ON P0T 2C0

SCT

Established:
Plant Size (ft²):

01-AUG-65

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---------|-------------------|----------------------------|------------------|------|----|
|---------|-------------------|----------------------------|------------------|------|----|

Employment:

--Details--

Description: Petroleum Product Wholesaler-Distributors
SIC/NAICS Code: 412110

| | | | | | |
|----------|--------|----------|--------------|---|-----|
| <u>3</u> | 2 of 2 | WNW/57.7 | 330.0 / 0.00 | Hollyfrontier Corporation 4 Sault Road Manitouwadge ON P0T2C0 | GEN |
|----------|--------|----------|--------------|---|-----|

Generator No: ON5471578
SIC Code:
SIC Description:
Approval Years: As of Oct 2022
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

| | | | | | |
|----------|--------|----------|--------------|---|-----|
| <u>4</u> | 1 of 1 | ENE/67.7 | 330.0 / 0.00 | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE 13 SAULT ROAD P/W YARD MANITOUWADGE ON | GEN |
|----------|--------|----------|--------------|---|-----|

Generator No: ON2974109
SIC Code:
SIC Description:
Approval Years: 03,04,05,06
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Class: 213

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------------|-------------------|------------------------------|------------------|------|----|
| Waste Class Name: | | PETROLEUM DISTILLATES | | | |
| Waste Class: | | 242 | | | |
| Waste Class Name: | | HALOGENATED PESTICIDES | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 263 | | | |
| Waste Class Name: | | ORGANIC LABORATORY CHEMICALS | | | |
| Waste Class: | | 331 | | | |
| Waste Class Name: | | WASTE COMPRESSED GASES | | | |

5 1 of 1 WNW/110.6 330.0 / 0.00 UNKNOWN
BEHIND 18 PIC ROAD,
MANITOUWADGE TWP. ON SPL

Ref No: 18777 **Municipality No:** 89614
Year: **Nature of Damage:**
Incident Dt: 5/10/1989 **Discharger Report:**
Dt MOE Arvl on Scn: **Material Group:**
MOE Reported Dt: 5/10/1989 **Impact to Health:**
Dt Document Closed: **Agency Involved:**
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Site Region:
Site Municipality: MANITOUWADGE TWP.
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Incident Cause: UNKNOWN
Incident Preceding Spill:
Environment Impact:
Health Env Consequence:
Nature of Impact:
Contaminant Qty:
Contaminant Qty 1:
Contaminant Unit:
Client Type:
Source Type:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: WATER
Incident Reason: UNKNOWN
Incident Summary: PETROLEUM IN CONFINED DITCH
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Call Report Locatn Geodata:
Time Reported:

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---------------------------------|-------------------|----------------------------|------------------|---|-----|
| System Facility Address: | | | | | |
| Client Name: | | | | | |
| <u>6</u> | 1 of 5 | ENE/143.6 | 330.0 / 0.00 | HECTOR'S TRUCKING & B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON POT 2C0 | GEN |
| Generator No: | | ON0331000 | | | |
| SIC Code: | | 4215 | | | |
| SIC Description: | | EQUIP. RENTAL W. OP. | | | |
| Approval Years: | | 86,87,88,89,90,92,93,97 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| Detail(s) | | | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| <u>6</u> | 2 of 5 | ENE/143.6 | 330.0 / 0.00 | HECTOR'S TRUCKING & 20-024 B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON POT 2C0 | GEN |
| Generator No: | | ON0331000 | | | |
| SIC Code: | | 4215 | | | |
| SIC Description: | | EQUIP. RENTAL W. OP. | | | |
| Approval Years: | | 94,95,96 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| Detail(s) | | | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| <u>6</u> | 3 of 5 | ENE/143.6 | 330.0 / 0.00 | HECTOR'S TRUCKING & B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON | GEN |
| Generator No: | | ON0331000 | | | |
| SIC Code: | | 4215 | | | |
| SIC Description: | | EQUIP. RENTAL W. OP. | | | |
| Approval Years: | | 98,99,00,01,03 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|----------------------------|------------------|---|-----|
| Phone No Admin: Contaminated Facility: MHSW Facility: | | | | | |
| Detail(s) | | | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| <u>6</u> | 4 of 5 | ENE/143.6 | 330.0 / 0.00 | HECTOR'S TRUCKING & B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON | GEN |
| Generator No: | | ON0331000 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | 02 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>6</u> | 5 of 5 | ENE/143.6 | 330.0 / 0.00 | HECTOR'S TRUCKING & B-HOE/LOADER SERVICE 22 SAULT ROAD MANITOUWADGE ON | GEN |
| Generator No: | | ON0331000 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | 04 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>7</u> | 1 of 30 | W/158.4 | 330.2 / 0.23 | ESSO PETROLEUM CANADA MANITOUWADGE BULK STATION 2 SAULT ROAD MANITOUWADGE TWP. ON | SPL |
| Ref No: | | 11625 | | Municipality No: 89614 | |
| Year: | | | | Nature of Damage: | |
| Incident Dt: | | 11/14/1988 | | Discharger Report: | |
| Dt MOE Arvl on Scn: | | | | Material Group: | |
| MOE Reported Dt: | | 11/14/1988 | | Impact to Health: | |
| Dt Document Closed: | | | | Agency Involved: | |
| Site No: | | | | | |
| MOE Response: | | | | | |
| Site County/District: | | | | | |
| Site Geo Ref Meth: | | | | | |
| Site District Office: | | | | | |
| Nearest Watercourse: | | | | | |
| Site Name: | | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|----------------------------|------------------|------|----|
| Site Address: Site Region: Site Municipality: MANITOUWADGE TWP. Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Incident Cause: CONTAINER OVERFLOW Incident Preceding Spill: Environment Impact: NOT ANTICIPATED Health Env Consequence: Nature of Impact: Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Client Type: Source Type: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: LAND Incident Reason: NEGLIGENCE (APPARENT) Incident Summary: MANITOUWADGE ESSO - 150 L DIESEL FUEL TO GROUND. Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address: Client Name: | | | | | |

| | | | | | |
|-------------------|---------|---------|--------------|---|-----|
| 7 | 2 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED LINDA BOWES 2 SAULT RD MANITOUWADGE ON | PRT |
|-------------------|---------|---------|--------------|---|-----|

Location ID: 8387
Type: retail
Expiry Date: 1996-04-30
Capacity (L): 385000
Licence #: 0016533248

| | | | | | |
|-------------------|---------|---------|--------------|--|-----|
| 7 | 3 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil Inc. 2 Sault Road Manitouwadge Ontario P0P 1N0 TOWNSHIP OF MANITOUWADGE ON | EBR |
|-------------------|---------|---------|--------------|--|-----|

EBR Registry No: IT9E0031
Ministry Ref No: 99-88b
Notice Type: Instrument Decision
Notice Stage:
Notice Date: August 20, 1999
Proposal Date: July 12, 1999
Year: 1999
Instrument Type:
Off Instrument Name:
Posted By:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|--|------------------|---|-----|
| Company Name: Imperial Oil Inc. Site Address: Location Other: Proponent Name: Proponent Address: 1961 Merivale Road, Nepean Ontario, K2G 5T7 Comment Period: URL: Summary: | | | | | |
| Site Location Details: | | | | | |
| 2 Sault Road Manitouwadge Ontario POP 1N0 TOWNSHIP OF MANITOUWADGE | | | | | |
| 7 | 4 of 30 | W/158.4 | 330.2 / 0.23 | 2 Sault Road Manitouwadge ON | EHS |
| Order No: 20021024007 Status: C Report Type: Complete Report Report Date: 10/30/02 Date Received: 10/24/02 Previous Site Name: Lot/Building Size: Additional Info Ordered: Title Search | | Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): 0.25 X: -85.821734 Y: 49.119755 | | | |
| 7 | 5 of 30 | W/158.4 | 330.2 / 0.23 | ESSO PETROLEUM CANADA 2, SAULT ROAD, MANITOUWADGE C/O 1, DUNCAN MILL ROAD DON MILLS ON M3B 1Z2 | GEN |
| Generator No: ON0552349 SIC Code: 5111 SIC Description: PETROLEUM PROD., WH. Approval Years: 89 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: 251 | | | | | |
| Waste Class Name: OIL SKIMMINGS & SLUDGES | | | | | |
| Waste Class: 146 | | | | | |
| Waste Class Name: OTHER SPECIFIED INORGANICS | | | | | |
| Waste Class: 221 | | | | | |
| Waste Class Name: LIGHT FUELS | | | | | |
| Waste Class: 252 | | | | | |
| Waste Class Name: WASTE OILS & LUBRICANTS | | | | | |
| 7 | 6 of 30 | W/158.4 | 330.2 / 0.23 | ESSO PETROLEUM CANADA 2 SAULT ROAD | GEN |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---------|-------------------|----------------------------|------------------|------|----|
|---------|-------------------|----------------------------|------------------|------|----|

MANITOUWADGE ON POT 2C0

Generator No: ON0552349
SIC Code: 5111
SIC Description: PETROLEUM PROD., WH.
Approval Years: 92,93,97
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Class: 221
Waste Class Name: LIGHT FUELS

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

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

| | | | | | |
|----------|---------|---------|--------------|--|-----|
| <u>7</u> | 7 of 30 | W/158.4 | 330.2 / 0.23 | ESSO PETROLEUM CANADA 14-624 2, SAULT ROAD, MANITOUWAGE C/O 1, DUNCAN MILL ROAD DON MILLS ON M3B 1Z2 | GEN |
|----------|---------|---------|--------------|--|-----|

Generator No: ON0552349
SIC Code: 5111
SIC Description: PETROLEUM PROD., WH.
Approval Years: 94,95,96
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

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

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

Waste Class: 221
Waste Class Name: LIGHT FUELS

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|----------|-------------------|----------------------------|------------------|---|-----|
| <u>7</u> | 8 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | GEN |

Generator No: ON0552349
SIC Code: 5111
SIC Description: PETROLEUM PROD., WH.
Approval Years: 98,99,00,01
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 146
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Class: 221
Waste Class Name: LIGHT FUELS

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

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

| | | | | | |
|----------|---------|---------|--------------|---|-----|
| <u>7</u> | 9 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL 2 SAULT ROAD MANITOUWADGE ON P0T 2C0 | GEN |
|----------|---------|---------|--------------|---|-----|

Generator No: ON0552349
SIC Code:
SIC Description:
Approval Years: 02,03,04
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

| | | | | | |
|----------|----------|---------|--------------|---|------|
| <u>7</u> | 10 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON P0T 2C0 | DTNK |
|----------|----------|---------|--------------|---|------|

**Delisted Expired Fuel Safety
Facilities**

Instance No: 9502508 **Expired Date:** 1/24/2003

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|-------------------------|---------------|---|----|
| Status: EXPIRED Instance ID: Instance Type: FS Facility Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: Original Source: EXP Record Date: Up to May 2013 | | | | Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source: | |

| | | | | | |
|-------------------|----------|---------|--------------|---|------|
| 7 | 11 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | DTNK |
|-------------------|----------|---------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | |
|--|---|
| Instance No: 11312992 Status: EXPIRED Instance ID: 77847 Instance Type: FS Piping Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: FS Piping | Expired Date: Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source: |
|--|---|

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------|-------------------|-------------------------|---------------|------|----|
| Original Source: | | EXP | | | |
| Record Date: | | Up to Mar 2012 | | | |

| | | | | | |
|-------------------|----------|---------|--------------|---|------|
| 7 | 12 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | DTNK |
|-------------------|----------|---------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|-------------------------------------|----------------|-----------------------------|--|
| Instance No: | 11313011 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 77921 | Facility Location: | |
| Instance Type: | FS Piping | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |
| Creation Date: | | Tank Underground: | |
| Next Periodic Str DT: | | Source: | |
| TSSA Base Sched Cycle 2: | | | |
| TSSAMax Hazard Rank 1: | | | |
| TSSA Risk Based Periodic Yn: | | | |
| TSSA Volume of Directives: | | | |
| TSSA Periodic Exempt: | | | |
| TSSA Statutory Interval: | | | |
| TSSA Recd Insp Interva: | | | |
| TSSA Recd Tolerance: | | | |
| TSSA Program Area: | | | |
| TSSA Program Area 2: | | | |
| Description: | FS Piping | | |
| Original Source: | EXP | | |
| Record Date: | Up to Mar 2012 | | |

| | | | | | |
|-------------------|----------|---------|--------------|---|------|
| 7 | 13 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | DTNK |
|-------------------|----------|---------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|------------------------------|-----------|-----------------------------|--|
| Instance No: | 11312971 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 78376 | Facility Location: | |
| Instance Type: | FS Piping | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|----------------------------|------------------|--|----|
| Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: | | | | Tank Underground: Source: | |
| | | Description: | FS Piping | | |
| | | Original Source: | EXP | | |
| | | Record Date: | Up to Mar 2012 | | |

| | | | | | |
|-------------------|----------|---------|--------------|---|-----|
| 7 | 14 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON | GEN |
|-------------------|----------|---------|--------------|---|-----|

Generator No: ON7781289
SIC Code: 447190
SIC Description: Other Gasoline Stations
Approval Years: 2009
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 221
Waste Class Name: LIGHT FUELS

| | | | | | |
|-------------------|----------|---------|--------------|---|-----|
| 7 | 15 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON | GEN |
|-------------------|----------|---------|--------------|---|-----|

Generator No: ON7781289
SIC Code: 447190
SIC Description: Other Gasoline Stations
Approval Years: 2010
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 221
Waste Class Name: LIGHT FUELS

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

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|-------------------|----------------------------|------------------|---|-----|
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| <u>7</u> | 16 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON | GEN |
| Generator No: | | ON7781289 | | | |
| SIC Code: | | 447190 | | | |
| SIC Description: | | Other Gasoline Stations | | | |
| Approval Years: | | 2011 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 221 | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| <u>7</u> | 17 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON | GEN |
| Generator No: | | ON7781289 | | | |
| SIC Code: | | 447190 | | | |
| SIC Description: | | Other Gasoline Stations | | | |
| Approval Years: | | 2012 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 221 | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| <u>7</u> | 18 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON | GEN |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|--|------------------|---|-----|
| Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | | ON7781289 447190 2013 | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 221 | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| 7 | 19 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON P0T 2C0 | GEN |
| Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | | ON7781289 447190 447190 2015 Canada Nicole Bradley CO_ADMIN 519-652-0099 Ext.4301 No No | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 221 | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| 7 | 20 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON P0T 2C0 | GEN |
| Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: | | ON7781289 447190 447190 2016 Canada | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|-------------------|----------------------------|------------------|---|-----|
| Status: | | | | | |
| Co Admin: | | Nicole Bradley | | | |
| Choice of Contact: | | CO_ADMIN | | | |
| Phone No Admin: | | 519-652-0099 Ext.4301 | | | |
| Contaminated Facility: | | No | | | |
| MHSW Facility: | | No | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 221 | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| <u>7</u> | 21 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil 2 Sault Road Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON7781289 | | | |
| SIC Code: | | 447190 | | | |
| SIC Description: | | 447190 | | | |
| Approval Years: | | 2014 | | | |
| PO Box No: | | | | | |
| Country: | | Canada | | | |
| Status: | | | | | |
| Co Admin: | | Leah Dolinski | | | |
| Choice of Contact: | | CO_ADMIN | | | |
| Phone No Admin: | | 905-569-4111 Ext. | | | |
| Contaminated Facility: | | No | | | |
| MHSW Facility: | | No | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 251 | | | |
| Waste Class Name: | | OIL SKIMMINGS & SLUDGES | | | |
| Waste Class: | | 221 | | | |
| Waste Class Name: | | LIGHT FUELS | | | |
| <u>7</u> | 22 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil Limited 2 Sault Road Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON3923693 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | As of Jul 2020 | | | |
| PO Box No: | | | | | |
| Country: | | Canada | | | |
| Status: | | Registered | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|-------------------|--|------------------|---|---------------------|
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 221 L | | | |
| Waste Class Name: | | Light fuels | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| Waste Class: | | 221 I | | | |
| Waste Class Name: | | Light fuels | | | |
| Waste Class: | | 251 L | | | |
| Waste Class Name: | | Waste oils/sludges (petroleum based) | | | |
| 7 | 23 of 30 | W/158.4 | 330.2 / 0.23 | Imperial Oil Limited 2 Sault Road Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON3923693 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | As of Nov 2021 | | | |
| PO Box No: | | | | | |
| Country: | | Canada | | | |
| Status: | | Registered | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| Waste Class: | | 221 I | | | |
| Waste Class Name: | | Light fuels | | | |
| Waste Class: | | 251 L | | | |
| Waste Class Name: | | Waste oils/sludges (petroleum based) | | | |
| Waste Class: | | 221 L | | | |
| Waste Class Name: | | Light fuels | | | |
| 7 | 24 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | EXP |
| Inventory No: | 11312933 | | | Tank Material: | Steel |
| Inventory Status: | EXPIRED | | | Corrosion Protect: | Coating |
| Installation Year: | NULL | | | Overfill Protection: | |
| Capacity: | 55000 | | | Inventory Context: | FS Liquid Fuel Tank |
| Capacity Unit: | | | | Inventory Item: | FS LIQUID FUEL TANK |
| Tank Type: | | | | | |
| Manufacturer: | | | | | |
| Model: | | | | | |
| Description: | | UNDERGROUND TANK-UNDERGRND FUEL STORAGE TANK REMOVAL- LETTER RECVD | | | |
| Previous Fuel Type: | | Gasoline | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|----------------------------|--|-------------------------|---------------|---|---------------------|
| <u>7</u> | 25 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | EXP |
| Inventory No: | 11312877 | | | Tank Material: | Steel |
| Inventory Status: | EXPIRED | | | Corrosion Protect: | Coating |
| Installation Year: | NULL | | | Overfill Protection: | |
| Capacity: | 55000 | | | Inventory Context: | FS Liquid Fuel Tank |
| Capacity Unit: | | | | Inventory Item: | FS LIQUID FUEL TANK |
| Tank Type: | | | | | |
| Manufacturer: | | | | | |
| Model: | | | | | |
| Description: | UNDERGROUND TANK-UNDERGRND FUEL STORAGE TANK REMOVAL- LETTER RECVD | | | | |
| Previous Fuel Type: | Gasoline | | | | |
| <u>7</u> | 26 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | EXP |
| Inventory No: | 11312913 | | | Tank Material: | Steel |
| Inventory Status: | EXPIRED | | | Corrosion Protect: | Coating |
| Installation Year: | NULL | | | Overfill Protection: | |
| Capacity: | 55000 | | | Inventory Context: | FS Liquid Fuel Tank |
| Capacity Unit: | | | | Inventory Item: | FS LIQUID FUEL TANK |
| Tank Type: | | | | | |
| Manufacturer: | | | | | |
| Model: | | | | | |
| Description: | UNDERGROUND TANK-UNDERGRND FUEL STORAGE TANK REMOVAL- LETTER RECVD | | | | |
| Previous Fuel Type: | Diesel | | | | |
| <u>7</u> | 27 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | EXP |
| Inventory No: | 11312854 | | | Tank Material: | Steel |
| Inventory Status: | EXPIRED | | | Corrosion Protect: | Coating |
| Installation Year: | NULL | | | Overfill Protection: | |
| Capacity: | 55000 | | | Inventory Context: | FS Liquid Fuel Tank |
| Capacity Unit: | | | | Inventory Item: | FS LIQUID FUEL TANK |
| Tank Type: | | | | | |
| Manufacturer: | | | | | |
| Model: | | | | | |
| Description: | UNDERGROUND TANK-UNDERGRND FUEL STORAGE TANK REMOVAL- LETTER RECVD | | | | |
| Previous Fuel Type: | Diesel | | | | |
| <u>7</u> | 28 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | EXP |
| Inventory No: | 11312896 | | | Tank Material: | Steel |
| Inventory Status: | EXPIRED | | | Corrosion Protect: | Coating |
| Installation Year: | NULL | | | Overfill Protection: | |
| Capacity: | 55000 | | | Inventory Context: | FS Liquid Fuel Tank |
| Capacity Unit: | | | | Inventory Item: | FS LIQUID FUEL TANK |
| Tank Type: | | | | | |
| Manufacturer: | | | | | |
| Model: | | | | | |
| Description: | UNDERGROUND TANK-UNDERGRND FUEL STORAGE TANK REMOVAL- LETTER RECVD | | | | |
| Previous Fuel Type: | Fuel Oil | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|--|-------------------------|---------------|---|---------------------|
| <u>7</u> | 29 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | EXP |
| Inventory No: | 10838517 | | | Tank Material: | Steel |
| Inventory Status: | EXPIRED | | | Corrosion Protect: | Coating |
| Installation Year: | NULL | | | Overfill Protection: | |
| Capacity: | 55000 | | | Inventory Context: | FS Liquid Fuel Tank |
| Capacity Unit: | | | | Inventory Item: | FS LIQUID FUEL TANK |
| Tank Type: | | | | | |
| Manufacturer: | | | | | |
| Model: | | | | | |
| Description: | UNDERGROUND TANK-UNDERGRND FUEL STORAGE TANK REMOVAL- LETTER RECVD | | | | |
| Previous Fuel Type: | Fuel Oil | | | | |
| <u>7</u> | 30 of 30 | W/158.4 | 330.2 / 0.23 | IMPERIAL OIL LIMITED C/O AUDREY STURGE 2 SAULT RD MANITOUWADGE ON | EXP |
| Inventory No: | 11312952 | | | Tank Material: | Steel |
| Inventory Status: | EXPIRED | | | Corrosion Protect: | Coating |
| Installation Year: | NULL | | | Overfill Protection: | |
| Capacity: | 55000 | | | Inventory Context: | FS Liquid Fuel Tank |
| Capacity Unit: | | | | Inventory Item: | FS LIQUID FUEL TANK |
| Tank Type: | | | | | |
| Manufacturer: | | | | | |
| Model: | | | | | |
| Description: | UNDERGROUND TANK-UNDERGRND FUEL STORAGE TANK REMOVAL- LETTER RECVD | | | | |
| Previous Fuel Type: | Diesel | | | | |
| <u>8</u> | 1 of 7 | NNW/164.9 | 330.0 / 0.00 | Paul Dallaire Welding Ltd. 10 Pic Rd Manitouwadge ON P0T 2C0 | SCT |
| Established: | 01-AUG-83 | | | | |
| Plant Size (ft²): | | | | | |
| Employment: | | | | | |
| --Details-- | | | | | |
| Description: | All Other Miscellaneous Fabricated Metal Product Manufacturing | | | | |
| SIC/NAICS Code: | 332999 | | | | |
| Description: | Machine Shops | | | | |
| SIC/NAICS Code: | 332710 | | | | |
| Description: | Other Plate Work and Fabricated Structural Product Manufacturing | | | | |
| SIC/NAICS Code: | 332319 | | | | |
| <u>8</u> | 2 of 7 | NNW/164.9 | 330.0 / 0.00 | SUPERIOR PROPANE INC 10 PIC RD PO BOX 608 MANITOUWADGE ON | DTNK |
| <u>Delisted Expired Fuel Safety Facilities</u> | | | | | |
| Instance No: | 10228590 | | | Expired Date: | |
| Status: | EXPIRED | | | Max Hazard Rank: | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|------------------------------|-------------------|---|---------------|----------------------|----|
| Instance ID: | 14112 | | | Facility Location: | |
| Instance Type: | FS Facility | | | Facility Type: | |
| Instance Creation Dt: | | | | Fuel Type 2: | |
| Instance Install Dt: | | | | Fuel Type 3: | |
| Item Description: | | | | Panam Related: | |
| Manufacturer: | | | | Panam Venue Nm: | |
| Model: | | | | External Identifier: | |
| Serial No: | | | | Item: | |
| ULC Standard: | | | | Piping Steel: | |
| Quantity: | | | | Piping Galvanized: | |
| Unit of Measure: | | | | Tank Single Wall St: | |
| Overfill Prot Type: | | | | Piping Underground: | |
| Creation Date: | | | | Tank Underground: | |
| Next Periodic Str DT: | | | | Source: | |
| TSSA Base Sched Cycle 2: | | | | | |
| TSSAMax Hazard Rank 1: | | | | | |
| TSSA Risk Based Periodic Yn: | | | | | |
| TSSA Volume of Directives: | | | | | |
| TSSA Periodic Exempt: | | | | | |
| TSSA Statutory Interval: | | | | | |
| TSSA Recd Insp Interva: | | | | | |
| TSSA Recd Tolerance: | | | | | |
| TSSA Program Area: | | | | | |
| TSSA Program Area 2: | | | | | |
| Description: | | Fuels Safety Propane Filling Plant > 5000 USW | | | |
| Original Source: | | EXP | | | |
| Record Date: | | Up to Mar 2012 | | | |

| | | | | | |
|-------------------|--------|-----------|--------------|--|------|
| 8 | 3 of 7 | NNW/164.9 | 330.0 / 0.00 | SUPERIOR GENERAL PARTNER INC O/A SUPERIOR PROPANE ** 10 PIC RD PO BOX 608 MANITOUWADGE ON | DTNK |
|-------------------|--------|-----------|--------------|--|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|------------------------------|---------------------------|----------------------|--|
| Instance No: | 10478731 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 23533 | Facility Location: | |
| Instance Type: | FS Highway Tank - Propane | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |
| Creation Date: | | Tank Underground: | |
| Next Periodic Str DT: | | Source: | |
| TSSA Base Sched Cycle 2: | | | |
| TSSAMax Hazard Rank 1: | | | |
| TSSA Risk Based Periodic Yn: | | | |
| TSSA Volume of Directives: | | | |
| TSSA Periodic Exempt: | | | |
| TSSA Statutory Interval: | | | |
| TSSA Recd Insp Interva: | | | |
| TSSA Recd Tolerance: | | | |
| TSSA Program Area: | | | |
| TSSA Program Area 2: | | | |
| Description: | FS Highway Tank - Propane | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------|-------------------|-------------------------|---------------|------|----|
| Original Source: | | EXP | | | |
| Record Date: | | Up to Mar 2012 | | | |

| | | | | | |
|-------------------|--------|-----------|--------------|---|------|
| 8 | 4 of 7 | NNW/164.9 | 330.0 / 0.00 | SUPERIOR PROPANE INC 10 PIC RD PO BOX 608 MANITOUWADGE ON | DTNK |
|-------------------|--------|-----------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|-------------------------------------|------------------------------------|-----------------------------|--|
| Instance No: | 10228555 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 14290 | Facility Location: | |
| Instance Type: | FS Facility | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |
| Creation Date: | | Tank Underground: | |
| Next Periodic Str DT: | | Source: | |
| TSSA Base Sched Cycle 2: | | | |
| TSSAMax Hazard Rank 1: | | | |
| TSSA Risk Based Periodic Yn: | | | |
| TSSA Volume of Directives: | | | |
| TSSA Periodic Exempt: | | | |
| TSSA Statutory Interval: | | | |
| TSSA Recd Insp Interva: | | | |
| TSSA Recd Tolerance: | | | |
| TSSA Program Area: | | | |
| TSSA Program Area 2: | | | |
| Description: | FS Propane Refill Cntr - Cylr Fill | | |
| Original Source: | EXP | | |
| Record Date: | Up to Mar 2012 | | |

| | | | | | |
|-------------------|--------|-----------|--------------|---|------|
| 8 | 5 of 7 | NNW/164.9 | 330.0 / 0.00 | SUPERIOR PROPANE INC 10 PIC RD PO BOX 608 MANITOUWADGE ON | DTNK |
|-------------------|--------|-----------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|------------------------------|-----------------|-----------------------------|--|
| Instance No: | 11552423 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 89780 | Facility Location: | |
| Instance Type: | FS Propane Tank | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|----------------------------|------------------|--|----|
| Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: | | | | Tank Underground: Source: | |
| | | FS Propane Tank | | | |
| | | EXP | | | |
| | | Up to Mar 2012 | | | |

| | | | | | |
|-------------------|--------|-----------|--------------|---|------|
| 8 | 6 of 7 | NNW/164.9 | 330.0 / 0.00 | SUPERIOR PROPANE INC 10 PIC RD PO BOX 608 MANITOUWADGE ON | DTNK |
|-------------------|--------|-----------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | |
|---|---|
| Instance No: 11552403 Status: EXPIRED Instance ID: 90178 Instance Type: FS Propane Tank Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: | Expired Date: Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source: |
| Description: FS Propane Tank Original Source: EXP Record Date: Up to Mar 2012 | |

| | | | | | |
|-------------------|--------|-----------|--------------|---|------|
| 8 | 7 of 7 | NNW/164.9 | 330.0 / 0.00 | SUPERIOR PROPANE INC 10 PIC RD PO BOX 608 MANITOUWADGE ON | DTNK |
|-------------------|--------|-----------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | |
|------------------------------|----------------------|
| Instance No: 11552447 | Expired Date: |
|------------------------------|----------------------|

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|--|------------------|---|----|
| Status: EXPIRED Instance ID: 90082 Instance Type: FS Propane Tank Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: | | Description: FS Propane Tank Original Source: EXP Record Date: Up to Mar 2012 | | Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source: | |

[9](#) 1 of 1 NE/184.8 330.0 / 0.00 **Manroc Development Inc.**
7 Black Rd
Manitouwadge ON P0T 2C0 **SCT**

Established:
Plant Size (ft²):
Employment:

--Details--

Description: Other Support Activities for Mining
SIC/NAICS Code: 213119

[10](#) 1 of 5 W/190.9 330.3 / 0.31 **MANWOOD HOME & BUILDING SUPPLIES LTD**
2 STATION ROAD
MANITOUWADGE ON P0T2C0 **PES**

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Limited Vendor
Licence Type Code: 23
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|--|------------------|--|-----|
| PDF URL: | | | | | |
| 10 | 2 of 5 | W/190.9 | 330.3 / 0.31 | MANWOOD HOME & BUILDING SUPPLIES LTD 2 STATION RD MANITOUWADGE ON P0T2C0 | PES |
| Detail Licence No: Licence No: Status: Approval Date: Report Source: Licence Type: Vendor Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF URL: | | Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name: | | | |
| 10 | 3 of 5 | W/190.9 | 330.3 / 0.31 | MANWOOD HOME & BUILDING SUPPLIES LTD 2 STATION RD MANITOUWADGE ON P0T2C0 | PES |
| Detail Licence No: Licence No: 11470 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Limited Vendor Licence Type Code: 23 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF URL: | | Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: 807 Oper Phone No: 8263233 Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name: | | | |
| 10 | 4 of 5 | W/190.9 | 330.3 / 0.31 | MANWOOD HOME & BUILDING SUPPLIES LTD. 2 Station RD MANITOUWADGE ON P0T 2C0 | PES |
| Detail Licence No: Licence No: L-232-4050713389 Status: Active Approval Date: 2019-04-02 Report Source: PEST-Limited Vendor Licence Type: Limited Vendor Licence Type Code: Licence Class: | | Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------|---|----------------------------|------------------|---------------------------|-------------|
| Licence Control: | | | | Oper Concession: | |
| Latitude: | 49.12027778 | | | Operator Region: | |
| Longitude: | -85.82194444 | | | Operator District: | |
| Lot: | | | | Operator County: | |
| Concession: | | | | Op Municipality: | |
| Region: | | | | Post Office Box: | |
| District: | | | | MOE District: | Thunder Bay |
| County: | | | | SWP Area Name: | |
| Trade Name: | | | | | |
| PDF URL: | http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2141859 | | | | |

| | | | | | |
|---------------------------|---|---------|--------------|---|-------------|
| 10 | 5 of 5 | W/190.9 | 330.3 / 0.31 | MANWOOD HOME & BUILDING SUPPLIES LTD. 2 Station RD MANITOUWADGE ON P0T 2C0 | PES |
| Detail Licence No: | | | | Operator Box: | |
| Licence No: | L-232-4050713389 | | | Operator Class: | |
| Status: | Active | | | Operator No: | |
| Approval Date: | January 4, 2024 | | | Operator Type: | |
| Report Source: | PEST-Limited Vendor | | | Oper Area Code: | |
| Licence Type: | Limited Vendor | | | Oper Phone No: | |
| Licence Type Code: | | | | Operator Ext: | |
| Licence Class: | | | | Operator Lot: | |
| Licence Control: | | | | Oper Concession: | |
| Latitude: | 49.12027778 | | | Operator Region: | |
| Longitude: | -85.82194444 | | | Operator District: | |
| Lot: | | | | Operator County: | |
| Concession: | | | | Op Municipality: | |
| Region: | | | | Post Office Box: | |
| District: | | | | MOE District: | Thunder Bay |
| County: | | | | SWP Area Name: | |
| Trade Name: | | | | | |
| PDF URL: | http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=3252649 | | | | |

| | | | | | |
|--------------------------|--|-----------|--------------|---|------------|
| 11 | 1 of 2 | NNE/191.1 | 330.0 / 0.00 | Sling-Choker Manufacturing 34 Black Rd Manitouwadge ON P0T 2C0 | SCT |
| Established: | 01-JUL-85 | | | | |
| Plant Size (ft²): | 2400 | | | | |
| Employment: | | | | | |
| --Details-- | | | | | |
| Description: | Construction Machinery Manufacturing | | | | |
| SIC/NAICS Code: | 333120 | | | | |
| Description: | Cutlery and Hand Tool Manufacturing | | | | |
| SIC/NAICS Code: | 332210 | | | | |
| Description: | Cutlery and Hand Tool Manufacturing | | | | |
| SIC/NAICS Code: | 332210 | | | | |
| Description: | All Other Textile Product Mills | | | | |
| SIC/NAICS Code: | 314990 | | | | |
| Description: | Mining and Oil and Gas Field Machinery Manufacturing | | | | |
| SIC/NAICS Code: | 333130 | | | | |

| | | | | | |
|--------------------|--------|-----------|--------------|--|------------|
| 11 | 2 of 2 | NNE/191.1 | 330.0 / 0.00 | Sling-Choker Manufacturing (Manitouwadge) | SCT |
|--------------------|--------|-----------|--------------|--|------------|

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------|-------------------|----------------------------|------------------|---|-----|
| | | | | Ltd. - Hemlo Division 34 Black Rd Manitouwadge ON | |
| | | | | Established: 1985 Plant Size (ft²): 2400 Employment: 2 | |
| 12 | 1 of 16 | NNE/208.6 | 329.9 / -0.08 | GRAHAM MINING LTD. 17-581 13 BLACK ROAD MANITOUWADGE ON POT 2C0 | GEN |
| | | | | Generator No: ON1484300 SIC Code: 0929 SIC Description: SERVICE -MINING Approval Years: 92,93,97,98 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | |
| | | | | <u>Detail(s)</u> | |
| | | | | Waste Class: 221 Waste Class Name: LIGHT FUELS | |
| | | | | Waste Class: 252 Waste Class Name: WASTE OILS & LUBRICANTS | |
| 12 | 2 of 16 | NNE/208.6 | 329.9 / -0.08 | GRAHAM MINING LTD. 17-581 13 BLACK ROAD C/O 7 BLACK ROAD MANITOUWADGE ON POT 2C0 | GEN |
| | | | | Generator No: ON1484300 SIC Code: 0929 SIC Description: SERVICE -MINING Approval Years: 94,95,96 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | |
| | | | | <u>Detail(s)</u> | |
| | | | | Waste Class: 221 Waste Class Name: LIGHT FUELS | |
| | | | | Waste Class: 252 Waste Class Name: WASTE OILS & LUBRICANTS | |
| 12 | 3 of 16 | NNE/208.6 | 329.9 / -0.08 | GRAHAM MINING LTD. 13 BLACK ROAD MANITOUWADGE ON | GEN |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|---|----------------------|--|------------|
| Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | | ON1484300 0929 SERVICE -MINING 99,00,01 | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: Waste Class Name: | | 221 LIGHT FUELS | | | |
| Waste Class: Waste Class Name: | | 252 WASTE OILS & LUBRICANTS | | | |
| 12 | 4 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON | GEN |
| Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | | ON8364389 418920 Mineral, Ore & Precious Metal Whl. 03,04,05,07,08 | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: Waste Class Name: | | 252 WASTE OILS & LUBRICANTS | | | |
| 12 | 5 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON | GEN |
| Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: | | ON8364389 213119 Other Support Activities for Mining 2009 | | | |
| <u>Detail(s)</u> | | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|-------------------|-------------------------------------|----------------------|--|------------|
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| 12 | 6 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | 213119 | | | |
| SIC Description: | | Other Support Activities for Mining | | | |
| Approval Years: | | 2010 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| 12 | 7 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | 213119 | | | |
| SIC Description: | | Other Support Activities for Mining | | | |
| Approval Years: | | 2011 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| 12 | 8 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | 213119 | | | |
| SIC Description: | | Other Support Activities for Mining | | | |
| Approval Years: | | 2012 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|-------------------------------------|-------------------------|--|------------|
| Contaminated Facility: MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| | | | 252 | | |
| | | | WASTE OILS & LUBRICANTS | | |
| 12 | 9 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | 213119 | | | |
| SIC Description: | | OTHER SUPPORT ACTIVITIES FOR MINING | | | |
| Approval Years: | | 2013 | | | |
| PO Box No: | | | | | |
| Country: | | | | | |
| Status: | | | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| | | | 252 | | |
| | | | WASTE OILS & LUBRICANTS | | |
| 12 | 10 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | 213119 | | | |
| SIC Description: | | OTHER SUPPORT ACTIVITIES FOR MINING | | | |
| Approval Years: | | 2016 | | | |
| PO Box No: | | | | | |
| Country: | | Canada | | | |
| Status: | | | | | |
| Co Admin: | | Ken J Slater | | | |
| Choice of Contact: | | CO_ADMIN | | | |
| Phone No Admin: | | 807-826-4564 Ext. | | | |
| Contaminated Facility: | | No | | | |
| MHSW Facility: | | No | | | |
| <u>Detail(s)</u> | | | | | |
| | | | 212 | | |
| | | | ALIPHATIC SOLVENTS | | |
| | | | 252 | | |
| | | | WASTE OILS & LUBRICANTS | | |
| 12 | 11 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | 213119 | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|-------------------|-------------------------------------|------------------|------|----|
| SIC Description: | | OTHER SUPPORT ACTIVITIES FOR MINING | | | |
| Approval Years: | | 2015 | | | |
| PO Box No: | | | | | |
| Country: | | Canada | | | |
| Status: | | | | | |
| Co Admin: | | Ken J Slater | | | |
| Choice of Contact: | | CO_ADMIN | | | |
| Phone No Admin: | | 807-826-4564 Ext. | | | |
| Contaminated Facility: | | No | | | |
| MHSW Facility: | | No | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 212 | | | |
| Waste Class Name: | | ALIPHATIC SOLVENTS | | | |

| | | | | | |
|--------------------|----------|------------------|----------------------|--|------------|
| 12 | 12 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON P0T 2C0 | GEN |
|--------------------|----------|------------------|----------------------|--|------------|

Generator No: ON8364389
SIC Code: 213119
SIC Description: OTHER SUPPORT ACTIVITIES FOR MINING
Approval Years: 2014
PO Box No:
Country: Canada
Status:
Co Admin: Ken J Slater
Choice of Contact: CO_ADMIN
Phone No Admin: 807-826-4564 Ext.
Contaminated Facility: No
MHSW Facility: No

Detail(s)

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

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

| | | | | | |
|--------------------|----------|------------------|----------------------|--|------------|
| 12 | 13 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON P0T 2C0 | GEN |
|--------------------|----------|------------------|----------------------|--|------------|

Generator No: ON8364389
SIC Code:
SIC Description:
Approval Years: As of Dec 2018
PO Box No: 728
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|-------------------|-------------------------------------|----------------------|--|------------|
| Waste Class: | | 212 L | | | |
| Waste Class Name: | | Aliphatic solvents and residues | | | |
| Waste Class: | | 252 I | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| 12 | 14 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | As of Jul 2020 | | | |
| PO Box No: | | 728 | | | |
| Country: | | Canada | | | |
| Status: | | Registered | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| Waste Class: | | 212 L | | | |
| Waste Class Name: | | Aliphatic solvents and residues | | | |
| Waste Class: | | 252 I | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| 12 | 15 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | As of Nov 2021 | | | |
| PO Box No: | | 728 | | | |
| Country: | | Canada | | | |
| Status: | | Registered | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 I | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | Waste crankcase oils and lubricants | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|-------------------|---------------------------------|----------------------|---|------------|
| Waste Class: | | 212 L | | | |
| Waste Class Name: | | Aliphatic solvents and residues | | | |
| 12 | 16 of 16 | NNE/208.6 | 329.9 / -0.08 | Manroc Developments Inc. 13 Black Rd. Manitouwadge ON P0T 2C0 | GEN |
| Generator No: | | ON8364389 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | As of Oct 2022 | | | |
| PO Box No: | | 728 | | | |
| Country: | | Canada | | | |
| Status: | | Registered | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |
| <u>Detail(s)</u> | | | | | |
| Waste Class: | | 252 L | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 252 I | | | |
| Waste Class Name: | | WASTE OILS & LUBRICANTS | | | |
| Waste Class: | | 212 L | | | |
| Waste Class Name: | | ALIPHATIC SOLVENTS | | | |
| 13 | 1 of 17 | NNE/250.0 | 330.8 / 0.76 | CORTOLEZZI BENNARDO FUEL AGENCY LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | PRT |
| Location ID: | | 8386 | | | |
| Type: | | retail | | | |
| Expiry Date: | | | | | |
| Capacity (L): | | 18000 | | | |
| Licence #: | | 0001048956 | | | |
| 13 | 2 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | PRT |
| Location ID: | | 8386 | | | |
| Type: | | retail | | | |
| Expiry Date: | | 1996-04-30 | | | |
| Capacity (L): | | 100000 | | | |
| Licence #: | | 0076361534 | | | |
| 13 | 3 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | PRT |
| Location ID: | | 8386 | | | |
| Type: | | retail | | | |
| Expiry Date: | | 1996-04-30 | | | |
| Capacity (L): | | 18000 | | | |
| Licence #: | | 0076361542 | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|----------------------------|------------------|--|------|
| 13 | 4 of 17 | NNE/250.0 | 330.8 / 0.76 | 3 BLACK RD. MANITOUWADGE ON | PRT |
| Location ID: Type: Expiry Date: Capacity (L): Licence #: | | 8380 retail | | | |
| 13 | 5 of 17 | NNE/250.0 | 330.8 / 0.76 | CORTOLEZZI BENNARDO FUEL AGENCY LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | DTNK |

Delisted Expired Fuel Safety Facilities

| | | | |
|-------------------------------------|---|-----------------------------|--|
| Instance No: | 10024968 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 10498 | Facility Location: | |
| Instance Type: | FS Facility | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |
| Creation Date: | | Tank Underground: | |
| Next Periodic Str DT: | | Source: | |
| TSSA Base Sched Cycle 2: | | | |
| TSSAMax Hazard Rank 1: | | | |
| TSSA Risk Based Periodic Yn: | | | |
| TSSA Volume of Directives: | | | |
| TSSA Periodic Exempt: | | | |
| TSSA Statutory Interval: | | | |
| TSSA Recd Insp Interva: | | | |
| TSSA Recd Tolerance: | | | |
| TSSA Program Area: | | | |
| TSSA Program Area 2: | | | |
| Description: | Fuels Safety Private Fuel Outlet - Self Serve | | |
| Original Source: | EXP | | |
| Record Date: | Up to Mar 2012 | | |

| | | | | | |
|--------------------|---------|-----------|--------------|---|------|
| 13 | 6 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON POT 2C0 | DTNK |
|--------------------|---------|-----------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|-----------------------|-------------|---------------------------|------------|
| Instance No: | 9474985 | Expired Date: | 12/16/1994 |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | | Facility Location: | |
| Instance Type: | FS Facility | Facility Type: | |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|----------------------------|------------------|--|----|
| Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: Original Source: Record Date: | | EXP Up to May 2013 | | Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source: | |

| | | | | | |
|--------------------|---------|-----------|--------------|--|------|
| 13 | 7 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON POT 2C0 | DTNK |
|--------------------|---------|-----------|--------------|--|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|---|--|---|-----------|
| Instance No: Status: Instance ID: Instance Type: Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: Original Source: Record Date: | 10025002 EXPIRED FS Facility | Expired Date: Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source: | 4/22/1992 |
|---|--|---|-----------|

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--------------------|-------------------|----------------------------|------------------|---|------|
| 13 | 8 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | DTNK |

Delisted Expired Fuel Safety Facilities

| | | | |
|-------------------------------------|----------------|-----------------------------|--|
| Instance No: | 11305930 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 77941 | Facility Location: | |
| Instance Type: | FS Piping | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |
| Creation Date: | | Tank Underground: | |
| Next Periodic Str DT: | | Source: | |
| TSSA Base Sched Cycle 2: | | | |
| TSSAMax Hazard Rank 1: | | | |
| TSSA Risk Based Periodic Yn: | | | |
| TSSA Volume of Directives: | | | |
| TSSA Periodic Exempt: | | | |
| TSSA Statutory Interval: | | | |
| TSSA Recd Insp Interva: | | | |
| TSSA Recd Tolerance: | | | |
| TSSA Program Area: | | | |
| TSSA Program Area 2: | | | |
| Description: | FS Piping | | |
| Original Source: | EXP | | |
| Record Date: | Up to Mar 2012 | | |

| | | | | | |
|--------------------|---------|-----------|--------------|---|------|
| 13 | 9 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | DTNK |
|--------------------|---------|-----------|--------------|---|------|

Delisted Expired Fuel Safety Facilities

| | | | |
|------------------------------|-----------|-----------------------------|--|
| Instance No: | 11527348 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | |
| Instance ID: | 88783 | Facility Location: | |
| Instance Type: | FS Piping | Facility Type: | |
| Instance Creation Dt: | | Fuel Type 2: | |
| Instance Install Dt: | | Fuel Type 3: | |
| Item Description: | | Panam Related: | |
| Manufacturer: | | Panam Venue Nm: | |
| Model: | | External Identifier: | |
| Serial No: | | Item: | |
| ULC Standard: | | Piping Steel: | |
| Quantity: | | Piping Galvanized: | |
| Unit of Measure: | | Tank Single Wall St: | |
| Overfill Prot Type: | | Piping Underground: | |
| Creation Date: | | Tank Underground: | |
| Next Periodic Str DT: | | Source: | |

| Map Key | Number of Records | Direction/Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|------------------------|---------------|------|----|
| TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: FS Piping Original Source: EXP Record Date: Up to Mar 2012 | | | | | |

| | | | | | |
|--------------------|----------|-----------|--------------|--|------|
| 13 | 10 of 17 | NNE/250.0 | 330.8 / 0.76 | CORTOLEZZI BENNARDO FUEL AGENCY LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | DTNK |
|--------------------|----------|-----------|--------------|--|------|

Delisted Expired Fuel Safety Facilities

| | |
|---|---|
| Instance No: 11187402 Status: EXPIRED Instance ID: 72420 Instance Type: FS Piping Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: FS Piping Original Source: EXP Record Date: Up to Mar 2012 | Expired Date: Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source: |
|---|---|

| | | | | | |
|--------------------|----------|-----------|--------------|--|------|
| 13 | 11 of 17 | NNE/250.0 | 330.8 / 0.76 | CORTOLEZZI BENNARDO FUEL AGENCY LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | DTNK |
|--------------------|----------|-----------|--------------|--|------|

Delisted Expired Fuel Safety Facilities

| | |
|---|--|
| Instance No: 11187358 Status: EXPIRED Instance ID: 72916 | Expired Date: Max Hazard Rank: Facility Location: |
|---|--|

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|---|-------------------|-------------------------|---------------|--|-----|
| <p>Instance Type: FS Piping Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: FS Piping Original Source: EXP Record Date: Up to Mar 2012</p> | | | | | |
| 13 | 12 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | EXP |
| <p>Inventory No: 10838509 Inventory Status: EXPIRED Installation Year: 1988 Capacity: 25000 Capacity Unit: Tank Type: Manufacturer: Model: Description: Previous Fuel Type: Diesel</p> | | | | | |
| 13 | 13 of 17 | NNE/250.0 | 330.8 / 0.76 | CORTOLEZZI BENNARDO FUEL AGENCY LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | EXP |
| <p>Inventory No: 11187379 Inventory Status: EXPIRED Installation Year: NULL Capacity: 9000 Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK Previous Fuel Type: Gasoline</p> | | | | | |
| 13 | 14 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | EXP |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|----------------------------|------------------|--|-----|
| Inventory No: 10838484 Inventory Status: EXPIRED Installation Year: 1988 Capacity: 25000 Capacity Unit: Tank Type: Manufacturer: Model: Description: Previous Fuel Type: Gasoline | | | | | |
| 13 | 15 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | EXP |
| Inventory No: 10838500 Inventory Status: EXPIRED Installation Year: 1988 Capacity: 25000 Capacity Unit: Tank Type: Manufacturer: Model: Description: Previous Fuel Type: Diesel | | | | | |
| 13 | 16 of 17 | NNE/250.0 | 330.8 / 0.76 | MANITOUWADGE FUELS LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | EXP |
| Inventory No: 10838492 Inventory Status: EXPIRED Installation Year: 1988 Capacity: 25000 Capacity Unit: Tank Type: Manufacturer: Model: Description: Previous Fuel Type: Diesel | | | | | |
| 13 | 17 of 17 | NNE/250.0 | 330.8 / 0.76 | CORTOLEZZI BENNARDO FUEL AGENCY LTD 3 BLACK RD HWY 614 MANITOUWADGE ON | EXP |
| Inventory No: 11187331 Inventory Status: EXPIRED Installation Year: NULL Capacity: 9000 Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK Previous Fuel Type: Gasoline | | | | | |

Unplottable Summary

Total: **20** Unplottable sites

| DB | Company Name/Site Name | Address | City | Postal |
|------|---|--|----------------------|---------|
| CA | MANITOUWADGE TOWNSHIP - PROPOSED ST. A | CARIBOU DR./SAULT RD./BLACK RD | MANITOUWADGE TWP. ON | |
| CA | Imperial Oil Limited | Mobile Facility | Thunder Bay ON | |
| CA | MANITOUWADGE TWP. - PROPOSED ST. A | CARIBOU DR./SAULT RD. | MANITOUWADGE TWP. ON | |
| CONV | IMPERIAL OIL LTD. | | ON | |
| EBR | Imperial Oil Limited | Mobile Facility Thunder Bay, District of Thunder Bay CITY OF THUNDER BAY | ON | |
| ECA | Imperial Oil Limited | Mobile Facility | Thunder Bay ON | T2P 0H6 |
| EXP | TWP OF MANITOUWADGE PUBLIC WORKS DEPT | SAULT RD LOT 8 | MANITOUWADGE ON | |
| GEN | MANITOUWADGE, TOWNSHIP OF 25-072 | PUBLIC WORKS DEPARTMENT SAULT ROAD | MANITOUWADGE ON | P0T 2C0 |
| GEN | CORPORATION OF THE TOWNSHIP OF MANITOUWADGE | PUBLIC WORKS DEPARTMENT SAULT ROAD | MANITOUWADGE ON | P0T 2C0 |
| GEN | MANITOUWADGE, TOWNSHIP OF | PUBLIC WORKS DEPARTMENT SAULT ROAD | MANITOUWADGE ON | P0T 2C0 |
| PES | MANWOOD BUILDING SUPPLIES LTD. | | MANITOUWADGE ON | P0T2C0 |
| PES | MANWOOD BUILDING SUPPLIES LTD. | | MANITOUWADGE ON | P0T 2C0 |
| PRT | TWP OF MANITOUWADGE PUBLIC WORKS DEPT | SAULT RD LOT 8 | MANITOUWADGE ON | |
| PRT | SUPERIOR PROPANE INC | W | THUNDER BAY ONT ON | |
| PRT | SUPERIOR PROPANE INC | | MANITOUWADGE ONT ON | |
| PRT | SUPERIOR PROPANE INC | | THUNDER BAY ONT ON | |

| | | | |
|-----|-------------------------|------------------------------|-------------------------|
| SPL | Hydro One Networks Inc. | Station Road | Manitouwadge ON |
| SPL | ESSO PETROLEUM CANADA | SERVICE STATION | THUNDER BAY CITY ON |
| SPL | ESSO PETROLEUM | MANITOUWADGE SERVICE STATION | MANITOUWADGE TWP. ON |
| WDS | IMPERIAL OIL LIMITED | | ON |

Unplottable Report

Site: MANITOUWADGE TOWNSHIP - PROPOSED ST. A
CARIBOU DR./SAULT RD./BLACK RD MANITOUWADGE TWP. ON

Database:
CA

Certificate #: 7-0794-92-
Application Year: 92
Issue Date: 8/25/1992
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Imperial Oil Limited
Mobile Facility Thunder Bay ON

Database:
CA

Certificate #: 0341-7G6RQE
Application Year: 2008
Issue Date: 7/14/2008
Approval Type: Air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: MANITOUWADGE TWP. - PROPOSED ST. A
CARIBOU DR./SAULT RD. MANITOUWADGE TWP. ON

Database:
CA

Certificate #: 3-0984-92-
Application Year: 92
Issue Date: 8/25/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: IMPERIAL OIL LTD.
ON

Database:
CONV

File No:

Location:

Crown Brief No: 96-0044-0023

Court Location:

Publication City:

Publication Title:

Act:

Act(s):

First Matter:

Second Matter:

Investigation 1:

Investigation 2:

Penalty Imposed:

Description:

USING OR OPERATING A SEWAGE WORKS WITHOUT THE REQUIRED APPROVAL HAVING BEEN GRANTED AND COMPLIED WITH.

Background:

URL:

Additional Details

Publication Date:

Count:

1

Act:

OWRA

Regulation:

Section:

53(5)

Act/Regulation/Section:

OWRA- -53(5)

Date of Offence:

Date of Conviction:

Date Charged:

10/29/98

Charge Disposition:

SUSPENDED SENTENCE

Fine:

\$10,000.00

Synopsis:

Site: *Imperial Oil Limited*

Mobile Facility Thunder Bay, District of Thunder Bay CITY OF THUNDER BAY ON

Database:

EBR

EBR Registry No:

010-1679

Ministry Ref No:

3159-76TNYE

Notice Type:

Instrument Decision

Notice Stage:

Notice Date:

July 21, 2008

Proposal Date:

September 19, 2007

Year:

2007

Instrument Type:

(EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)

Off Instrument Name:

Posted By:

Company Name:

Imperial Oil Limited

Site Address:

Location Other:

Proponent Name:

Proponent Address:

237 4th Avenue Southwest, Post Office Box Delivery 2480, Postal Station Postal Station, Calgary Alberta, Canada T2P 0H6

Comment Period:

URL:

Summary:

Site Location Details:

Mobile Facility Thunder Bay, District of Thunder Bay CITY OF THUNDER BAY

Site: *Imperial Oil Limited*

Mobile Facility Thunder Bay ON T2P 0H6

Database:

ECA

Approval No:

0341-7G6RQE

Approval Date:

2008-07-14

Status:

Revoked and/or Replaced

Record Type:

ECA

MOE District:

City:

Longitude:

Latitude:

Link Source: IDS
SWP Area Name:
Approval Type: ECA-AIR
Project Type: AIR
Business Name: Imperial Oil Limited
Address: Mobile Facility
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3159-76TNYE-13.pdf>
PDF Site Location:

Geometry X:
Geometry Y:

Site: TWP OF MANITOUWADGE PUBLIC WORKS DEPT
SAULT RD LOT 8 MANITOUWADGE ON

Database:
EXP

Inventory No: 10838329
Inventory Status: Inactive
Installation Year: 1970
Capacity: 4546
Capacity Unit:
Tank Type:
Manufacturer:
Model:
Description: UNDERGROUND TANK
Previous Fuel Type: Gasoline

Tank Material: Steel
Corrosion Protect: Coating
Overfill Protection:
Inventory Context: FS Liquid Fuel Tank
Inventory Item: FS LIQUID FUEL TANK

Site: MANITOUWADGE, TOWNSHIP OF 25-072
PUBLIC WORKS DEPARTMENT SAULT ROAD MANITOUWADGE ON P0T 2C0

Database:
GEN

Generator No: ON0356900
SIC Code: 8371
SIC Description: TRANSPORTATION ADMIN
Approval Years: 94,95,96
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

Site: CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
PUBLIC WORKS DEPARTMENT SAULT ROAD MANITOUWADGE ON P0T 2C0

Database:
GEN

Generator No: ON0356900
SIC Code:
SIC Description:
Approval Years: 02,03,04
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

Site: MANITOUWADGE, TOWNSHIP OF
PUBLIC WORKS DEPARTMENT SAULT ROAD MANITOUWADGE ON P0T 2C0

Database:
GEN

Generator No: ON0356900
SIC Code: 8371
SIC Description: TRANSPORTATION ADMIN.
Approval Years: 86,87,88,89,90,92,93,97,98,99,00,01
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

Site: MANWOOD BUILDING SUPPLIES LTD.
MANITOUWADGE ON P0T2C0

Database:
PES

| | | | |
|--------------------|--------------------------------|--------------------|---------|
| Detail Licence No: | | Operator Box: | 253 |
| Licence No: | 09860 | Operator Class: | |
| Status: | | Operator No: | |
| Approval Date: | | Operator Type: | |
| Report Source: | Legacy Licenses (Excluding TS) | Oper Area Code: | 807 |
| Licence Type: | Retail Vendor Class 03 | Oper Phone No: | 8263233 |
| Licence Type Code: | 21 | Operator Ext: | |
| Licence Class: | 03 | Operator Lot: | |
| Licence Control: | | Oper Concession: | |
| Latitude: | | Operator Region: | |
| Longitude: | | Operator District: | |
| Lot: | | Operator County: | |
| Concession: | | Op Municipality: | |
| Region: | | Post Office Box: | |
| District: | | MOE District: | |
| County: | | SWP Area Name: | |
| Trade Name: | | | |
| PDF URL: | | | |

Site: MANWOOD BUILDING SUPPLIES LTD.
MANITOUWADGE ON P0T 2C0

Database:
PES

| | | | |
|--------------------|--------|--------------------|--|
| Detail Licence No: | | Operator Box: | |
| Licence No: | | Operator Class: | |
| Status: | | Operator No: | |
| Approval Date: | | Operator Type: | |
| Report Source: | | Oper Area Code: | |
| Licence Type: | Vendor | Oper Phone No: | |
| Licence Type Code: | | Operator Ext: | |
| Licence Class: | | Operator Lot: | |
| Licence Control: | | Oper Concession: | |
| Latitude: | | Operator Region: | |
| Longitude: | | Operator District: | |
| Lot: | | Operator County: | |
| Concession: | | Op Municipality: | |
| Region: | | Post Office Box: | |
| District: | | MOE District: | |
| County: | | SWP Area Name: | |

Trade Name:
PDF URL:

Site: TWP OF MANITOUWADGE PUBLIC WORKS DEPT
SAULT RD LOT 8 MANITOUWADGE ON

Database:
[PRT](#)

Location ID: 8381
Type: private
Expiry Date:
Capacity (L): 4546.00
Licence #: 0001062173

Site: SUPERIOR PROPANE INC
W THUNDER BAY ONT ON

Database:
[PRT](#)

Location ID: 14895
Type: retail
Expiry Date: 1994-09-30
Capacity (L): 1750
Licence #: 0034163001

Site: SUPERIOR PROPANE INC
MANITOUWADGE ONT ON

Database:
[PRT](#)

Location ID: 8379
Type: retail
Expiry Date: 1995-07-31
Capacity (L): 60000
Licence #: 0023278001

Site: SUPERIOR PROPANE INC
THUNDER BAY ONT ON

Database:
[PRT](#)

Location ID: 14756
Type: retail
Expiry Date: 1995-07-31
Capacity (L): 60000
Licence #: 0023297001

Site: Hydro One Networks Inc.
Station Road Manitouwadge ON

Database:
[SPL](#)

Ref No: 7816-6HSS66
Year:
Incident Dt: 11/2/2005
Dt MOE Arvl on Scn:
MOE Reported Dt: 11/3/2005
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office: Thunder Bay
Nearest Watercourse:
Site Name: Transformer on pad<UNOFFICIAL>
Site Address:
Site Region:
Site Municipality: Manitouwadge
Site Lot:
Site Conc:
Site Geo Ref Accu:

Municipality No:
Nature of Damage:
Discharger Report: 0
Material Group: Oil
Impact to Health:
Agency Involved:

Site Map Datum:
Northing:
Easting:
Incident Cause: Other Discharges
Incident Preceding Spill:
Environment Impact: Possible
Health Env Consequence:
Nature of Impact: Soil Contamination
Contaminant Qty: 2 L
Contaminant Qty 1: 2
Contaminant Unit: L
Client Type:
Source Type:
Contaminant Code:
Contaminant Name: MINERAL OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Land
Incident Reason: Equipment/Vehicles
Incident Summary: Hydro One: 80 L non-pcb mineral oil to soil
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Transformer
SAC Action Class: Land Spills
Call Report Locatn Geodata:
Time Reported:
System Facility Address:
Client Name: Hydro One Networks Inc.

Site: **ESSO PETROLEUM CANADA**
SERVICE STATION THUNDER BAY CITY ON

Database:
SPL

| | | | |
|----------------------------------|------------------------|---------------------------|-------|
| Ref No: | 70183 | Municipality No: | 89101 |
| Year: | | Nature of Damage: | |
| Incident Dt: | 4/29/1992 | Discharger Report: | |
| Dt MOE Arvl on Scn: | | Material Group: | |
| MOE Reported Dt: | 4/30/1992 | Impact to Health: | |
| Dt Document Closed: | | Agency Involved: | |
| Site No: | | | |
| MOE Response: | | | |
| Site County/District: | | | |
| Site Geo Ref Meth: | | | |
| Site District Office: | | | |
| Nearest Watercourse: | | | |
| Site Name: | | | |
| Site Address: | | | |
| Site Region: | | | |
| Site Municipality: | THUNDER BAY CITY | | |
| Site Lot: | | | |
| Site Conc: | | | |
| Site Geo Ref Accu: | | | |
| Site Map Datum: | | | |
| Northing: | | | |
| Easting: | | | |
| Incident Cause: | OTHER CAUSE (N.O.S.) | | |
| Incident Preceding Spill: | | | |
| Environment Impact: | POSSIBLE | | |
| Health Env Consequence: | | | |
| Nature of Impact: | Human Health or Safety | | |
| Contaminant Qty: | | | |
| Contaminant Qty 1: | | | |
| Contaminant Unit: | | | |
| Client Type: | | | |
| Source Type: | | | |
| Contaminant Code: | | | |

Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: AIR
Incident Reason: UNKNOWN
Incident Summary: CENTRAL MOTORS ESSO: POSSIBLE GASOLINE LOSS TOSANITARY SEWERS
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Call Report Locatn Geodata:
Time Reported:
System Facility Address:
Client Name:

Site: ESSO PETROLEUM
 MANITOUWADGE SERVICE STATION MANITOUWADGE TWP. ON

Database:
 SPL

| | | | |
|-------------------------------------|--|---------------------------|-------|
| Ref No: | 28761 | Municipality No: | 89614 |
| Year: | | Nature of Damage: | |
| Incident Dt: | 12/11/1989 | Discharger Report: | |
| Dt MOE Arvl on Scn: | | Material Group: | |
| MOE Reported Dt: | 12/11/1989 | Impact to Health: | |
| Dt Document Closed: | | Agency Involved: | MCCR |
| Site No: | | | |
| MOE Response: | | | |
| Site County/District: | | | |
| Site Geo Ref Meth: | | | |
| Site District Office: | | | |
| Nearest Watercourse: | | | |
| Site Name: | | | |
| Site Address: | | | |
| Site Region: | | | |
| Site Municipality: | MANITOUWADGE TWP. | | |
| Site Lot: | | | |
| Site Conc: | | | |
| Site Geo Ref Accu: | | | |
| Site Map Datum: | | | |
| Northing: | | | |
| Eastings: | | | |
| Incident Cause: | PIPE/HOSE LEAK | | |
| Incident Preceding Spill: | | | |
| Environment Impact: | | | |
| Health Env Consequence: | | | |
| Nature of Impact: | | | |
| Contaminant Qty: | | | |
| Contaminant Qty 1: | | | |
| Contaminant Unit: | | | |
| Client Type: | | | |
| Source Type: | | | |
| Contaminant Code: | | | |
| Contaminant Name: | | | |
| Contaminant Limit 1: | | | |
| Contam Limit Freq 1: | | | |
| Contaminant UN No 1: | | | |
| Receiving Medium: | LAND | | |
| Incident Reason: | ERROR | | |
| Incident Summary: | ESSO- 20 LTR GASOLINE SPILLED TO SNOW WHILE FILLING A TANK | | |
| Activity Preceding Spill: | | | |
| Property 2nd Watershed: | | | |
| Property Tertiary Watershed: | | | |
| Sector Type: | | | |
| SAC Action Class: | | | |
| Call Report Locatn Geodata: | | | |
| Time Reported: | | | |

System Facility Address:
Client Name:

Site: IMPERIAL OIL LIMITED
ON

Database:
WDS

Approval No: A590112
Mob Unit Cert No:
EBR Registry No:
Status: Revoked and sent to Cooksville
Facility Type:
Record Type:
Link Source:
Project Type:
Application Status:
Issue Date: 10/17/1973
Input Date: 6/8/93
Date Received:
Est Closure Date:
Mobile Capacity: 0
Mobile Units:
Mobile Description:
Prop City: THUNDER BAY, ONTARIO
Prop Postal:
Prop Phone:
Serial Link: 590112
Approval Type:
Proponent: IMPERIAL OIL LIMITED
Prop Address:
Proponent County/District:
Full Address:
Site Lot: 20
Waste Class Code:
Waste Class:
Waste Type:
Waste Type Other: No
Waste Description:
Landfill Monitoring:
Landfill Ctrl Type:
Site Closing Description:
Project Description:
Municipalities Served:
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Total Area (ha): 0
Landfill Cap (m³): 0
Transfer Area (ha): 0
Transfer Cap (m³): 0
Transfer Cert No:
Inciner. Area (ha): 0
Inciner. Cap (t): 0
Process Area (m³): 0
Process Cap (m³/d): 0
Process Vol (m³): 0
Process Feed (m³): 0
Site Concession: K
Site Region/County: THUNDER BAY
SWP Area Name:
MOE District:
District Office:
Latitude:
Longitude:
Geometry X:
Geometry Y:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Nov 2023

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Apr 2024

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

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

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -May 2024

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Jun 2024

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Sep 30, 2024

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-Sep 30, 2024**Environmental Registry:**

Provincial

[EBR](#)

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

Government Publication Date: 1994 - Sep 30, 2024**Environmental Compliance Approval:**

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011-Sep 30, 2024**Environmental Effects Monitoring:**

Federal

[EEM](#)

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

Government Publication Date: 1992-2007***ERIS Historical Searches:**

Private

[EHS](#)

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

Government Publication Date: 1999-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 and Climate Change. These reports provide information on environmental penalties for land / water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

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

List of Expired Fuels Safety Facilities:

Provincial **EXP**

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

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

Government Publication Date: Oct 2023

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Sep 2024

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

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

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial **FST**

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

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

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

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

Government Publication Date: 2013-Dec 2022

TSSA Historic Incidents:

Provincial

[HINC](#)

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

[IAFT](#)

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

[INC](#)

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

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial

[LIMO](#)

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

Government Publication Date: Mar 31, 2022

Canadian Mine Locations:

Private

[MINE](#)

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

[MNR](#)

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

Government Publication Date: 1846-Feb 2024

National Analysis of Trends in Emergencies System (NATES):

Federal

[NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

[NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2022

National Defense & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

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

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory 1993-2020:

Federal

[NPR2](#)

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

Government Publication Date: Sep 2020

National Pollutant Release Inventory - Historic:

Federal

[NPRI](#)

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWE](#)

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

Government Publication Date: 1988-May 31, 2024

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

In 1998, the 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 - Sep 30, 2024

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

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

Government Publication Date: Oct 2011-Sep 30, 2024

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-Mar 2024; May 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

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

Government Publication Date: Sep 2020

Potential PFAS Handlers from NPRI:

Federal

PFHA

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

Government Publication Date: Sep 2020

Pipeline Incidents:

Provincial

PINC

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

Government Publication Date: Feb 28, 2021

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 - Sep 30, 2024

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition:

Provincial RSC

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

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

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Apr 30, 2024

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Jun 2024

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 - Sep 30, 2024

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Dec 31 2023

Definitions

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

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

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

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

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

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

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

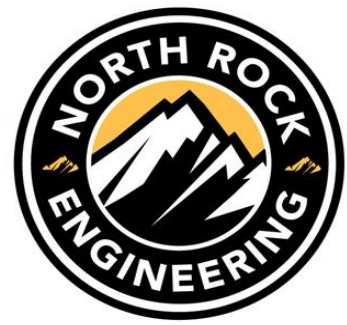
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

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

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

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

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



APPENDIX C

Phase I ESA Interview Questionnaire

Site Representative (Owner, Operator, Employee etc.)

| | | |
|---------------------|--------------------------|-------------------------|
| Property/ Site: | 7501 + Road, Manitowadge | |
| Client: | Jim Moffat | Project No.: E24-111-01 |
| Project: Name | Phase 1 ESA | |
| Interviewee: | Jim Moffat | Date: Nov 14, 2024 |
| Position: | Owner | Interviewer: Charles S |
| Interview Method: | phone call | |
| Interview Location: | Local office | |

1 How long have you worked at the site?

July 9, 2012

2 What is (or was) your job title and responsibility?

Owner

3 How familiar are you with current and previous site development and activities?

none

4 Do you have knowledge of any government notifications relating to past or recurrent violations of the environmental laws at the site (product releases, emissions, noise, odours, etc.)?

none

5 Do you have knowledge of any current or past involvement with environmental regulatory agencies pertaining to the site (e.g. inspections, complaint response, permit verification, etc.)?

none

6 Do you know of any past or pending regulatory or legal investigations concerning on-site incidents, permitting violations, corporate practices, etc.?

none that he is aware of

Phase I ESA Interview Questionnaire

Site Representative (Owner, Operator, Employee etc.)

7 Are you aware of any past environmental concerns relating to neighbouring properties (spills, air pollutants, environmental fines or lawsuits etc.)?

fire 1992

8 Do you know of specific chemicals that are present or once were present at the site? Provide trade names or chemical names.

none

9 Do you have knowledge of any current or historical storage of the following Dangerous Goods on-site?

| <u>Material</u> | <u>Approximate Quantity</u> | <u>Storage Location/ Method</u> |
|---|-----------------------------|---------------------------------|
| N/A Compressed Gas Flammable Material | | |
| N/A Oxidizing Material | | |
| N/A Poisonous Material | | |
| N/A Biohazardous Material Corrosive Material | | |
| N/A Explosive Material | | |
| N/A Radioactive Material | | |

10 Are you aware of the on-site presence of, or of management/ mitigations measures associated with, any of the following hazardous materials?

| <u>Material</u> | <u>Location</u> | <u>Management/ Mitigation Measures in Place</u> |
|---|-----------------|---|
| N/A Asbestos Containing Material (ACMs) | | |
| N/A Polychlorinated Biphenyl's (PCBs) | | |
| N/A Heavy Metals (lead, mercury, etc.) | | |
| N/A Ozone Depleting Substances | | |

Phase I ESA Interview Questionnaire

Site Representative (Owner, Operator, Employee etc.)

| <u>Material</u> | <u>Location</u> | <u>Management/ Mitigation Measures in Place</u> |
|--|-----------------|---|
| N/A Mould and/ or Air Quality Concerns | | |
| N/A Electromagnetic or Radiation Emitting Device | | |
| Radon | | |
| N/A Pesticide or Herbicide Use | | |
| N/A Fine Particulates (dust, silica, droplets, etc.) | | |
| Noise and Odours | | |

11 Do you know of any hazardous substances that have been buried on the site (e.g., petroleum products, tires, batteries, radioactive materials/wastes or other waste material considered to be hazardous)?

none

12 Do you have knowledge of any current or historical bulk liquid (e.g., underground or aboveground storage tanks) on the site?

none

13 Do you know of any spills, overfills, containment failures or other chemical releases that have taken place at the site?

none

14 Do you know of any environmental clean-ups that have taken place at the site?

fire debris removed

15 Have there ever been any concerns with respect to the on-site water supply (e.g., boil water advisories, water supply suspension, etc.)? If so, explain the cause and corrective actions.

none

Phase I ESA Interview Questionnaire

Site Representative (Owner, Operator, Employee etc.)

16 Have there ever been any uncontrolled wastewater discharges into ditches or into any buildings? If so, explain the cause and corrective actions.

none

17 Are you aware of any issues or concerns associated with air emissions originating from the facility or adjacent sites?

none

18 Are you aware of any other environmental issues or concerns (not previously described) that may have an environmental impact on the site?

none

Phase I ESA Site Inspection Items (Ontario Regulation 153/04)

Section 1 - General

- i. Name and Qualifications of the person conducting the investigation. _____
- ii. Date and Time of the Investigation: Nov 13, 2024
- iii. Weather Conditions: -7°C, overcast
- iv. The length of time spent on the investigation: 1.5 hours
- v. Is the facility operating at the time of the investigation: no
- vi. What is the current site use: Storage of equipment
- vii. Is the facility an enhanced investigation property currently being used for one of the following uses (Clause 32 (1) (b) of the regulation).
 - Garage N/A
 - Bulk liquid dispensing facility N/A
 - Operation of dry cleaning equipment N/A

Section 2 - Photographic Documentation (separate page)

- i. Take photographs of the exterior and interior portions of the Phase I property.
 - a. Take photographs documenting any areas of potential environmental concern
 - b. Take photographs identifying any relevant structures.
 - c. Take photographs of areas of disturbed soil, including fill areas.
- ii. Provide a written description and explanation of the photographs including the following.
 - a. An orientation by compass of the photograph.
 - b. A description of the photograph with respect to other photographs.

Section 3 - On-Site Structures

- i. Provide a general description of structures and other improvements, including the number and age of buildings.

none, planned AST in 3ecan containment

- ii. Provide a general description of the number, age and depth of below-ground structures.

none

Phase I ESA Site Inspection Items (Ontario Regulation 153/04)

iii. Provide details of all tanks, above and below ground, at the phase one property, including:

a. The material and method of construction of the tank.

b. Tank age.

c. Tank contents.

d. Tank volume.

e. Is the tank in use or not.

iv. Provide details on any potable and non-potable water sources.

None

v. Provide the type and approximate location of underground utility and service corridors, such as sewer, water, electrical or gas lines, located on, in or under the phase one property.

none identified, connections available via hood

vi. Identify and document the following features of structures and buildings at the phase one property,

a. Exit and entry points.

no structure

b. Details of existing and former heating systems, including type and fuel source.

unknown likely propane

c. Details of cooling systems, including type and fuel source, if any.

unknown

d. Details of any drains, pits and sumps, including their current use, if any, and former use.

none observed

Phase I ESA Site Inspection Items (Ontario Regulation 153/04)

e. Details of any unidentified substances.

f. Details, including locations, of stains or corrosion on floors other than from water, where located near a drain, pit, sump, crack or other potential discharge location.

Section 4 - General

i. Provide details regarding locations of current and former wells, including all wells described or defined in or under the Ontario Water Resources Act and the Oil, Gas and Salt Resources Act,

ii. Provide details relating of sewage works, including their location.

iii. Provide details relating to the ground surface, including type of ground cover, such as grass, gravel, soil or pavement.

iv. Provide details relating to the current or former railway lines or spurs and their locations.

former rail line, removed 300-350 m downgradient

Section 5 - Potential Environmental Impacts

i. Describe any areas of stained soil, vegetation or pavement.

Phase I ESA Site Inspection Items (Ontario Regulation 153/04)

ii. Describe any areas of stressed vegetation.

not observed

iii. Describe any areas where fill and debris materials appear to have been placed or graded.

minus clean fill sand & gravel

iv. Describe any areas of potentially contaminating activity.

Footprint of garage

v. Describe any unidentified substances found at the property.

N/A

Section 6 - Enhanced Investigations

i. Describe the operations at the property, including processing or manufacturing.

N/A

ii. Identify any hazardous materials used or stored at the phase one property.

N/A

iii. Describe products manufactured at the phase one property.

N/A

iv. Identify any by-products and wastes at the phase one property.

N/A

Phase I ESA Site Inspection Items (Ontario Regulation 153/04)

- v. Identify all raw materials handling and storage locations at the phase one property, whether in use or not.

sand salt mix

- vi. Describe any details of drums, totes and bins at the phase one property.

N/A

- vii. Provide details of all oil/water separators at the phase one property, including for each separator the location, installation date, source of incoming liquid and effluent discharge location.

N/A

- viii. Identify all vehicle and equipment maintenance areas, including the locations of maintenance, fluid storage, and waste storage areas, whether in use or not.

none

- ix. Provide details of all spills including the dates, locations, materials involved, and volumes of material spilled.

N/A

- x. Provide details of liquid discharge points such as water and French drains, including their locations.

N/A

- xi. Provide details of operations at the property, including processing or manufacturing and equipment used in processing or manufacturing.

N/A

- xii. Provide details of all hydraulic lift equipment at the property, including elevators, in-ground hoists and loading docks.

N/A

Phase I ESA Site Inspection Items (Ontario Occupational Health and Safety Act)

Section 1 - General

Name and Qualifications of the person conducting the investigation.

Date and Time of the Investigation:

Weather Conditions:

Is the facility operating at the time of the investigation:

What is the current site use:

Section 2 - Photographic Documentation (separate page)

Take photographs of any items or procedures which may suggest the presence of Designated Substances.

Provide a written description and explanation of the photographs collected.

Section 3 - Designated Substances

- i. **Acrylonitrile:** Is or was the facility ever potentially associated with the manufacture of plastics, synthetic rubbers or acrylic fibers, or the production of pesticides?

N/A

- ii. **Arsenic:** Is or was the facility ever potentially associated with the use of arsenic or arsenic compounds for activities such as pressure treating of wood, production of pesticide, production of health care products, treatment of metals or metal mining operations? Are arsenic containing products present on site?

N/A

- iii. **Asbestos:** Asbestos was used in construction materials between the 1920s and the mid-1970s in items such as wall or piping insulation, flooring and ceiling materials, binders in caulking and joint compounds, textured paint and plaster, wall board, and fire proofing materials, among others. Is the facility construction within this period and are there any suspected asbestos containing materials (ACMs) present on-site?

N/A

- a. Has an asbestos inventory been completed and maintained?
- b. Is there an asbestos management plan in place?
- c. Are ACMs identified and labelled in the facility?
- d. What is the condition of the suspected ACMs?
- e. Are any ACM abatement efforts planned?

Phase I ESA Site Inspection Items (Ontario Occupational Health and Safety Act)

- iv. **Benzene:** Benzene (and other volatile organic compounds(VOCs)) is a primary component of automotive fuel, industrial solvents, paints and various other common chemical products. Is or was the facility ever potentially associated with the manufacturing of VOC containing products or are such products used/ stored on site?

4 Test pits advanced around footprint

- v. **Coke Oven Emissions:** Is or was the facility ever potentially associated with the conversion of coal to coke or in the production of steel?

N/A

- vi. **Ethylene Oxide:** Is or was the facility potentially ever associated with the production of industrial chemicals such as ethylene glycol, fumigants or sterilizers?

N/A

- vii. **Isocyanates:** Is or was the facility potentially ever associated with the production of polyurethane polymers or associated products such as foams, fabrics, packaging materials or insulation?

N/A

- viii. **Lead:** Lead was historically present in paints, coloured plastics, water supply piping, solder, and seals prior to the 1980s. Lead solder use for copper piping continued through the 1990s. Is the site construction within this time period and are there any potentially lead containing items on-site?

N/A

- ix. **Mercury:** Mercury was most commonly used in thermostats, switches for various electronic devices, thermometers, and pressure measuring devices. Are there any potentially mercury containing items on-site?

N/A

- x. **Silica:** Silica is a raw material with various uses, as well as a common component of building materials such as concrete and brick that can be released in the powder state by wear or destruction of the original material, as well as traffic area surfacing materials (i.e., gravel). Are there any silica producing substances or activities on-site?

concrete pad

Phase I ESA Site Inspection Items (Ontario Occupational Health and Safety Act)

- xi. **Vinyl Chloride:** Vinyl chloride is a component of polyvinyl chloride piping used for utility servicing, and a biodegradation product of chlorinated solvents. Is or was the facility potentially associated with the production of piping or is there on-site storage and handling of industrial solvents?

N/A



Photo 1: View facing southeast of the subject property.



Photo 2: View facing south of the subject property and neighbouring property.



Photo 3: View facing southeast showing storage area for winter road work.

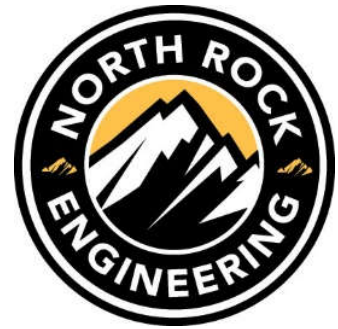


Photo 4: View facing east showing the concrete pad the former mechanical garage was located on.



Photo 5: View facing east showing vehicles stored on the subject property.

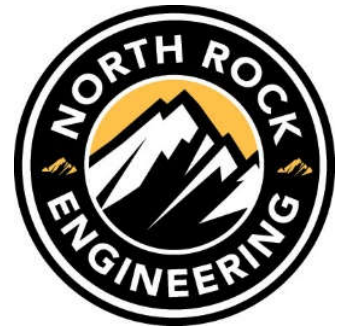
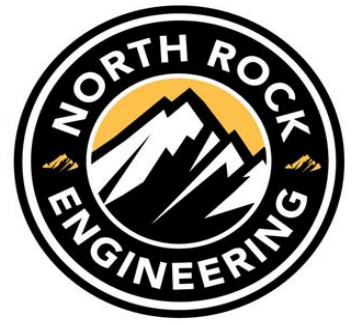
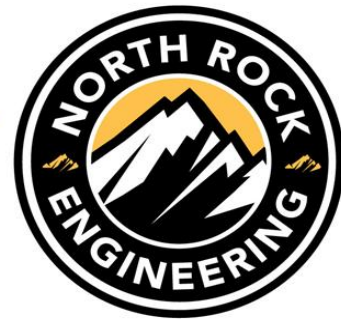


Photo 6: View facing east showing the concrete pad integrity.



APPENDIX D

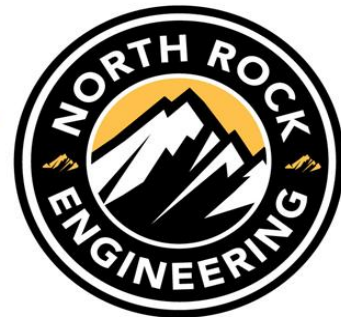


Ontario Designated Substances

Designated substances, as defined by Ontario legislation, refer to a specific list of hazardous substances that are recognized to have significant health and safety implications in the workplace. These substances are outlined in Ontario Regulation 490/09, Designated Substances, under the Occupational Health and Safety Act. The regulation aims to protect workers from potential health risks associated with exposure to these substances. Each of the 11 substances on the list have their own unique properties, health hazards, and regulatory requirements. A brief description of the 11 substances including sources, exposure pathways, human health risks, and relevant regulations are provided in the text below.

1. Acrylonitrile:

1. Sources: Acrylonitrile is a colorless liquid with a pungent odor. It is primarily used in the production of synthetic fibers, such as acrylic fibers, as well as in the manufacturing of plastics, resins, and rubber. It can also be found in certain consumer products, including cigarette smoke.
2. Exposure Pathways: Inhalation is the most common route of exposure to acrylonitrile. Workers in industries involved in its production or use may be exposed through inhalation of contaminated air. Additionally, dermal contact and ingestion of acrylonitrile may occur in occupational settings or through the use of consumer products containing the substance.
3. Human Health Risks: Acrylonitrile is considered hazardous to human health. Short-term exposure to high levels of acrylonitrile can cause irritation of the respiratory system, eyes, and skin. Prolonged or repeated exposure to acrylonitrile may lead to more severe effects, including damage to the nervous system, respiratory system, and liver. It is also associated with adverse reproductive effects.
4. Carcinogenic Risks: Acrylonitrile has been classified as a probable human carcinogen by various regulatory agencies, including the International Agency for Research on Cancer (IARC). Long-term exposure to acrylonitrile has been linked to an increased risk of developing certain types of cancer, such as lung, bladder, and breast cancer.
5. Canadian Documentation and Regulation: In Canada, the Workplace Hazardous Materials Information System (WHMIS) provides information on the safe use, handling, and storage of hazardous substances, including acrylonitrile. The Controlled Products Regulations (CPR) under the Hazardous Products Act (HPA) govern the labeling and safety data sheet requirements for acrylonitrile and other hazardous materials used in the workplace.
6. Exposure Limits: In Ontario, the exposure limits for acrylonitrile are regulated under Ontario Regulation 833/90 - Control of Exposure to Biological or Chemical Agents. The permissible exposure limit (PEL) for acrylonitrile in the workplace is set at 2 parts per million (ppm) as a time-weighted average (TWA) concentration over an 8-hour workday. This means that the average exposure to acrylonitrile should not exceed 2 ppm over an 8-hour period. In addition to the TWA limit, a short-term exposure limit (STEL) of 10 ppm over a 15-minute period is also established to protect against acute, high-level exposures. The STEL indicates that workers should not be exposed to concentrations exceeding 10 ppm of acrylonitrile for more than 15 minutes.

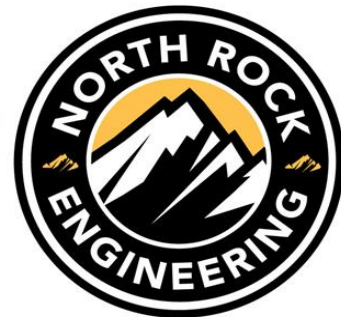


2. Arsenic:

1. Sources: Arsenic is a naturally occurring element that can be found in various forms in the environment. It can be released into the air, water, and soil through both natural processes and human activities. Arsenic can be present in rocks, minerals, and ores, and it may contaminate groundwater and surface water through industrial processes, mining activities, or the use of certain pesticides and wood preservatives.
2. Exposure Pathways: Exposure to arsenic can occur through various pathways. Inhalation of arsenic-contaminated air, ingestion of contaminated water or food (particularly rice, seafood, and crops grown in arsenic-rich soil), and dermal contact with contaminated soil or products are common routes of exposure.
3. Health Risks: Arsenic is a highly toxic substance that poses significant health risks to humans. Short-term exposure to high levels of arsenic can cause symptoms such as nausea, vomiting, abdominal pain, and diarrhea. Prolonged or chronic exposure to arsenic has been associated with various adverse health effects, including skin lesions, cardiovascular diseases, neurotoxicity, developmental effects, and an increased risk of certain cancers.
4. Carcinogenic Risks: Arsenic is classified as a human carcinogen by several regulatory agencies, including the International Agency for Research on Cancer (IARC). Chronic exposure to arsenic has been linked to an increased risk of developing cancers such as skin, lung, bladder, kidney, and liver cancer.
5. Canadian Documentation and Regulation: In Canada, Health Canada and other regulatory bodies have established guidelines and regulations to manage the risks associated with arsenic exposure. Health Canada has set a maximum acceptable concentration for arsenic in drinking water, which is 0.01 mg/L (10 parts per billion). This standard helps ensure the safety of public drinking water supplies.
6. Exposure Limits: In Ontario, the exposure limits for arsenic are regulated under Ontario Regulation 833/90 - Control of Exposure to Biological or Chemical Agents. The permissible exposure limit (PEL) for arsenic and its inorganic compounds is set at 0.01 milligrams per cubic meter (mg/m^3) as a time-weighted average (TWA) concentration over an 8-hour workday. This means that the average exposure to arsenic should not exceed 0.01 mg/m^3 over an 8-hour period.

3. Asbestos:

1. Sources: Asbestos is a naturally occurring mineral that was widely used in various industries due to its desirable properties, such as heat resistance, strength, and insulating capabilities. It was commonly used in building materials, including insulation, roofing, flooring, and cement products. Asbestos can also be found in automotive parts, textiles, and other consumer products.
2. Exposure Pathways: Exposure to asbestos can occur when asbestos-containing materials are disturbed, releasing microscopic fibers into the air. Inhalation is the primary route of exposure, as these fibers can be inhaled into the lungs. Workers involved in industries such as construction, shipbuilding, and asbestos removal are particularly at risk. Additionally, secondary exposure can occur when individuals come into contact with asbestos fibers brought home on work clothing or through contaminated environments.

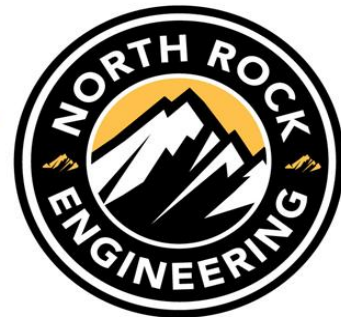


3. **Human Health Risks:** Asbestos is known to cause serious health risks. Prolonged inhalation of asbestos fibers can lead to various diseases, including asbestosis (a chronic lung condition), lung cancer, mesothelioma (a rare cancer affecting the lining of the lungs or abdomen), and other respiratory illnesses. These diseases often have long latency periods, and symptoms may take years or decades to manifest.
4. **Carcinogenic Risks:** Asbestos is classified as a known human carcinogen by multiple regulatory bodies, including the International Agency for Research on Cancer (IARC) and Health Canada. It is associated with a significantly increased risk of developing lung cancer and mesothelioma. Even low levels of asbestos exposure can potentially lead to the development of these cancers.
5. **Canadian Documentation and Regulation:** In Canada, regulations and guidelines exist to manage the risks associated with asbestos. The government has taken steps to limit the use of asbestos and protect public health. In 2018, the federal government implemented a comprehensive ban on asbestos and asbestos-containing products, with some limited exceptions. Health Canada provides information and resources to raise awareness about asbestos-related risks and safe handling practices.
6. **Exposure Limits:** In Ontario, the occupational exposure limits for asbestos are regulated under Ontario Regulation 278/05 - Asbestos on Construction Projects and in Buildings and Repair Operations. The permissible exposure limits (PELs) for asbestos in the workplace depend on the specific type of asbestos fibers present:
 1. **Chrysotile asbestos:** The PEL for airborne chrysotile asbestos fibers is set at 0.1 fibers per cubic centimeter (f/cc) as a time-weighted average (TWA) concentration over an 8-hour workday.
 2. **Other forms of asbestos (such as crocidolite, amosite, tremolite, anthophyllite, and actinolite):** The PEL for these types of asbestos fibers is set at 0.1 f/cc, determined as an 8-hour TWA concentration, with a maximum 15-minute short-term exposure limit (STEL) of 1 f/cc.

It's important to note that exposure to asbestos should be minimized as much as reasonably achievable, regardless of the PELs. Employers are responsible for conducting thorough risk assessments, implementing appropriate control measures, and ensuring proper training and awareness among workers. Control measures may include engineering controls, such as containment, ventilation, and personal protective equipment, to limit the release and exposure to asbestos fibers in the workplace.

4. Benzene:

1. **Sources:** Benzene is a colorless liquid that occurs naturally in crude oil and is produced as a byproduct of various industrial processes. It is widely used as a starting material for the production of chemicals, plastics, synthetic fibers, and other materials. Benzene can also be found in cigarette smoke, gasoline, and certain consumer products.
2. **Exposure Pathways:** Inhalation of airborne benzene is the most common route of exposure. Workers in industries such as petroleum refining, chemical manufacturing, and rubber production may have higher occupational exposure. Additionally, benzene can be absorbed through the skin or ingested via contaminated food or water.
3. **Human Health Risks:** Benzene is a hazardous substance known to cause a range of health effects. Short-term exposure to high levels of benzene can lead to symptoms such as



dizziness, headaches, drowsiness, and in severe cases, unconsciousness. Prolonged or repeated exposure to lower levels of benzene can cause damage to the blood-forming organs, leading to decreased red blood cell count and increased risk of anemia. It can also affect the immune system and may have harmful effects on reproductive health.

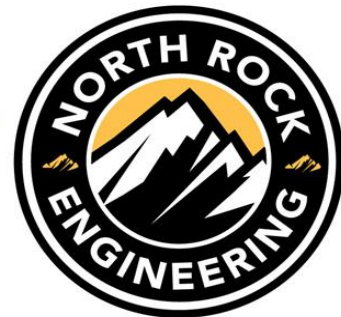
4. **Carcinogenic Risks:** Benzene is classified as a known human carcinogen by multiple regulatory agencies, including the International Agency for Research on Cancer (IARC) and Health Canada. Chronic exposure to benzene has been linked to the development of various cancers, including leukemia (specifically acute myeloid leukemia), as well as other blood-related cancers.

Canadian Documentation and Regulation: In Canada, occupational exposure limits for benzene are established by provincial and territorial regulations to protect workers. The Workplace Hazardous Materials Information System (WHMIS) provides information and guidelines for the safe use, handling, and storage of hazardous substances, including benzene.

The Canadian Environmental Protection Act (CEPA) and other related regulations aim to minimize the release of benzene and other toxic substances into the environment. Health Canada also provides resources and guidelines to raise awareness about the risks of benzene exposure and promote safe practices.

5. Coke Oven Emissions:

1. **Sources:** Coke oven emissions are generated during the coking process in the production of coke, which is a key component in the production of iron and steel. Coke oven emissions result from the heating and carbonization of coal or coal blends in closed ovens. These emissions consist of a complex mixture of gases, vapors, and particulate matter.
2. **Exposure Pathways:** Occupational exposure to coke oven emissions can occur in industries involved in the production of coke, such as steel mills. Workers may be exposed to these emissions through inhalation of contaminated air in the workplace. Additionally, secondary exposure may occur when emissions are released into the ambient environment and can potentially impact nearby communities.
3. **Human Health Risks:** Coke oven emissions contain various hazardous substances, including polycyclic aromatic hydrocarbons (PAHs) and other carcinogenic compounds. Exposure to coke oven emissions has been associated with a range of adverse health effects. Short-term exposure may cause eye, nose, and throat irritation, as well as respiratory symptoms. Prolonged or repeated exposure to coke oven emissions can lead to more severe health effects, including lung diseases, cardiovascular effects, and an increased risk of certain cancers.
4. **Carcinogenic Risks:** Coke oven emissions are recognized as human carcinogens by several regulatory agencies, including the International Agency for Research on Cancer (IARC). The exposure to PAHs and other carcinogenic compounds in coke oven emissions is associated with an increased risk of lung cancer and other types of cancers, such as skin, bladder, and kidney cancer.
5. **Canadian Documentation and Regulation:** In Canada, occupational exposure limits for coke oven emissions and their constituents, such as benzene and PAHs, are regulated by



provincial and territorial occupational health and safety regulations. These limits are designed to protect workers from excessive exposure and ensure workplace safety.

Various regulations and guidelines are in place to manage and mitigate the risks associated with coke oven emissions. Health Canada and provincial regulatory authorities provide resources and guidance to help industries and workers address and control exposure to coke oven emissions.

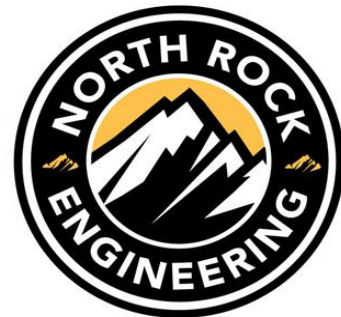
6. Ethylene Oxide:

1. **Sources:** Ethylene oxide is a flammable gas that is primarily produced by the industrial process of ethylene oxide production. It is used as a raw material in the production of various chemicals, including detergents, solvents, plastics, and pharmaceuticals. Ethylene oxide can also be generated as a byproduct during the sterilization of medical equipment and supplies.
2. **Exposure Pathways:** Inhalation is the primary route of exposure to ethylene oxide. Workers in industries such as chemical manufacturing, sterilization facilities, and the production of plastics may be exposed to ethylene oxide through the inhalation of contaminated air. Additionally, dermal contact and ingestion can occur in occupational settings or through the use of consumer products containing ethylene oxide.
3. **Human Health Risks:** Ethylene oxide is a highly reactive and toxic substance that poses significant health risks to humans. Acute exposure to high levels of ethylene oxide can cause respiratory irritation, headache, dizziness, and nausea. Prolonged or repeated exposure to lower levels of ethylene oxide has been associated with more severe effects, including damage to the nervous system, respiratory system, and reproductive system. Ethylene oxide is also an irritant to the eyes and skin.
4. **Carcinogenic Risks:** Ethylene oxide is classified as a known human carcinogen by multiple regulatory agencies, including the International Agency for Research on Cancer (IARC) and Health Canada. Long-term exposure to ethylene oxide has been linked to an increased risk of developing various cancers, including leukemia, lymphoma, and breast cancer. The carcinogenic properties of ethylene oxide make it a significant concern for human health.
5. **Canadian Documentation and Regulation:** In Canada, occupational exposure limits for ethylene oxide are established by provincial and territorial regulations to protect workers. The Workplace Hazardous Materials Information System (WHMIS) provides information and guidelines for the safe use, handling, and storage of hazardous substances, including ethylene oxide.

Health Canada, along with provincial and territorial regulatory authorities, provides resources and guidelines to raise awareness about the risks of ethylene oxide exposure and promote safe practices. The Canadian Environmental Protection Act (CEPA) and related regulations aim to minimize the release of ethylene oxide into the environment and regulate its use.

7. Isocyanates:

1. **Sources:** Isocyanates are a group of highly reactive chemicals that are primarily used in the production of polyurethane foams, coatings, adhesives, and certain plastics. Common isocyanates include toluene diisocyanate (TDI) and methylene diphenyl diisocyanate

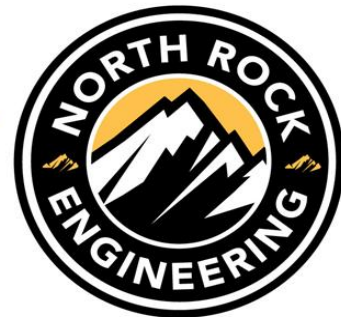


- (MDI). Isocyanates are often found in industries such as construction, automotive manufacturing, furniture production, and spray painting.
2. **Exposure Pathways:** Inhalation is the primary route of exposure to isocyanates. Workers in industries where isocyanates are used may be exposed to airborne isocyanate particles or vapors during manufacturing, spraying, or other processes. Dermal contact and ingestion can also occur, although they are less common routes of exposure.
 3. **Human Health Risks:** Isocyanates are known to cause a range of health effects, particularly on the respiratory system. Short-term exposure to high levels of isocyanates can lead to symptoms such as coughing, wheezing, chest tightness, and difficulty breathing (asthma-like symptoms). Prolonged or repeated exposure can cause occupational asthma, which is a chronic condition that affects the airways. Individuals who are sensitized to isocyanates may experience severe respiratory symptoms even with low-level exposure.
 4. **Carcinogenic Risks:** Some isocyanates, such as MDI, have been classified as possible human carcinogens by regulatory agencies. Prolonged exposure to high concentrations of isocyanates, particularly in occupational settings, may increase the risk of developing respiratory cancers, although the evidence is not as strong as for other carcinogens.
 5. **Canadian Documentation and Regulation:** In Canada, occupational exposure limits for isocyanates are established in provincial and territorial regulations to protect workers. The Workplace Hazardous Materials Information System (WHMIS) provides information and guidelines for the safe use, handling, and storage of hazardous substances, including isocyanates.

Health Canada, along with provincial and territorial regulatory authorities, provides resources and guidelines to raise awareness about the risks of isocyanate exposure and promote safe practices. Employers are responsible for implementing controls, such as proper ventilation, personal protective equipment, and worker training, to minimize exposure to isocyanates in the workplace.

8. Lead:

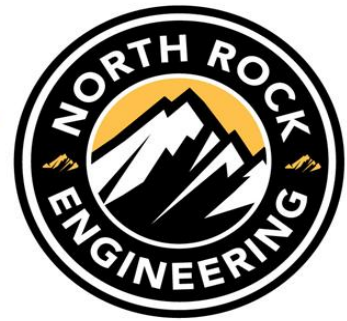
1. **Sources:** Lead is a naturally occurring metal that has been used by humans for thousands of years. It can be found in the environment, including soil, water, and air. Lead is also used in various industries and products, such as batteries, plumbing materials, paints, and gasoline (although leaded gasoline has been phased out in many countries, including Canada).
2. **Exposure Pathways:** The most common routes of lead exposure are ingestion and inhalation. Ingestion can occur through contaminated food, water, or objects (such as lead-based paint chips or dust). Inhalation can occur when lead particles are present in the air, primarily in occupational settings where lead is used or processed. Additionally, certain hobbies or activities involving lead-containing materials can contribute to exposure, such as soldering or stained glass making.
3. **Human Health Risks:** Lead is a toxic substance that can cause serious health effects, particularly in children and pregnant women. High levels of lead exposure can lead to neurological and cognitive impairments, including learning disabilities, reduced IQ, developmental delays, and behavioral problems. Lead can also affect other organs and systems in the body, such as the kidneys, cardiovascular system, and reproductive system.



4. **Carcinogenic Risks:** Lead and lead compounds are classified as probable human carcinogens by the International Agency for Research on Cancer (IARC). Long-term exposure to lead has been associated with an increased risk of certain cancers, such as kidney and lung cancer. However, the primary health risks associated with lead exposure are related to its neurotoxic effects rather than its carcinogenic properties.
5. **Canadian Documentation and Regulation:** In Canada, there are regulations and guidelines in place to minimize exposure to lead and protect public health. The Hazardous Products Act (HPA) and associated regulations, such as the Consumer Products Containing Lead Regulations, limit the amount of lead allowed in various consumer products. Health Canada provides guidance and resources on lead exposure, prevention, and safe handling practices.
6. **Exposure Limits:** In Ontario, the exposure limits for lead are regulated under Ontario Regulation 833/90 - Control of Exposure to Biological or Chemical Agents. The permissible exposure limit (PEL) for lead and its inorganic compounds is set at 0.05 milligrams per cubic meter (mg/m^3) as a time-weighted average (TWA) concentration over an 8-hour workday. This means that the average exposure to lead should not exceed 0.05 mg/m^3 over an 8-hour period. Additionally, a short-term exposure limit (STEL) of 0.15 mg/m^3 over a 15-minute period is established to protect against acute, high-level exposures. The STEL indicates that workers should not be exposed to concentrations exceeding 0.15 mg/m^3 of lead for more than 15 minutes.

9. Mercury:

1. **Sources:** Mercury is a naturally occurring heavy metal that exists in various forms, including elemental (metallic) mercury, inorganic mercury compounds, and organic mercury compounds. It is found in the Earth's crust and can be released into the environment through natural processes, as well as human activities such as mining, coal burning, waste incineration, and industrial processes. Mercury is also used in some products like thermometers, batteries, and fluorescent lights.
2. **Exposure Pathways:** Exposure to mercury can occur through inhalation, ingestion, or dermal contact. Inhalation of mercury vapor is the most common pathway of exposure in occupational settings, such as in industries involving the use of mercury or mercury-containing products. Ingestion of contaminated food, particularly fish and seafood, is the primary route of exposure for the general population. Dermal contact with certain mercury compounds can also lead to absorption through the skin.
3. **Human Health Risks:** Mercury is a potent neurotoxin that can have detrimental effects on the nervous system, particularly in developing fetuses and young children. It can cause neurodevelopmental disorders, learning disabilities, and behavioral changes. Chronic exposure to mercury may also affect the kidneys and cardiovascular system. Elemental mercury can be absorbed through the lungs and accumulate in the body over time.
4. **Carcinogenic Risks:** Some forms of mercury, such as methylmercury, are considered possible human carcinogens by the International Agency for Research on Cancer (IARC). However, the primary concern with mercury is its neurotoxic effects rather than its carcinogenic properties.

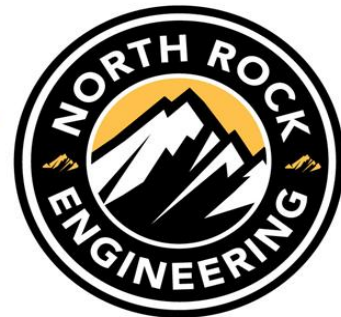


5. Canadian Documentation and Regulation: In Canada, the regulation and management of mercury are overseen by various federal, provincial, and territorial agencies. Health Canada provides guidelines and information on mercury exposure, including consumption advisories for fish and seafood. The Canadian Environmental Protection Act (CEPA) aims to reduce mercury emissions and releases into the environment. Provincial and territorial regulations address occupational exposure to mercury and set limits for permissible exposure levels.

It is important to consult official sources such as Health Canada, provincial or territorial regulatory authorities, and relevant workplace safety regulations to obtain the most accurate and up-to-date information regarding the management of mercury in Canada.

10. Silica:

1. Sources: Silica is a naturally occurring compound composed of silicon and oxygen. It is found in various minerals and rocks, such as quartz, sand, and granite. Silica is widely used in industries such as construction, mining, manufacturing, and agriculture. It is commonly encountered in the form of crystalline silica, which is present in dust particles generated during activities like cutting, grinding, drilling, or crushing materials containing silica.
2. Exposure Pathways: Inhalation is the primary route of exposure to silica dust. Workers in industries where silica-containing materials are handled or processed can be exposed to high levels of respirable silica dust. Additionally, nearby communities may be exposed to silica dust if it is released into the environment during certain industrial processes. Dermal contact can also occur, although it is typically a less significant pathway of exposure.
3. Human Health Risks: Inhalation of respirable crystalline silica dust can lead to serious health risks. Prolonged or repeated exposure to high levels of silica dust can cause silicosis, a progressive and incurable lung disease. Silicosis is characterized by inflammation and scarring of lung tissue, leading to breathing difficulties and increased susceptibility to respiratory infections. Long-term exposure to silica dust is also associated with an increased risk of developing lung cancer, chronic obstructive pulmonary disease (COPD), and kidney disease.
4. Carcinogenic Risks: Crystalline silica has been classified as a known human carcinogen by multiple regulatory agencies, including the International Agency for Research on Cancer (IARC) and Health Canada. Inhalation of silica dust can increase the risk of developing lung cancer, particularly in individuals with prolonged or intense exposure.
5. Canadian Documentation and Regulation: In Canada, occupational exposure to silica dust is regulated by provincial and territorial occupational health and safety regulations. These regulations set limits on the permissible exposure level of respirable crystalline silica and require employers to implement measures to control exposure, such as engineering controls, respiratory protection, and worker training. The Workplace Hazardous Materials Information System (WHMIS) provides information and guidelines for the safe handling and use of silica-containing materials.

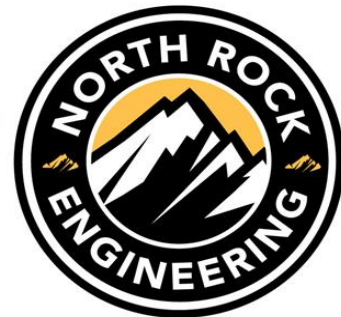


Health Canada and provincial or territorial regulatory authorities provide resources and guidance on the management of silica exposure, including information on risk assessment, control measures, and best practices.

11. Vinyl Chloride:

1. **Sources:** Vinyl chloride is a colorless gas that is primarily used in the production of polyvinyl chloride (PVC) plastics. It is also a byproduct of various industrial processes, including the production of certain solvents, textiles, and other chemicals. Vinyl chloride can be released into the environment through the manufacturing, use, and disposal of vinyl chloride-containing products.
2. **Exposure Pathways:** Inhalation is the main route of exposure to vinyl chloride. Workers in industries involved in the production of PVC, such as chemical manufacturing, plastic production, and construction, may be exposed to vinyl chloride through the inhalation of contaminated air. Additionally, dermal contact and ingestion can occur but are typically less significant pathways of exposure.
3. **Human Health Risks:** Vinyl chloride is a known human carcinogen and poses significant health risks. Acute exposure to high levels of vinyl chloride can cause symptoms such as dizziness, drowsiness, and respiratory irritation. Prolonged or repeated exposure to lower levels can lead to more severe effects, including damage to the liver, lungs, and central nervous system. Long-term exposure to vinyl chloride has been associated with an increased risk of developing liver cancer, as well as other cancers such as lung and brain cancer.
4. **Carcinogenic Risks:** Vinyl chloride is classified as a Group 1 carcinogen by the International Agency for Research on Cancer (IARC) and is considered a known human carcinogen. Occupational exposure to vinyl chloride has been linked to an increased risk of developing certain cancers, particularly liver cancer.
5. **Canadian Documentation and Regulation:** In Canada, vinyl chloride is regulated to protect workers and the public from its health risks. Occupational exposure limits for vinyl chloride are established in provincial and territorial regulations. The Workplace Hazardous Materials Information System (WHMIS) provides information and guidelines for the safe handling, use, and storage of vinyl chloride.

Health Canada, along with provincial and territorial regulatory authorities, provides resources and guidelines on the management of vinyl chloride exposure, including risk assessment, control measures, and workplace safety requirements. The Canadian Environmental Protection Act (CEPA) aims to minimize the release of vinyl chloride into the environment and regulate its use.



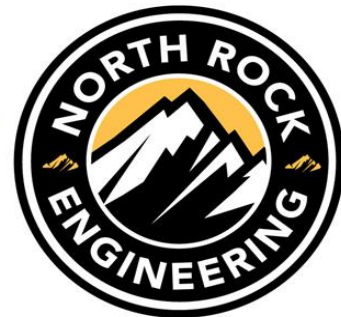
Hazardous Materials

Hazardous materials encompass a range of substances and contaminants that pose potential risks to human health and the environment, including materials not included in the list of designated substances outlined in Ontario Regulation 490/09. Some of these substances and materials are assessed for during the completion of environmental investigations such as Phase I Environmental Site Assessments and Designated Substances Survey in addition to those substances listed in O. Reg. 490/09. This includes polychlorinated biphenyls (PCBs), ozone-depleting substances (ODSs), radon gas, urea formaldehyde foam insulation (UFFI), and mold. A brief description of the 11 substances including sources, exposure pathways, human health risks, and relevant regulations are provided in the text below.

1. PCBs:

1. Sources: Polychlorinated biphenyls (PCBs) are a group of synthetic chemicals that were widely used in various industrial applications from the 1930s to the 1970s. They were primarily used as insulating fluids in electrical equipment, such as transformers and capacitors. PCBs were also used in other products, including hydraulic fluids, heat transfer fluids, lubricants, and flame retardants. Although their production has been banned in many countries, PCBs persist in the environment due to their chemical stability.
2. Exposure Pathways: Humans can be exposed to PCBs through various pathways. Inhalation of PCB-contaminated air can occur near industrial sites or waste incinerators. Ingestion of contaminated food, particularly fish, meat, and dairy products, is the most common route of exposure for the general population. PCBs can accumulate in the fatty tissues of animals and bioaccumulate through the food chain, leading to higher concentrations in predatory fish and animals.
3. Human Health Risks: PCBs are toxic and pose significant risks to human health. They have been associated with a range of adverse health effects, including developmental and reproductive problems, immunotoxicity, neurotoxicity, and liver damage. Exposure to PCBs has also been linked to various cancers, including liver cancer and non-Hodgkin lymphoma. Infants exposed to PCBs during pregnancy or through breast milk may experience developmental delays and cognitive impairments.
4. Carcinogenic Risks: PCBs are classified as probable human carcinogens by the International Agency for Research on Cancer (IARC). Long-term exposure to high levels of PCBs has been associated with an increased risk of certain cancers, particularly liver cancer and some forms of lymphoma.
5. Canadian Documentation and Regulation: In Canada, the use, import, and export of PCBs are strictly regulated. The PCB Regulations under the Canadian Environmental Protection Act, 1999 (CEPA) set out specific requirements for the storage, handling, disposal, and remediation of PCBs. Health Canada provides guidance on the health risks associated with PCB exposure and works in collaboration with other agencies to monitor and manage PCB contamination in the environment.

It is important to consult official sources such as Health Canada, the Canadian Environmental Protection Agency, and relevant provincial or territorial regulatory authorities for the most accurate and up-to-date information on the regulation and management of PCBs in Canada.



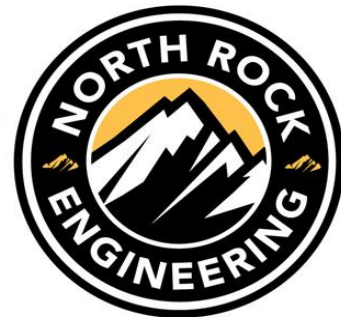
2. Ozone Depleting Substances:

1. Sources: Ozone-depleting substances (ODS) are synthetic chemicals that contain chlorine, bromine, or other halogens. The main sources of ODS include chlorofluorocarbons (CFCs), halons, carbon tetrachloride, and methyl chloroform. These substances were widely used in the past in various applications, including refrigeration, air conditioning, aerosol propellants, foam blowing agents, fire extinguishers, and industrial cleaning processes.
2. Exposure Pathways: Exposure to ozone-depleting substances can occur through inhalation, ingestion, and dermal contact. The primary pathway of exposure is inhalation of ODS in the form of gases, vapors, or aerosols. Occupational settings where ODS are produced, used, or handled can pose a higher risk of exposure. The general population may also be exposed to ODS through the use of products containing these substances or through environmental contamination.
3. Human Health Risks: Ozone-depleting substances are not considered highly toxic to humans. However, some ODS can have harmful effects on human health. Short-term exposure to high concentrations of ODS can cause respiratory irritation, dizziness, headaches, and nausea. Prolonged or repeated exposure to ODS may have cumulative effects on the central nervous system, liver, and kidneys. It's worth noting that the primary concern associated with ODS is their impact on the ozone layer rather than their direct human health effects.
4. Environmental Risks: ODS are known to contribute to the depletion of the ozone layer in the Earth's stratosphere. When released into the atmosphere, ODS rise to the stratosphere where they can undergo photodissociation, releasing chlorine or bromine atoms. These atoms can catalytically destroy ozone molecules, leading to the thinning of the ozone layer. Ozone depletion allows more ultraviolet (UV) radiation from the sun to reach the Earth's surface, which can have harmful effects on human health, ecosystems, and climate.
5. Canadian Documentation and Regulation: In Canada, the regulation of ozone-depleting substances is governed by the Ozone-depleting Substances and Halocarbon Alternatives Regulations under the Canadian Environmental Protection Act, 1999 (CEPA). These regulations control the import, export, manufacture, sale, and use of ODS and aim to reduce their emissions. Canada also adheres to international agreements such as the Montreal Protocol on Substances that Deplete the Ozone Layer, which sets global targets for the phase-out of ODS.

Health Canada, Environment and Climate Change Canada, and the Canadian Environmental Protection Agency provide resources, guidance, and monitoring programs related to ozone-depleting substances to protect human health and the environment.

3. Radon:

1. Sources: Radon is a naturally occurring radioactive gas that originates from the decay of uranium and radium in the soil, rocks, and water. It can enter buildings through cracks in the foundation, gaps in walls, floors, and pipes, and accumulate to high levels indoors. Radon is colorless, odorless, and tasteless, making it difficult to detect without proper testing.
2. Exposure Pathways: Inhalation is the main route of exposure to radon. When radon enters buildings, it can accumulate in enclosed spaces, particularly in basements and lower floors.

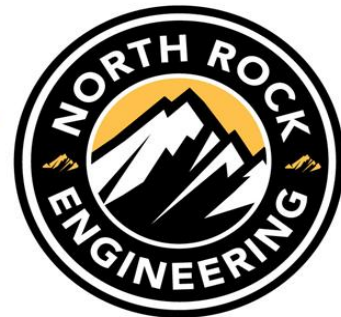


Breathing in radon-contaminated air over an extended period is the primary source of exposure. Radon can also dissolve in water, leading to potential exposure through drinking water and release into the air during activities like showering or washing dishes.

3. **Human Health Risks:** Radon exposure is a significant public health concern. It is the leading cause of lung cancer in non-smokers and a substantial contributor to lung cancer in smokers. Prolonged exposure to high levels of radon increases the risk of developing lung cancer, particularly in individuals who also smoke. Radon decay products can attach to dust particles, which, when inhaled, can irradiate the lungs and cause damage to lung tissue.
4. **Carcinogenic Risks:** Radon is classified as a Group 1 carcinogen by the International Agency for Research on Cancer (IARC). It is considered a known human carcinogen, specifically linked to lung cancer.
5. **Canadian Documentation and Regulation:** In Canada, radon is recognized as a significant health risk, and efforts have been made to raise awareness and promote testing for radon in residential and public buildings. Health Canada provides guidelines and resources for radon testing and mitigation. The Canadian guideline for radon concentration in homes recommends taking action to reduce radon levels if they exceed 200 becquerels per cubic meter (Bq/m³). Some provinces and territories have also implemented radon-specific regulations and guidelines. It is important for individuals to test their homes for radon levels and take necessary steps to mitigate high radon concentrations. Consulting official sources such as Health Canada, provincial or territorial regulatory authorities, and relevant building codes can provide the most accurate and up-to-date information on radon regulation and management in Canada.

4. Urea Formaldehyde Foam Insulation:

1. **Sources:** Urea formaldehyde foam insulation (UFFI) is a type of insulation material that was used in residential and commercial buildings in the 1970s. It consists of a foam formed by mixing urea formaldehyde resin with a foaming agent. UFFI was used as a thermal insulator in walls, ceilings, and other areas to improve energy efficiency.
2. **Use:** UFFI was popular due to its insulating properties and ease of installation. The foam was injected into wall cavities or applied as a surface coating. However, concerns arose regarding the potential health risks associated with UFFI, leading to its decline in usage.
3. **Potential Health Risks:** UFFI has been associated with potential health risks, primarily due to the emission of formaldehyde gas. Formaldehyde is released from the foam during and after installation as a result of the curing process. Exposure to formaldehyde gas can cause respiratory irritation, eye and nose irritation, and allergic reactions in some individuals. Prolonged exposure to high levels of formaldehyde may increase the risk of respiratory conditions and certain cancers.
4. **Regulation and Remediation:** Due to concerns about formaldehyde emissions, UFFI has been largely discontinued in many countries, including Canada and the United States. In Canada, the import, sale, and installation of UFFI were banned in 1980. Existing installations were allowed to remain, but remediation or removal of UFFI may be recommended in certain cases, especially if formaldehyde emissions are high or causing health concerns.

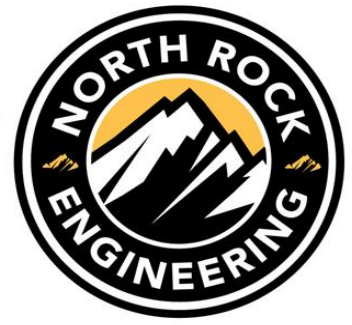


5. Canadian Documentation and Regulation: Health Canada provides guidelines and information on UFFI and formaldehyde emissions. Provincial and territorial regulatory authorities may have additional guidelines or regulations regarding the handling and removal of UFFI. It is important to consult local building codes and health authorities for specific regulations and guidance in your area.

Given the potential health risks associated with UFFI, it is recommended to consult with professionals experienced in building materials and insulation to assess the presence of UFFI and determine the best course of action for remediation or removal, if necessary.

5. Mould:

1. Sources: Mold is a type of fungus that can grow both indoors and outdoors. It thrives in damp and humid environments, especially in areas with water damage, leaks, or excessive moisture. Common indoor sources of mold include basements, bathrooms, kitchens, and areas affected by water intrusion or high humidity levels.
2. Health Risks: Exposure to mold can have various health effects, particularly for individuals with allergies, asthma, or weakened immune systems. Inhalation of mold spores can cause respiratory symptoms such as coughing, sneezing, wheezing, and nasal congestion. Prolonged exposure or exposure to high concentrations of mold can lead to more severe health issues, including respiratory infections and exacerbation of asthma symptoms. Certain types of mold, such as black mold (*Stachybotrys chartarum*), are also associated with the production of mycotoxins, which can have additional health risks.
3. Prevention: Preventing mold growth involves controlling moisture and addressing water damage promptly. Key preventive measures include:
 1. Fixing any leaks or sources of water intrusion.
 2. Ensuring proper ventilation in areas prone to moisture, such as bathrooms and kitchens.
 3. Monitoring indoor humidity levels and using dehumidifiers if necessary.
 4. Regularly cleaning and drying areas susceptible to mold growth, such as shower stalls, sinks, and windowsills.
 5. Promptly drying and addressing water-damaged materials or building materials affected by floods or leaks.
 6. Ensuring proper insulation and preventing condensation on surfaces.
4. Remediation: If mold growth is detected, it is important to address it promptly to prevent further damage and health risks. Small-scale mold growth on non-porous surfaces can often be cleaned using appropriate cleaning agents and techniques. However, extensive mold growth or mold growth on porous materials may require professional remediation to ensure proper containment, removal, and cleanup.
5. Canadian Documentation and Regulation: In Canada, information and guidelines on mold prevention, assessment, and remediation can be found through various resources, including Health Canada, provincial or territorial health authorities, and industry associations. Some provinces or territories may have specific regulations or guidelines related to mold assessment and remediation for certain building types or circumstances.



APPENDIX E



CERTIFICATE OF ANALYSIS

Work Order : **TY2413223**
Client : **North Rock Engineering**
Contact : Cliff Long
Address : North Rock Engineering 70 Secord Street
 Thunder Bay Ontario Canada P7B 3C9
Telephone : ----
Project : E24-111-01
PO : ----
C-O-C number : ----
Sampler : ----
Site : 7 Sault Road
Quote number : Standing Offer 2024
No. of samples received : 5
No. of samples analysed : 5

Laboratory : ALS Environmental - Waterloo
Account Manager : Christine Paradis
Address : 60 Northland Road, Unit 1
 Waterloo ON Canada N2V 2B8
Telephone : +1 519 886 6910
Date Samples Received : 15-Nov-2024 16:35
Date Analysis Commenced : 21-Nov-2024
Issue Date : 25-Nov-2024 17:02

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QC Interpretive report to assist with Quality Review and Sample Receipt Notification (SRN).

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

| <i>Signatories</i> | <i>Position</i> | <i>Laboratory Department</i> |
|--------------------|--|-------------------------------------|
| Amaninder Dhillon | Team Lead - Semi-Volatile Instrumentation | Organics, Waterloo, Ontario |
| Andrea Armstrong | Department Manager - Air Quality and Volatiles | VOC, Waterloo, Ontario |
| Greg Pokocky | Manager - Inorganics | Metals, Waterloo, Ontario |
| Jocelyn Kennedy | Department Manager - Semi-Volatile Organics | Organics, Waterloo, Ontario |
| Niral Patel | | Centralized Prep, Waterloo, Ontario |



General Comments

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Refer to the ALS Quality Control Interpretive report (QCI) for applicable references and methodology summaries. Reference methods may incorporate modifications to improve performance.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

Please refer to Quality Control Interpretive report (QCI) for information regarding Holding Time compliance.

Key: CAS Number: Chemical Abstracts Services number is a unique identifier assigned to discrete substances.
LOR: Limit of Reporting (detection limit).

| <i>Unit</i> | <i>Description</i> |
|-------------|-------------------------|
| mg/kg | milligrams per kilogram |
| - | no units |
| % | percent |

<: less than.

>: greater than.

Surrogate: An analyte that is similar in behavior to target analyte(s), but that does not occur naturally in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery.

Test results reported relate only to the samples as received by the laboratory.

UNLESS OTHERWISE STATED on SRN or QCI Report, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.

Work Order : TY2413223
Client : North Rock Engineering
Project : E24-111-01





Analytical Results

| Sub-Matrix: Soil (Matrix: Soil/Solid) | | | | | TP1 | TP2 | TP3 | TP4 | DUP |
|--|------------|------------|-------|-------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Client sample ID | | | | | 13-Nov-2024 08:45 | 13-Nov-2024 08:55 | 13-Nov-2024 09:05 | 13-Nov-2024 09:15 | 13-Nov-2024 09:30 |
| Analyte | CAS Number | Method/Lab | LOR | Unit | TY2413223-001 | TY2413223-002 | TY2413223-003 | TY2413223-004 | TY2413223-005 |
| Client sampling date / time | | | | | Result | Result | Result | Result | Result |
| Physical Tests | | | | | | | | | |
| Moisture | ---- | E144/WT | 0.25 | % | 12.0 | 9.44 | 10.5 | 12.3 | 9.61 |
| Metals | | | | | | | | | |
| Antimony | 7440-36-0 | E440C/WT | 0.10 | mg/kg | 1.04 | 0.22 | 0.11 | <0.10 | 0.24 |
| Arsenic | 7440-38-2 | E440C/WT | 0.10 | mg/kg | 5.67 | 1.66 | 1.86 | 2.69 | 1.85 |
| Barium | 7440-39-3 | E440C/WT | 0.50 | mg/kg | 181 | 25.4 | 37.7 | 33.2 | 27.8 |
| Beryllium | 7440-41-7 | E440C/WT | 0.10 | mg/kg | 0.29 | 0.21 | 0.28 | 0.26 | 0.19 |
| Boron | 7440-42-8 | E440C/WT | 5.0 | mg/kg | <5.0 | <5.0 | <5.0 | 5.0 | <5.0 |
| Cadmium | 7440-43-9 | E440C/WT | 0.020 | mg/kg | 2.04 | 0.393 | 0.144 | 0.097 | 0.389 |
| Chromium | 7440-47-3 | E440C/WT | 0.50 | mg/kg | 26.0 | 17.2 | 28.1 | 28.0 | 17.3 |
| Cobalt | 7440-48-4 | E440C/WT | 0.10 | mg/kg | 5.50 | 3.70 | 5.52 | 6.29 | 3.80 |
| Copper | 7440-50-8 | E440C/WT | 0.50 | mg/kg | 52.6 | 78.0 | 22.5 | 12.8 | 123 |
| Lead | 7439-92-1 | E440C/WT | 0.50 | mg/kg | 2660 | 49.7 | 25.4 | 8.32 | 65.6 |
| Molybdenum | 7439-98-7 | E440C/WT | 0.10 | mg/kg | 2.12 | 0.32 | 0.24 | 0.53 | 0.32 |
| Nickel | 7440-02-0 | E440C/WT | 0.50 | mg/kg | 15.3 | 9.20 | 15.0 | 14.9 | 9.45 |
| Selenium | 7782-49-2 | E440C/WT | 0.20 | mg/kg | <0.20 | <0.20 | <0.20 | <0.20 | <0.20 |
| Silver | 7440-22-4 | E440C/WT | 0.10 | mg/kg | 0.13 | <0.10 | <0.10 | <0.10 | <0.10 |
| Thallium | 7440-28-0 | E440C/WT | 0.050 | mg/kg | 0.110 | 0.064 | 0.108 | 0.110 | 0.070 |
| Uranium | 7440-61-1 | E440C/WT | 0.050 | mg/kg | 0.471 | 0.370 | 0.556 | 0.508 | 0.430 |
| Vanadium | 7440-62-2 | E440C/WT | 0.20 | mg/kg | 22.7 | 18.0 | 25.2 | 31.0 | 17.9 |
| Zinc | 7440-66-6 | E440C/WT | 2.0 | mg/kg | 530 | 66.9 | 98.8 | 30.2 | 83.9 |



Analytical Results

Sub-Matrix: Soil
 (Matrix: Soil/Solid)

| | | | | | TP1 | TP2 | TP3 | TP4 | DUP | |
|--|-------------|--------------|--------|-------|-----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | Client sample ID | | | | | |
| | | | | | Client sampling date / time | 13-Nov-2024 08:45 | 13-Nov-2024 08:55 | 13-Nov-2024 09:05 | 13-Nov-2024 09:15 | 13-Nov-2024 09:30 |
| Analyte | CAS Number | Method/Lab | LOR | Unit | TY2413223-001 | TY2413223-002 | TY2413223-003 | TY2413223-004 | TY2413223-005 | |
| | | | | | Result | Result | Result | Result | Result | |
| Volatile Organic Compounds | | | | | | | | | | |
| Benzene | 71-43-2 | E611A/WT | 0.0050 | mg/kg | <0.0050 | <0.0050 | <0.0050 | <0.0050 | <0.0050 | |
| Ethylbenzene | 100-41-4 | E611A/WT | 0.015 | mg/kg | <0.015 | <0.015 | <0.015 | <0.015 | <0.015 | |
| Toluene | 108-88-3 | E611A/WT | 0.050 | mg/kg | 0.120 | <0.050 | <0.050 | <0.050 | <0.050 | |
| Xylene, m+p- | 179601-23-1 | E611A/WT | 0.030 | mg/kg | 0.054 | <0.030 | <0.030 | <0.030 | <0.030 | |
| Xylene, o- | 95-47-6 | E611A/WT | 0.030 | mg/kg | <0.030 | <0.030 | <0.030 | <0.030 | <0.030 | |
| Xylenes, total | 1330-20-7 | E611A/WT | 0.050 | mg/kg | 0.054 | <0.050 | <0.050 | <0.050 | <0.050 | |
| BTEX, total | ---- | E611A/WT | 0.10 | mg/kg | 0.17 | <0.10 | <0.10 | <0.10 | <0.10 | |
| Hydrocarbons | | | | | | | | | | |
| F1 (C6-C10) | ---- | E581.F1/WT | 5.0 | mg/kg | <5.0 | <5.0 | <5.0 | <5.0 | <5.0 | |
| F2 (C10-C16) | ---- | E601.SG-LWT | 10 | mg/kg | 10 | <10 | <10 | <10 | <10 | |
| F3 (C16-C34) | ---- | E601.SG-LWT | 50 | mg/kg | 5080 | 106 | 65 | <50 | 133 | |
| F4 (C34-C50) | ---- | E601.SG-LWT | 50 | mg/kg | 1190 | <50 | <50 | <50 | <50 | |
| F4G-sg | ---- | E601.F4G-LWT | 250 | mg/kg | 5750 | ---- | ---- | ---- | ---- | |
| F1-BTEX | ---- | EC580/WT | 5.0 | mg/kg | <5.0 | <5.0 | <5.0 | <5.0 | <5.0 | |
| Hydrocarbons, total (C6-C50) | n/a | EC581/WT | 80 | mg/kg | 6280 | 106 | <80 | <80 | 133 | |
| Chromatogram to baseline at nC50 | n/a | E601.SG-LWT | - | - | NO | YES | YES | YES | YES | |
| Hydrocarbons Surrogates | | | | | | | | | | |
| Bromobenzotrifluoride, 2- (F2-F4 surrogate) | 392-83-6 | E601.SG-LWT | 1.0 | % | 94.1 | 83.8 | 81.8 | 82.7 | 84.6 | |
| Dichlorotoluene, 3,4- | 95-75-0 | E581.F1/WT | 1.0 | % | 79.6 | 86.2 | 102 | 93.3 | 92.4 | |
| Volatile Organic Compounds Surrogates | | | | | | | | | | |
| Bromofluorobenzene, 4- | 460-00-4 | E611A/WT | 0.10 | % | 96.7 | 94.2 | 99.3 | 97.1 | 92.1 | |



Analytical Results

Sub-Matrix: Soil
(Matrix: Soil/Solid)

| | | | | | Client sample ID | TP1 | TP2 | TP3 | TP4 | DUP |
|--|------------|------------|------|------|-----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | Client sampling date / time | 13-Nov-2024 08:45 | 13-Nov-2024 08:55 | 13-Nov-2024 09:05 | 13-Nov-2024 09:15 | 13-Nov-2024 09:30 |
| Analyte | CAS Number | Method/Lab | LOR | Unit | TY2413223-001 | TY2413223-002 | TY2413223-003 | TY2413223-004 | TY2413223-005 | |
| | | | | | Result | Result | Result | Result | Result | |
| Volatile Organic Compounds Surrogates | | | | | | | | | | |
| Difluorobenzene, 1,4- | 540-36-3 | E611A/WT | 0.10 | % | 96.7 | 92.7 | 97.0 | 93.7 | 90.3 | |

Please refer to the General Comments section for an explanation of any result qualifiers detected.



CERTIFICATE OF ANALYSIS (GUIDELINE EVALUATION)

| | |
|---|--|
| <p>Work Order : TY2413223</p> <p>Client : North Rock Engineering</p> <p>Contact : Cliff Long</p> <p>Address : North Rock Engineering 70 Secord Street Thunder Bay ON Canada P7B 3C9</p> <p>Telephone : ----</p> <p>Project : E24-111-01</p> <p>PO : ----</p> <p>C-O-C number : ----</p> <p>Sampler : ----</p> <p>Site : 7 Sault Road</p> <p>Quote number : Standing Offer 2024</p> <p>No. of samples received : 5</p> <p>No. of samples analysed : 5</p> | <p>Page : 1 of 7</p> <p>Laboratory : ALS Environmental - Thunder Bay</p> <p>Account Manager : Christine Paradis</p> <p>Address : 1081 Barton Street Thunder Bay, Ontario Canada P7B 5N3</p> <p>Telephone : +1 807 623 6463</p> <p>Date Samples Received : 15-Nov-2024 16:35</p> <p>Date Analysis Commenced : 20-Nov-2024</p> <p>Issue Date : 25-Nov-2024 17:06</p> |
|---|--|

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Guideline Comparison

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QC Interpretive report to assist with Quality Review and Sample Receipt Notification (SRN).

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

| <u>Signatories</u> | <u>Position</u> | <u>Laboratory Department</u> |
|--------------------|--|-------------------------------------|
| Amaninder Dhillon | Team Lead - Semi-Volatile Instrumentation | Organics, Waterloo, Ontario |
| Andrea Armstrong | Department Manager - Air Quality and Volatiles | VOC, Waterloo, Ontario |
| Greg Pokocky | Manager - Inorganics | Metals, Waterloo, Ontario |
| Jocelyn Kennedy | Department Manager - Semi-Volatile Organics | Organics, Waterloo, Ontario |
| Niral Patel | | Centralized Prep, Waterloo, Ontario |



Summary of Guideline Breaches by Sample

| SampleID/Client ID | Matrix | Analyte | Analyte Summary | Guideline | Category | Result | Limit |
|--------------------|------------|--------------|-----------------|-----------|----------|------------|-------------|
| TP1 | Soil/Solid | Cadmium | | ON153/04 | T3-ICC-C | 2.04 mg/kg | 1.9 mg/kg |
| | Soil/Solid | Lead | | ON153/04 | T3-ICC-C | 2660 mg/kg | 120 mg/kg |
| | Soil/Solid | Zinc | | ON153/04 | T3-ICC-C | 530 mg/kg | 340 mg/kg |
| | Soil/Solid | F3 (C16-C34) | | ON153/04 | T3-ICC-C | 5080 mg/kg | 1,700 mg/kg |
| | Soil/Solid | F4G-sg | | ON153/04 | T3-ICC-C | 5750 mg/kg | 3,300 mg/kg |
| | Soil/Solid | Cadmium | | ON153/04 | T3-ICC-F | 2.04 mg/kg | 1.9 mg/kg |
| | Soil/Solid | Lead | | ON153/04 | T3-ICC-F | 2660 mg/kg | 120 mg/kg |
| | Soil/Solid | Zinc | | ON153/04 | T3-ICC-F | 530 mg/kg | 340 mg/kg |
| | Soil/Solid | F3 (C16-C34) | | ON153/04 | T3-ICC-F | 5080 mg/kg | 2,500 mg/kg |
| | Soil/Solid | Cadmium | | ON153/04 | T3-RPI-C | 2.04 mg/kg | 1.2 mg/kg |
| | Soil/Solid | Lead | | ON153/04 | T3-RPI-C | 2660 mg/kg | 120 mg/kg |
| | Soil/Solid | Zinc | | ON153/04 | T3-RPI-C | 530 mg/kg | 340 mg/kg |
| | Soil/Solid | F3 (C16-C34) | | ON153/04 | T3-RPI-C | 5080 mg/kg | 300 mg/kg |
| | Soil/Solid | F4G-sg | | ON153/04 | T3-RPI-C | 5750 mg/kg | 2,800 mg/kg |
| | Soil/Solid | Cadmium | | ON153/04 | T3-RPI-F | 2.04 mg/kg | 1.2 mg/kg |
| | Soil/Solid | Lead | | ON153/04 | T3-RPI-F | 2660 mg/kg | 120 mg/kg |
| | Soil/Solid | Zinc | | ON153/04 | T3-RPI-F | 530 mg/kg | 340 mg/kg |
| | Soil/Solid | F3 (C16-C34) | | ON153/04 | T3-RPI-F | 5080 mg/kg | 1,300 mg/kg |
| | Soil/Solid | F4G-sg | | ON153/04 | T3-RPI-F | 5750 mg/kg | 5,600 mg/kg |



General Comments

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Refer to the ALS Quality Control Interpretive report (QCI) for applicable references and methodology summaries. Reference methods may incorporate modifications to improve performance.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to fitness for a particular purpose, or non-infringement. ALS assumes no responsibility for errors or omissions in the information. Guidelines are not adjusted for the hardness, pH or temperature of the sample (the most conservative values are used). Measurement uncertainty is not applied to test results prior to comparison with specified criteria values.

Key : LOR: Limit of Reporting (detection limit).

| <i>Unit</i> | <i>Description</i> |
|-------------|-------------------------|
| - | no units |
| % | percent |
| mg/kg | milligrams per kilogram |

>: greater than.

<: less than.

Red shading is applied where the result or the LOR is greater than the Guideline Upper Limit (or lower than the Guideline Lower Limit, if applicable).

For drinking water samples, Red shading is applied where the result for E.coli, fecal or total coliforms is greater than or equal to the Guideline Upper Limit.



Analytical Results Evaluation

| | | | | Client sample ID | TP1 | TP2 | TP3 | TP4 | DUP | ---- | ---- |
|-----------------------------------|-------------|------------|-------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-------|------|
| Matrix: Soil | | | | Sampling date/time | 13-Nov-2024 08:45 | 13-Nov-2024 08:55 | 13-Nov-2024 09:05 | 13-Nov-2024 09:15 | 13-Nov-2024 09:30 | ---- | ---- |
| | | | | Sub-Matrix | Soil | Soil | Soil | Soil | Soil | ---- | ---- |
| Analyte | CAS Number | Method/Lab | Unit | TY2413223-001 | TY2413223-002 | TY2413223-003 | TY2413223-004 | TY2413223-005 | ----- | ----- | |
| Physical Tests | | | | | | | | | | | |
| Moisture | ---- | E144/WT | % | 12.0 | 9.44 | 10.5 | 12.3 | 9.61 | ---- | ---- | |
| Metals | | | | | | | | | | | |
| Antimony | 7440-36-0 | E440C/WT | mg/kg | 1.04 | 0.22 | 0.11 | <0.10 | 0.24 | ---- | ---- | |
| Arsenic | 7440-38-2 | E440C/WT | mg/kg | 5.67 | 1.66 | 1.86 | 2.69 | 1.85 | ---- | ---- | |
| Barium | 7440-39-3 | E440C/WT | mg/kg | 181 | 25.4 | 37.7 | 33.2 | 27.8 | ---- | ---- | |
| Beryllium | 7440-41-7 | E440C/WT | mg/kg | 0.29 | 0.21 | 0.28 | 0.26 | 0.19 | ---- | ---- | |
| Boron | 7440-42-8 | E440C/WT | mg/kg | <5.0 | <5.0 | <5.0 | 5.0 | <5.0 | ---- | ---- | |
| Cadmium | 7440-43-9 | E440C/WT | mg/kg | 2.04 | 0.393 | 0.144 | 0.097 | 0.389 | ---- | ---- | |
| Chromium | 7440-47-3 | E440C/WT | mg/kg | 26.0 | 17.2 | 28.1 | 28.0 | 17.3 | ---- | ---- | |
| Cobalt | 7440-48-4 | E440C/WT | mg/kg | 5.50 | 3.70 | 5.52 | 6.29 | 3.80 | ---- | ---- | |
| Copper | 7440-50-8 | E440C/WT | mg/kg | 52.6 | 78.0 | 22.5 | 12.8 | 123 | ---- | ---- | |
| Lead | 7439-92-1 | E440C/WT | mg/kg | 2660 | 49.7 | 25.4 | 8.32 | 65.6 | ---- | ---- | |
| Molybdenum | 7439-98-7 | E440C/WT | mg/kg | 2.12 | 0.32 | 0.24 | 0.53 | 0.32 | ---- | ---- | |
| Nickel | 7440-02-0 | E440C/WT | mg/kg | 15.3 | 9.20 | 15.0 | 14.9 | 9.45 | ---- | ---- | |
| Selenium | 7782-49-2 | E440C/WT | mg/kg | <0.20 | <0.20 | <0.20 | <0.20 | <0.20 | ---- | ---- | |
| Silver | 7440-22-4 | E440C/WT | mg/kg | 0.13 | <0.10 | <0.10 | <0.10 | <0.10 | ---- | ---- | |
| Thallium | 7440-28-0 | E440C/WT | mg/kg | 0.110 | 0.064 | 0.108 | 0.110 | 0.070 | ---- | ---- | |
| Uranium | 7440-61-1 | E440C/WT | mg/kg | 0.471 | 0.370 | 0.556 | 0.508 | 0.430 | ---- | ---- | |
| Vanadium | 7440-62-2 | E440C/WT | mg/kg | 22.7 | 18.0 | 25.2 | 31.0 | 17.9 | ---- | ---- | |
| Zinc | 7440-66-6 | E440C/WT | mg/kg | 530 | 66.9 | 98.8 | 30.2 | 83.9 | ---- | ---- | |
| Volatile Organic Compounds | | | | | | | | | | | |
| Benzene | 71-43-2 | E611A/WT | mg/kg | <0.0050 | <0.0050 | <0.0050 | <0.0050 | <0.0050 | ---- | ---- | |
| Ethylbenzene | 100-41-4 | E611A/WT | mg/kg | <0.015 | <0.015 | <0.015 | <0.015 | <0.015 | ---- | ---- | |
| Toluene | 108-88-3 | E611A/WT | mg/kg | 0.120 | <0.050 | <0.050 | <0.050 | <0.050 | ---- | ---- | |
| Xylene, m+p- | 179601-23-1 | E611A/WT | mg/kg | 0.054 | <0.030 | <0.030 | <0.030 | <0.030 | ---- | ---- | |
| Xylene, o- | 95-47-6 | E611A/WT | mg/kg | <0.030 | <0.030 | <0.030 | <0.030 | <0.030 | ---- | ---- | |
| Xylenes, total | 1330-20-7 | E611A/WT | mg/kg | 0.054 | <0.050 | <0.050 | <0.050 | <0.050 | ---- | ---- | |



Analytical Results Evaluation

| Matrix: Soil | | | | Client sample ID | TP1 | TP2 | TP3 | TP4 | DUP | ---- | ---- |
|--|------------|---------------|-------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-------|------|
| | | | | Sampling date/time | 13-Nov-2024 08:45 | 13-Nov-2024 08:55 | 13-Nov-2024 09:05 | 13-Nov-2024 09:15 | 13-Nov-2024 09:30 | ---- | ---- |
| | | | | Sub-Matrix | Soil | Soil | Soil | Soil | Soil | ---- | ---- |
| Analyte | CAS Number | Method/Lab | Unit | TY2413223-001 | TY2413223-002 | TY2413223-003 | TY2413223-004 | TY2413223-005 | ----- | ----- | |
| Volatile Organic Compounds | | | | | | | | | | | |
| BTEX, total | ---- | E611A/WT | mg/kg | 0.17 | <0.10 | <0.10 | <0.10 | <0.10 | <0.10 | ---- | ---- |
| Hydrocarbons | | | | | | | | | | | |
| F1 (C6-C10) | ---- | E581.F1/WT | mg/kg | <5.0 | <5.0 | <5.0 | <5.0 | <5.0 | <5.0 | ---- | ---- |
| F2 (C10-C16) | ---- | E601.SG-L/WT | mg/kg | 10 | <10 | <10 | <10 | <10 | <10 | ---- | ---- |
| F3 (C16-C34) | ---- | E601.SG-L/WT | mg/kg | 5080 | 106 | 65 | <50 | 133 | <50 | ---- | ---- |
| F4 (C34-C50) | ---- | E601.SG-L/WT | mg/kg | 1190 | <50 | <50 | <50 | <50 | <50 | ---- | ---- |
| F4G-sg | ---- | E601.F4G-L/WT | mg/kg | 5750 | ---- | ---- | ---- | ---- | ---- | ---- | ---- |
| F1-BTEX | ---- | EC580/WT | mg/kg | <5.0 | <5.0 | <5.0 | <5.0 | <5.0 | <5.0 | ---- | ---- |
| Hydrocarbons, total (C6-C50) | n/a | EC581/WT | mg/kg | 6280 | 106 | <80 | <80 | 133 | <80 | ---- | ---- |
| Chromatogram to baseline at nC50 | n/a | E601.SG-L/WT | - | NO | YES | YES | YES | YES | YES | ---- | ---- |
| Hydrocarbons Surrogates | | | | | | | | | | | |
| Bromobenzotrifluoride, 2- (F2-F4 surrogate) | 392-83-6 | E601.SG-L/WT | % | 94.1 | 83.8 | 81.8 | 82.7 | 84.6 | 84.6 | ---- | ---- |
| Dichlorotoluene, 3,4- | 95-75-0 | E581.F1/WT | % | 79.6 | 86.2 | 102 | 93.3 | 92.4 | 92.4 | ---- | ---- |
| Volatile Organic Compounds Surrogates | | | | | | | | | | | |
| Bromofluorobenzene, 4- | 460-00-4 | E611A/WT | % | 96.7 | 94.2 | 99.3 | 97.1 | 92.1 | 92.1 | ---- | ---- |
| Difluorobenzene, 1,4- | 540-36-3 | E611A/WT | % | 96.7 | 92.7 | 97.0 | 93.7 | 90.3 | 90.3 | ---- | ---- |

Please refer to the General Comments section for an explanation of any result qualifiers detected.

Please refer to the Accreditation section for an explanation of analyte accreditations.



Summary of Guideline Limits

| Analyte | CAS Number | Unit | ON153/04 T3-ICC-C | ON153/04 T3-ICC-F | ON153/04 T3-RPI-C | ON153/04 T3-RPI-F | | | |
|-----------------------------------|-------------|-------|----------------------|----------------------|----------------------|----------------------|--|--|--|
| Physical Tests | | | | | | | | | |
| Moisture | ---- | % | -- | -- | -- | -- | | | |
| Metals | | | | | | | | | |
| Antimony | 7440-36-0 | mg/kg | 40 mg/kg | 50 mg/kg | 7.5 mg/kg | 7.5 mg/kg | | | |
| Arsenic | 7440-38-2 | mg/kg | 18 mg/kg | 18 mg/kg | 18 mg/kg | 18 mg/kg | | | |
| Barium | 7440-39-3 | mg/kg | 670 mg/kg | 670 mg/kg | 390 mg/kg | 390 mg/kg | | | |
| Beryllium | 7440-41-7 | mg/kg | 8 mg/kg | 10 mg/kg | 4 mg/kg | 5 mg/kg | | | |
| Boron | 7440-42-8 | mg/kg | 120 mg/kg | 120 mg/kg | 120 mg/kg | 120 mg/kg | | | |
| Cadmium | 7440-43-9 | mg/kg | 1.9 mg/kg | 1.9 mg/kg | 1.2 mg/kg | 1.2 mg/kg | | | |
| Chromium | 7440-47-3 | mg/kg | 160 mg/kg | 160 mg/kg | 160 mg/kg | 160 mg/kg | | | |
| Cobalt | 7440-48-4 | mg/kg | 80 mg/kg | 100 mg/kg | 22 mg/kg | 22 mg/kg | | | |
| Copper | 7440-50-8 | mg/kg | 230 mg/kg | 300 mg/kg | 140 mg/kg | 180 mg/kg | | | |
| Lead | 7439-92-1 | mg/kg | 120 mg/kg | 120 mg/kg | 120 mg/kg | 120 mg/kg | | | |
| Molybdenum | 7439-98-7 | mg/kg | 40 mg/kg | 40 mg/kg | 6.9 mg/kg | 6.9 mg/kg | | | |
| Nickel | 7440-02-0 | mg/kg | 270 mg/kg | 340 mg/kg | 100 mg/kg | 130 mg/kg | | | |
| Selenium | 7782-49-2 | mg/kg | 5.5 mg/kg | 5.5 mg/kg | 2.4 mg/kg | 2.4 mg/kg | | | |
| Silver | 7440-22-4 | mg/kg | 40 mg/kg | 50 mg/kg | 20 mg/kg | 25 mg/kg | | | |
| Thallium | 7440-28-0 | mg/kg | 3.3 mg/kg | 3.3 mg/kg | 1 mg/kg | 1 mg/kg | | | |
| Uranium | 7440-61-1 | mg/kg | 33 mg/kg | 33 mg/kg | 23 mg/kg | 23 mg/kg | | | |
| Vanadium | 7440-62-2 | mg/kg | 86 mg/kg | 86 mg/kg | 86 mg/kg | 86 mg/kg | | | |
| Zinc | 7440-66-6 | mg/kg | 340 mg/kg | 340 mg/kg | 340 mg/kg | 340 mg/kg | | | |
| Volatile Organic Compounds | | | | | | | | | |
| Benzene | 71-43-2 | mg/kg | 0.32 mg/kg | 0.4 mg/kg | 0.21 mg/kg | 0.17 mg/kg | | | |
| BTEX, total | ---- | mg/kg | -- | -- | -- | -- | | | |
| Ethylbenzene | 100-41-4 | mg/kg | 9.5 mg/kg | 19 mg/kg | 2 mg/kg | 15 mg/kg | | | |
| Toluene | 108-88-3 | mg/kg | 68 mg/kg | 78 mg/kg | 2.3 mg/kg | 6 mg/kg | | | |
| Xylene, m+p- | 179601-23-1 | mg/kg | -- | -- | -- | -- | | | |
| Xylene, o- | 95-47-6 | mg/kg | -- | -- | -- | -- | | | |
| Xylenes, total | 1330-20-7 | mg/kg | 26 mg/kg | 30 mg/kg | 3.1 mg/kg | 25 mg/kg | | | |
| Hydrocarbons | | | | | | | | | |
| Chromatogram to baseline at nC50 | n/a | - | -- | -- | -- | -- | | | |
| F1 (C6-C10) | ---- | mg/kg | 55 mg/kg | 65 mg/kg | 55 mg/kg | 65 mg/kg | | | |
| F1-BTEX | ---- | mg/kg | 55 mg/kg | 65 mg/kg | 55 mg/kg | 65 mg/kg | | | |
| F2 (C10-C16) | ---- | mg/kg | 230 mg/kg | 250 mg/kg | 98 mg/kg | 150 mg/kg | | | |
| F3 (C16-C34) | ---- | mg/kg | 1700 mg/kg | 2500 mg/kg | 300 mg/kg | 1300 mg/kg | | | |
| F4 (C34-C50) | ---- | mg/kg | 3300 mg/kg | 6600 mg/kg | 2800 mg/kg | 5600 mg/kg | | | |
| F4G-sg | ---- | mg/kg | 3300 mg/kg | 6600 mg/kg | 2800 mg/kg | 5600 mg/kg | | | |
| Hydrocarbons, total (C6-C50) | n/a | mg/kg | -- | -- | -- | -- | | | |



| Analyte | CAS Number | Unit | ON153/04 T3-ICC-C | ON153/04 T3-ICC-F | ON153/04 T3-RPI-C | ON153/04 T3-RPI-F | | | |
|---|------------|------|----------------------|----------------------|----------------------|----------------------|--|--|--|
| Hydrocarbons Surrogates - Continued | | | | | | | | | |
| Bromobenzotrifluoride, 2- (F2-F4 surrogate) | 392-83-6 | % | -- | -- | -- | -- | | | |
| Dichlorotoluene, 3,4- | 95-75-0 | % | -- | -- | -- | -- | | | |
| Bromofluorobenzene, 4- | 460-00-4 | % | -- | -- | -- | -- | | | |
| Difluorobenzene, 1,4- | 540-36-3 | % | -- | -- | -- | -- | | | |

Please refer to the General Comments section for an explanation of any qualifiers detected.

Key:

| | |
|----------|--|
| ON153/04 | Ontario Regulation 153/04 - April 15, 2011 Standards (JUL, 2011) |
| T3-ICC-C | 153 T3-Soil-Ind/Com/Commu. Property Use (Coarse) |
| T3-ICC-F | 153 T3-Soil-Ind/Com/Commu. Property Use (Fine) |
| T3-RPI-C | 153 T3-Soil-Res/Park/Inst. Property Use (Coarse) |
| T3-RPI-F | 153 T3-Soil-Res/Park/Inst. Property Use (Fine) |



QUALITY CONTROL INTERPRETIVE REPORT

| | |
|---|--|
| <p>Work Order : TY2413223</p> <p>Client : North Rock Engineering</p> <p>Contact : Cliff Long</p> <p>Address : North Rock Engineering 70 Secord Street Thunder Bay ON Canada P7B 3C9</p> <p>Telephone : ----</p> <p>Project : E24-111-01</p> <p>PO : ----</p> <p>C-O-C number : ----</p> <p>Sampler : ----</p> <p>Site : 7 Sault Road</p> <p>Quote number : Standing Offer 2024</p> <p>No. of samples received : 5</p> <p>No. of samples analysed : 5</p> | <p>Page : 1 of 9</p> <p>Laboratory : ALS Environmental - Thunder Bay</p> <p>Account Manager : Christine Paradis</p> <p>Address : 1081 Barton Street Thunder Bay, Ontario Canada P7B 5N3</p> <p>Telephone : +1 807 623 6463</p> <p>Date Samples Received : 15-Nov-2024 16:35</p> <p>Issue Date : 25-Nov-2024 17:09</p> |
|---|--|

This report is automatically generated by the ALS LIMS (Laboratory Information Management System) through evaluation of Quality Control (QC) results and other QA parameters associated with this submission, and is intended to facilitate rapid data validation by auditors or reviewers. The report highlights any exceptions and outliers to ALS Data Quality Objectives, provides holding time details and exceptions, summarizes QC sample frequencies, and lists applicable methodology references and summaries.

Key

- Anonymous: Refers to samples which are not part of this work order, but which formed part of the QC process lot.
- CAS Number: Chemical Abstracts Service number is a unique identifier assigned to discrete substances.
- DQO: Data Quality Objective.
- LOR: Limit of Reporting (detection limit).
- RPD: Relative Percent Difference.

Workorder Comments

Holding times are displayed as "----" if no guidance exists from CCME, Canadian provinces, or broadly recognized international references.

Summary of Outliers

Outliers : Quality Control Samples

- No Method Blank value outliers occur.
- No Duplicate outliers occur.
- No Laboratory Control Sample (LCS) outliers occur
- No Matrix Spike outliers occur.
- No Test sample Surrogate recovery outliers exist.

Outliers: Reference Material (RM) Samples

- No Reference Material (RM) Sample outliers occur.

Outliers : Analysis Holding Time Compliance (Breaches)

- No Analysis Holding Time Outliers exist.

Outliers : Frequency of Quality Control Samples

- No Quality Control Sample Frequency Outliers occur.



Analysis Holding Time Compliance

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times, which are selected to meet known provincial and /or federal requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by organizations such as CCME, US EPA, APHA Standard Methods, ASTM, or Environment Canada (where available). Dates and holding times reported below represent the first dates of extraction or analysis. If subsequent tests or dilutions exceeded holding times, qualifiers are added (refer to COA).

If samples are identified below as having been analyzed or extracted outside of recommended holding times, measurement uncertainties may be increased, and this should be taken into consideration when interpreting results.

Where actual sampling date is not provided on the chain of custody, the date of receipt with time at 00:00 is used for calculation purposes.

Where only the sample date without time is provided on the chain of custody, the sampling date at 00:00 is used for calculation purposes.

Matrix: Soil/Solid

Evaluation: ✖ = Holding time exceedance ; ✔ = Within Holding Time

| Analyte Group : Analytical Method Container / Client Sample ID(s) | Method | Sampling Date | Extraction / Preparation | | | | Analysis | | | |
|--|------------|---------------|--------------------------|---------------|--------|------|---------------|---------------|--------|------|
| | | | Preparation Date | Holding Times | | Eval | Analysis Date | Holding Times | | Eval |
| | | | | Rec | Actual | | | Rec | Actual | |
| Hydrocarbons : CCME PHC - F1 by Headspace GC-FID | | | | | | | | | | |
| Glass soil methanol vial DUP | E581.F1 | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Hydrocarbons : CCME PHC - F1 by Headspace GC-FID | | | | | | | | | | |
| Glass soil methanol vial TP1 | E581.F1 | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Hydrocarbons : CCME PHC - F1 by Headspace GC-FID | | | | | | | | | | |
| Glass soil methanol vial TP2 | E581.F1 | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Hydrocarbons : CCME PHC - F1 by Headspace GC-FID | | | | | | | | | | |
| Glass soil methanol vial TP3 | E581.F1 | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Hydrocarbons : CCME PHC - F1 by Headspace GC-FID | | | | | | | | | | |
| Glass soil methanol vial TP4 | E581.F1 | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Hydrocarbons : CCME PHCs - F4G by Gravimetry (Low Level) | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP1 | E601.F4G-L | 13-Nov-2024 | 21-Nov-2024 | 14 days | 9 days | ✔ | 22-Nov-2024 | 40 days | 1 days | ✔ |
| Hydrocarbons : CCME PHCs - F2-F4 by GC-FID (Low Level) | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] DUP | E601.SG-L | 13-Nov-2024 | 21-Nov-2024 | 14 days | 9 days | ✔ | 22-Nov-2024 | 40 days | 1 days | ✔ |



Matrix: Soil/Solid

Evaluation: ✖ = Holding time exceedance ; ✔ = Within Holding Time

| Analyte Group : Analytical Method Container / Client Sample ID(s) | Method | Sampling Date | Extraction / Preparation | | | | Analysis | | | | |
|--|-----------|---------------|--------------------------|---------------|--------|------|---------------|---------------|--------|------|--|
| | | | Preparation Date | Holding Times | | Eval | Analysis Date | Holding Times | | Eval | |
| | | | | Rec | Actual | | | Rec | Actual | | |
| Hydrocarbons : CCME PHCs - F2-F4 by GC-FID (Low Level) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP1 | E601.SG-L | 13-Nov-2024 | 21-Nov-2024 | 14 days | 9 days | ✔ | 22-Nov-2024 | 40 days | 1 days | ✔ | |
| Hydrocarbons : CCME PHCs - F2-F4 by GC-FID (Low Level) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP2 | E601.SG-L | 13-Nov-2024 | 21-Nov-2024 | 14 days | 9 days | ✔ | 22-Nov-2024 | 40 days | 1 days | ✔ | |
| Hydrocarbons : CCME PHCs - F2-F4 by GC-FID (Low Level) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP3 | E601.SG-L | 13-Nov-2024 | 21-Nov-2024 | 14 days | 9 days | ✔ | 22-Nov-2024 | 40 days | 1 days | ✔ | |
| Hydrocarbons : CCME PHCs - F2-F4 by GC-FID (Low Level) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP4 | E601.SG-L | 13-Nov-2024 | 21-Nov-2024 | 14 days | 9 days | ✔ | 22-Nov-2024 | 40 days | 1 days | ✔ | |
| Metals : Metals in Soil/Solid by CRC ICPMS (<355 µm) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] DUP | E440C | 13-Nov-2024 | 22-Nov-2024 | 180 days | 9 days | ✔ | 22-Nov-2024 | 180 days | 9 days | ✔ | |
| Metals : Metals in Soil/Solid by CRC ICPMS (<355 µm) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP1 | E440C | 13-Nov-2024 | 22-Nov-2024 | 180 days | 9 days | ✔ | 22-Nov-2024 | 180 days | 9 days | ✔ | |
| Metals : Metals in Soil/Solid by CRC ICPMS (<355 µm) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP2 | E440C | 13-Nov-2024 | 22-Nov-2024 | 180 days | 9 days | ✔ | 22-Nov-2024 | 180 days | 9 days | ✔ | |
| Metals : Metals in Soil/Solid by CRC ICPMS (<355 µm) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP3 | E440C | 13-Nov-2024 | 22-Nov-2024 | 180 days | 9 days | ✔ | 22-Nov-2024 | 180 days | 9 days | ✔ | |
| Metals : Metals in Soil/Solid by CRC ICPMS (<355 µm) | | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP4 | E440C | 13-Nov-2024 | 22-Nov-2024 | 180 days | 9 days | ✔ | 22-Nov-2024 | 180 days | 9 days | ✔ | |



Matrix: Soil/Solid

Evaluation: ✖ = Holding time exceedance ; ✔ = Within Holding Time

| Analyte Group : Analytical Method Container / Client Sample ID(s) | Method | Sampling Date | Extraction / Preparation | | | | Analysis | | | |
|--|--------|---------------|--------------------------|---------------|--------|------|---------------|---------------|--------|------|
| | | | Preparation Date | Holding Times | | Eval | Analysis Date | Holding Times | | Eval |
| | | | | Rec | Actual | | | Rec | Actual | |
| Physical Tests : Moisture Content by Gravimetry | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] DUP | E144 | 13-Nov-2024 | ---- | ---- | ---- | | 21-Nov-2024 | ---- | 8 days | |
| Physical Tests : Moisture Content by Gravimetry | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP1 | E144 | 13-Nov-2024 | ---- | ---- | ---- | | 21-Nov-2024 | ---- | 8 days | |
| Physical Tests : Moisture Content by Gravimetry | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP2 | E144 | 13-Nov-2024 | ---- | ---- | ---- | | 21-Nov-2024 | ---- | 8 days | |
| Physical Tests : Moisture Content by Gravimetry | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP3 | E144 | 13-Nov-2024 | ---- | ---- | ---- | | 21-Nov-2024 | ---- | 8 days | |
| Physical Tests : Moisture Content by Gravimetry | | | | | | | | | | |
| Glass soil jar/Teflon lined cap [ON MECP] TP4 | E144 | 13-Nov-2024 | ---- | ---- | ---- | | 21-Nov-2024 | ---- | 8 days | |
| Volatile Organic Compounds : BTEX by Headspace GC-MS | | | | | | | | | | |
| Glass soil methanol vial DUP | E611A | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Volatile Organic Compounds : BTEX by Headspace GC-MS | | | | | | | | | | |
| Glass soil methanol vial TP1 | E611A | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Volatile Organic Compounds : BTEX by Headspace GC-MS | | | | | | | | | | |
| Glass soil methanol vial TP2 | E611A | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |
| Volatile Organic Compounds : BTEX by Headspace GC-MS | | | | | | | | | | |
| Glass soil methanol vial TP3 | E611A | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |



Matrix: **Soil/Solid**

Evaluation: ✖ = Holding time exceedance ; ✔ = Within Holding Time

| Analyte Group : Analytical Method Container / Client Sample ID(s) | Method | Sampling Date | Extraction / Preparation | | | | Analysis | | | |
|--|--------|---------------|--------------------------|---------------|--------|------|---------------|---------------|--------|------|
| | | | Preparation Date | Holding Times | | Eval | Analysis Date | Holding Times | | Eval |
| | | | | Rec | Actual | | | Rec | Actual | |
| Volatile Organic Compounds : BTEX by Headspace GC-MS | | | | | | | | | | |
| Glass soil methanol vial TP4 | E611A | 13-Nov-2024 | 20-Nov-2024 | 40 days | 8 days | ✔ | 21-Nov-2024 | 40 days | 8 days | ✔ |

Legend & Qualifier Definitions

Rec. HT: ALS recommended hold time (see units).



Quality Control Parameter Frequency Compliance

The following report summarizes the frequency of laboratory QC samples analyzed within the analytical batches (QC lots) in which the submitted samples were processed. The actual frequency should be greater than or equal to the expected frequency.

Matrix: **Soil/Solid**

Evaluation: ✖ = QC frequency outside specification; ✔ = QC frequency within specification.

| Quality Control Sample Type | Method | QC Lot # | Count | | Frequency (%) | | |
|---|------------|----------|-------|---------|---------------|----------|------------|
| | | | QC | Regular | Actual | Expected | Evaluation |
| Analytical Methods | | | | | | | |
| Laboratory Duplicates (DUP) | | | | | | | |
| BTEX by Headspace GC-MS | E611A | 1776381 | 1 | 14 | 7.1 | 5.0 | ✔ |
| CCME PHC - F1 by Headspace GC-FID | E581.F1 | 1776380 | 1 | 20 | 5.0 | 5.0 | ✔ |
| CCME PHCs - F4G by Gravimetry (Low Level) | E601.F4G-L | 1779324 | 1 | 1 | 100.0 | 5.0 | ✔ |
| CCME PHCs - F2-F4 by GC-FID (Low Level) | E601.SG-L | 1776838 | 1 | 13 | 7.6 | 5.0 | ✔ |
| Metals in Soil/Solid by CRC ICPMS (<355 µm) | E440C | 1776839 | 1 | 13 | 7.6 | 5.0 | ✔ |
| Moisture Content by Gravimetry | E144 | 1776840 | 1 | 19 | 5.2 | 5.0 | ✔ |
| Laboratory Control Samples (LCS) | | | | | | | |
| BTEX by Headspace GC-MS | E611A | 1776381 | 1 | 14 | 7.1 | 5.0 | ✔ |
| CCME PHC - F1 by Headspace GC-FID | E581.F1 | 1776380 | 1 | 20 | 5.0 | 5.0 | ✔ |
| CCME PHCs - F4G by Gravimetry (Low Level) | E601.F4G-L | 1779324 | 1 | 1 | 100.0 | 5.0 | ✔ |
| CCME PHCs - F2-F4 by GC-FID (Low Level) | E601.SG-L | 1776838 | 1 | 13 | 7.6 | 5.0 | ✔ |
| Metals in Soil/Solid by CRC ICPMS (<355 µm) | E440C | 1776839 | 2 | 13 | 15.3 | 10.0 | ✔ |
| Moisture Content by Gravimetry | E144 | 1776840 | 1 | 19 | 5.2 | 5.0 | ✔ |
| Method Blanks (MB) | | | | | | | |
| BTEX by Headspace GC-MS | E611A | 1776381 | 1 | 14 | 7.1 | 5.0 | ✔ |
| CCME PHC - F1 by Headspace GC-FID | E581.F1 | 1776380 | 1 | 20 | 5.0 | 5.0 | ✔ |
| CCME PHCs - F4G by Gravimetry (Low Level) | E601.F4G-L | 1779324 | 1 | 1 | 100.0 | 5.0 | ✔ |
| CCME PHCs - F2-F4 by GC-FID (Low Level) | E601.SG-L | 1776838 | 1 | 13 | 7.6 | 5.0 | ✔ |
| Metals in Soil/Solid by CRC ICPMS (<355 µm) | E440C | 1776839 | 1 | 13 | 7.6 | 5.0 | ✔ |
| Moisture Content by Gravimetry | E144 | 1776840 | 1 | 19 | 5.2 | 5.0 | ✔ |
| Matrix Spikes (MS) | | | | | | | |
| BTEX by Headspace GC-MS | E611A | 1776381 | 1 | 14 | 7.1 | 5.0 | ✔ |
| CCME PHC - F1 by Headspace GC-FID | E581.F1 | 1776380 | 1 | 20 | 5.0 | 5.0 | ✔ |
| CCME PHCs - F4G by Gravimetry (Low Level) | E601.F4G-L | 1779324 | 1 | 1 | 100.0 | 5.0 | ✔ |
| CCME PHCs - F2-F4 by GC-FID (Low Level) | E601.SG-L | 1776838 | 1 | 13 | 7.6 | 5.0 | ✔ |



Methodology References and Summaries

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Reference methods may incorporate modifications to improve performance (indicated by "mod").

| Analytical Methods | Method / Lab | Matrix | Method Reference | Method Descriptions |
|---|--|------------|---------------------------|--|
| Moisture Content by Gravimetry | E144 ALS Environmental - Waterloo | Soil/Solid | CCME PHC in Soil - Tier 1 | Moisture is measured gravimetrically by drying the sample at 105°C. Moisture content is calculated as the weight loss (due to water) divided by the wet weight of the sample, expressed as a percentage. |
| Metals in Soil/Solid by CRC ICPMS (<355 µm) | E440C ALS Environmental - Waterloo | Soil/Solid | EPA 6020B (mod) | <p>This method is intended to liberate metals that may be environmentally available. Samples are dried, then sieved through a 355 µm sieve, and digested with HNO₃ and HCl.</p> <p>Dependent on sample matrix, some metals may be only partially recovered, including Al, Ba, Be, Cr, Sr, Ti, Tl, V, W, and Zr. Silicate minerals are not solubilized. Volatile forms of sulfur (including sulfide) may not be captured, as they may be lost during sampling, storage, or digestion. This method does not adequately recover elemental sulfur, and is unsuitable for assessment of elemental sulfur standards or guidelines.</p> <p>Analysis is by Collision/Reaction Cell ICPMS.</p> |
| CCME PHC - F1 by Headspace GC-FID | E581.F1 ALS Environmental - Waterloo | Soil/Solid | CCME PHC in Soil - Tier 1 | <p>CCME Fraction 1 (F1) is analyzed by static headspace GC-FID. Samples are prepared in headspace vials and are heated and agitated on the headspace autosampler, causing VOCs to partition between the aqueous phase and the headspace in accordance with Henry's law.</p> <p>Analytical methods for CCME Petroleum Hydrocarbons (PHCs) are validated to comply fully with the Reference Method for the Canada-Wide Standard for PHC. Test results are expressed on a dry weight basis. Unless qualified, all required quality control criteria of the CCME PHC method have been met, including response factor and linearity requirements.</p> |
| CCME PHCs - F4G by Gravimetry (Low Level) | E601.F4G-L ALS Environmental - Waterloo | Soil/Solid | CCME PHC in Soil - Tier 1 | <p>A portion of the silica gel treated sample extract is filtered and dried at 105°C and the mass of the residual gravimetric heavy hydrocarbons (F4G) is determined gravimetrically.</p> <p>Where both F4 and F4G are reported, the greater of both results must be used for comparison to CWS PHC F4 guidelines.</p> |
| CCME PHCs - F2-F4 by GC-FID (Low Level) | E601.SG-L ALS Environmental - Waterloo | Soil/Solid | CCME PHC in Soil - Tier 1 | <p>Sample extracts are subjected to in-situ silica gel treatment prior to analysis by GC-FID for CCME hydrocarbon fractions (F2-F4).</p> <p>Analytical methods for CCME Petroleum Hydrocarbons (PHCs) are validated to comply fully with the Reference Method for the Canada-Wide Standard for PHC. Test results are expressed on a dry weight basis. Unless qualified, all required quality control criteria of the CCME PHC method have been met, including response factor and linearity requirements.</p> |



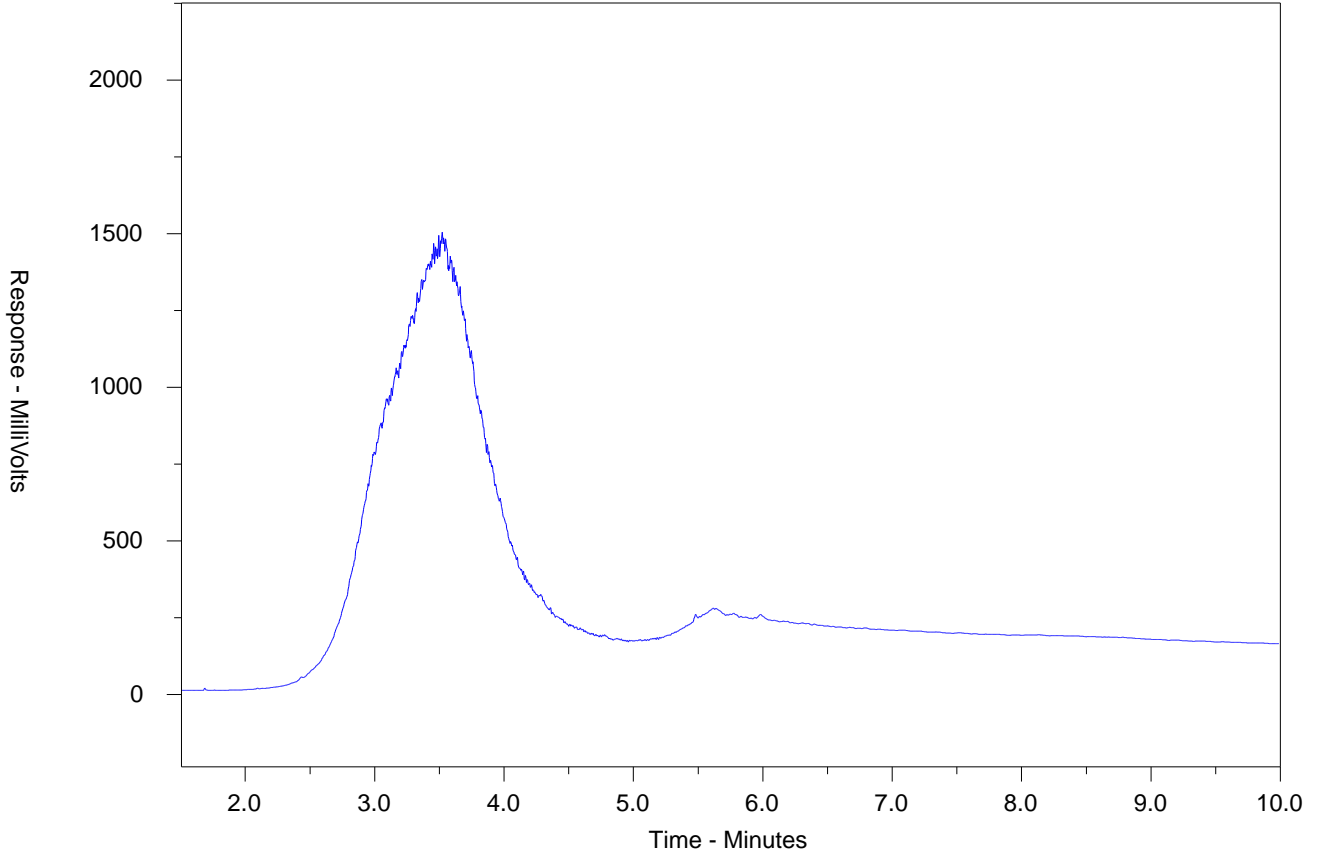
| Analytical Methods | Method / Lab | Matrix | Method Reference | Method Descriptions |
|-------------------------|---------------------------------------|------------|---------------------------|---|
| BTEX by Headspace GC-MS | E611A ALS Environmental - Waterloo | Soil/Solid | EPA 8260D (mod) | Volatile Organic Compounds (VOCs) are analyzed by static headspace GC-MS. Samples are prepared in headspace vials and are heated and agitated on the headspace autosampler, causing VOCs to partition between the aqueous phase and the headspace in accordance with Henry's law. |
| F1-BTEX | EC580 ALS Environmental - Waterloo | Soil/Solid | CCME PHC in Soil - Tier 1 | F1-BTEX is calculated as follows: F1-BTEX = F1 (C6-C10) minus benzene, toluene, ethylbenzene and xylenes (BTEX). |
| Sum F1 to F4 (C6-C50) | EC581 ALS Environmental - Waterloo | Soil/Solid | CCME PHC in Soil - Tier 1 | Hydrocarbons, total (C6-C50) is the sum of CCME Fractions F1(C6-C10), F2(C10-C16), F3(C16-C34), and F4(C34-C50). F4G-sg is not used within this calculation due to overlap with other fractions. |

| Preparation Methods | Method / Lab | Matrix | Method Reference | Method Descriptions |
|---|--|------------|---------------------------------|--|
| Digestion for Metals and Mercury (355 µm Sieve) | EP440C ALS Environmental - Waterloo | Soil/Solid | EPA 200.2 (mod) | Samples are sieved through a 355 µm sieve, and digested with HNO ₃ and HCl. This method is intended to liberate metals that may be environmentally available. |
| VOCs Methanol Extraction for Headspace Analysis | EP581 ALS Environmental - Waterloo | Soil/Solid | EPA 5035A (mod) | VOCs in samples are extracted with methanol. Extracts are then prepared in headspace vials and are heated and agitated on the headspace autosampler, causing VOCs to partition between the aqueous phase and the headspace in accordance with Henry's law. |
| PHCs and PAHs Hexane-Acetone Tumbler Extraction | EP601 ALS Environmental - Waterloo | Soil/Solid | CCME PHC in Soil - Tier 1 (mod) | Samples are subsampled and Petroleum Hydrocarbons (PHC) and PAHs are extracted with 1:1 hexane:acetone using a rotary extractor. |

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT



ALS Sample ID: TY2413223-001-E601.SG-L
 Client Sample ID: TP1



| | | | | | |
|----------------------|-------|--------|---------------------------------|--------|--------|
| ← F2 → | | ← F3 → | | ← F4 → | |
| nC10 | nC16 | | nC34 | | nC50 |
| 174°C | 287°C | | 481°C | | 575°C |
| 346°F | 549°F | | 898°F | | 1067°F |
| ← Gasoline → | | | ← Motor Oils/Lube Oils/Grease → | | |
| ← Diesel/Jet Fuels → | | | | | |

The CCME F2-F4 Hydrocarbon Distribution Report (HDR) is intended to assist you in characterizing hydrocarbon products that may be present in your sample.

The scale at the bottom of the chromatogram indicates the approximate retention times of common petroleum products and four n-alkane hydrocarbon marker compounds. Retention times may vary between samples, but general patterns and distributions will remain similar.

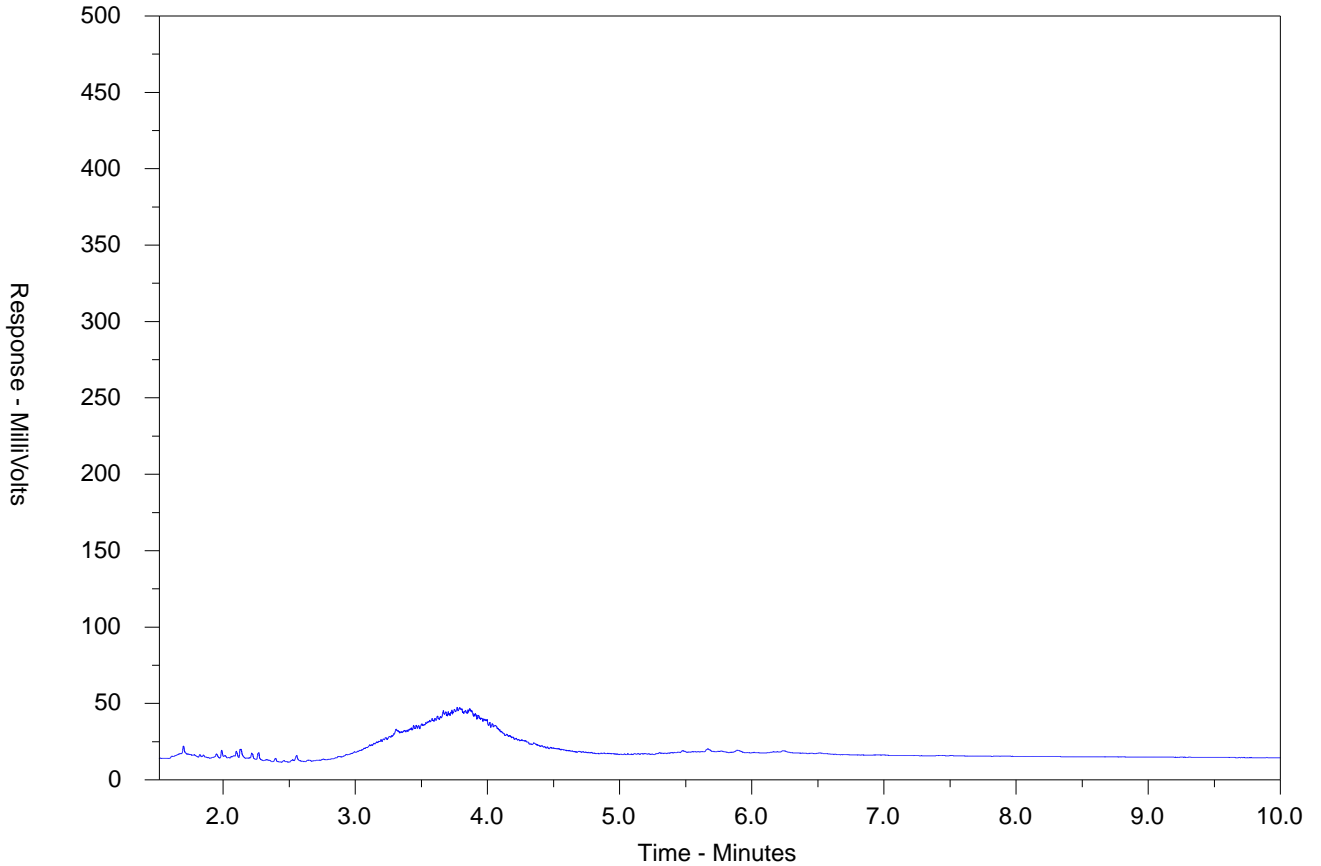
Peak heights in this report are a function of the sample concentration, the sample amount extracted, the sample dilution factor and the scale at the left.

Note: This chromatogram was produced using GC conditions that are specific to ALS Canada CCME F2-F4 method. Refer to the ALS Canada CCME F2-F4 Hydrocarbon Library for a collection of chromatograms from common reference samples (fuels, oils, etc.). The HDR Library can be found at www.alsglobal.com.

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT



ALS Sample ID: TY2413223-002-E601.SG-L
 Client Sample ID: TP2



| | | | | | |
|----------------------|-------|--------|---------------------------------|--------|--------|
| ← F2 → | | ← F3 → | | ← F4 → | |
| nC10 | nC16 | | nC34 | | nC50 |
| 174°C | 287°C | | 481°C | | 575°C |
| 346°F | 549°F | | 898°F | | 1067°F |
| ← Gasoline → | | | ← Motor Oils/Lube Oils/Grease → | | |
| ← Diesel/Jet Fuels → | | | | | |

The CCME F2-F4 Hydrocarbon Distribution Report (HDR) is intended to assist you in characterizing hydrocarbon products that may be present in your sample.

The scale at the bottom of the chromatogram indicates the approximate retention times of common petroleum products and four n-alkane hydrocarbon marker compounds. Retention times may vary between samples, but general patterns and distributions will remain similar.

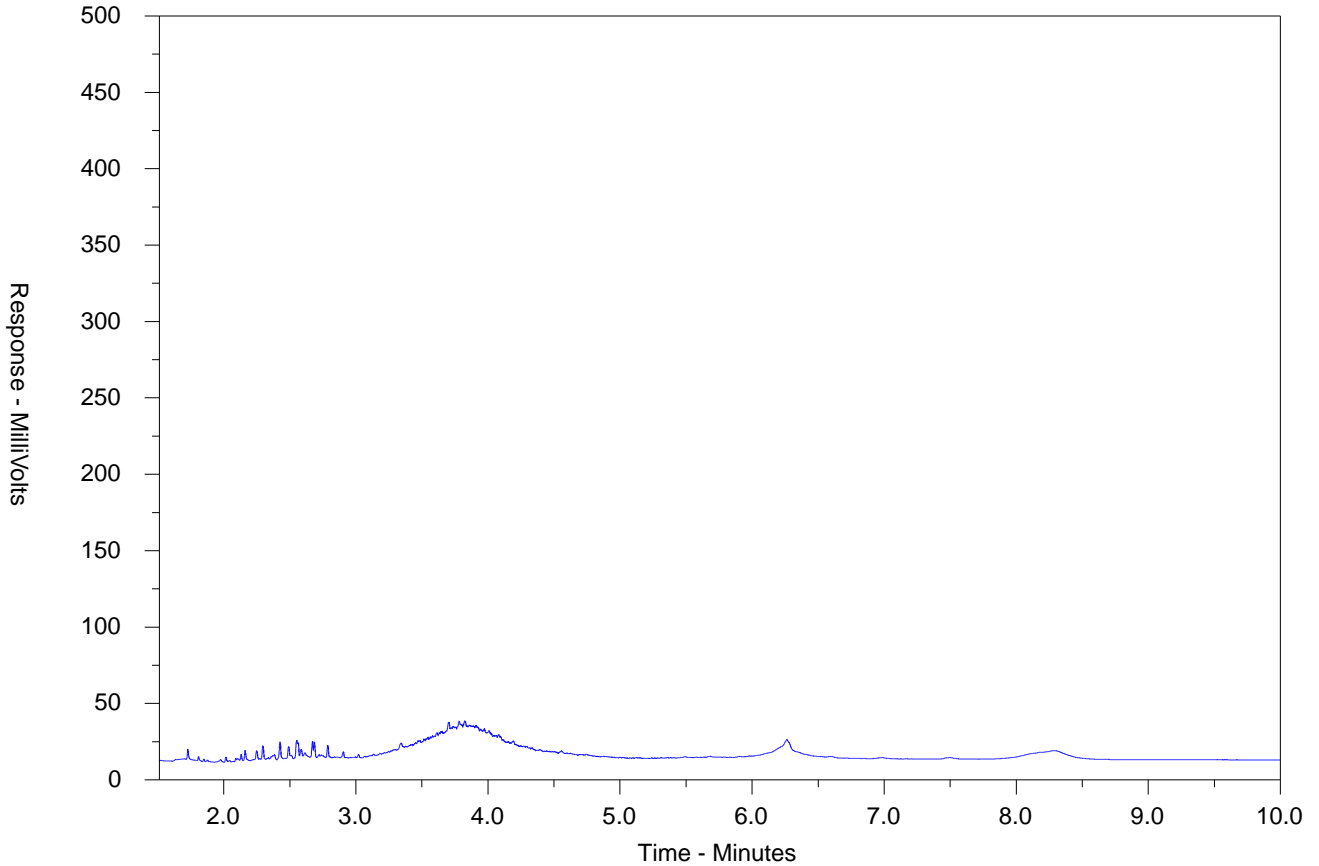
Peak heights in this report are a function of the sample concentration, the sample amount extracted, the sample dilution factor and the scale at the left.

Note: This chromatogram was produced using GC conditions that are specific to ALS Canada CCME F2-F4 method. Refer to the ALS Canada CCME F2-F4 Hydrocarbon Library for a collection of chromatograms from common reference samples (fuels, oils, etc.). The HDR Library can be found at www.alsglobal.com.

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT



ALS Sample ID: TY2413223-003-E601.SG-L
 Client Sample ID: TP3



| | | | | | |
|----------------------|-------|--------|---------------------------------|--------|--------|
| ← F2 → | | ← F3 → | | ← F4 → | |
| nC10 | nC16 | | nC34 | | nC50 |
| 174°C | 287°C | | 481°C | | 575°C |
| 346°F | 549°F | | 898°F | | 1067°F |
| ← Gasoline → | | | ← Motor Oils/Lube Oils/Grease → | | |
| ← Diesel/Jet Fuels → | | | | | |

The CCME F2-F4 Hydrocarbon Distribution Report (HDR) is intended to assist you in characterizing hydrocarbon products that may be present in your sample.

The scale at the bottom of the chromatogram indicates the approximate retention times of common petroleum products and four n-alkane hydrocarbon marker compounds. Retention times may vary between samples, but general patterns and distributions will remain similar.

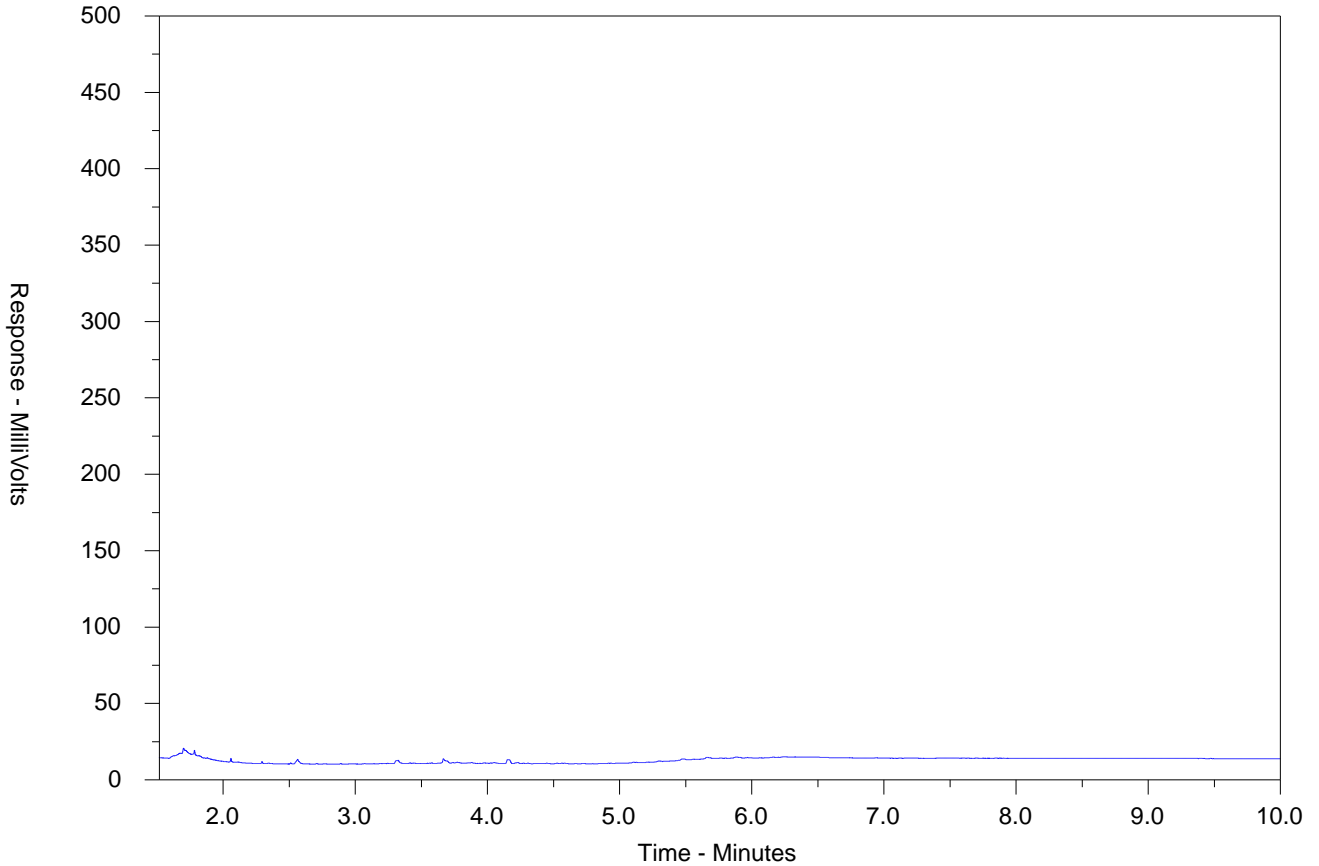
Peak heights in this report are a function of the sample concentration, the sample amount extracted, the sample dilution factor and the scale at the left.

Note: This chromatogram was produced using GC conditions that are specific to ALS Canada CCME F2-F4 method. Refer to the ALS Canada CCME F2-F4 Hydrocarbon Library for a collection of chromatograms from common reference samples (fuels, oils, etc.). The HDR Library can be found at www.alsglobal.com.

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT



ALS Sample ID: TY2413223-004-E601.SG-L
 Client Sample ID: TP4



| | | | | | |
|----------------------|-------|--------|-------------------------------|--------|--------|
| ← F2 → | | ← F3 → | | ← F4 → | |
| nC10 | nC16 | | nC34 | | nC50 |
| 174°C | 287°C | | 481°C | | 575°C |
| 346°F | 549°F | | 898°F | | 1067°F |
| Gasoline → | | | ← Motor Oils/Lube Oils/Grease | | |
| ← Diesel/Jet Fuels → | | | | | |

The CCME F2-F4 Hydrocarbon Distribution Report (HDR) is intended to assist you in characterizing hydrocarbon products that may be present in your sample.

The scale at the bottom of the chromatogram indicates the approximate retention times of common petroleum products and four n-alkane hydrocarbon marker compounds. Retention times may vary between samples, but general patterns and distributions will remain similar.

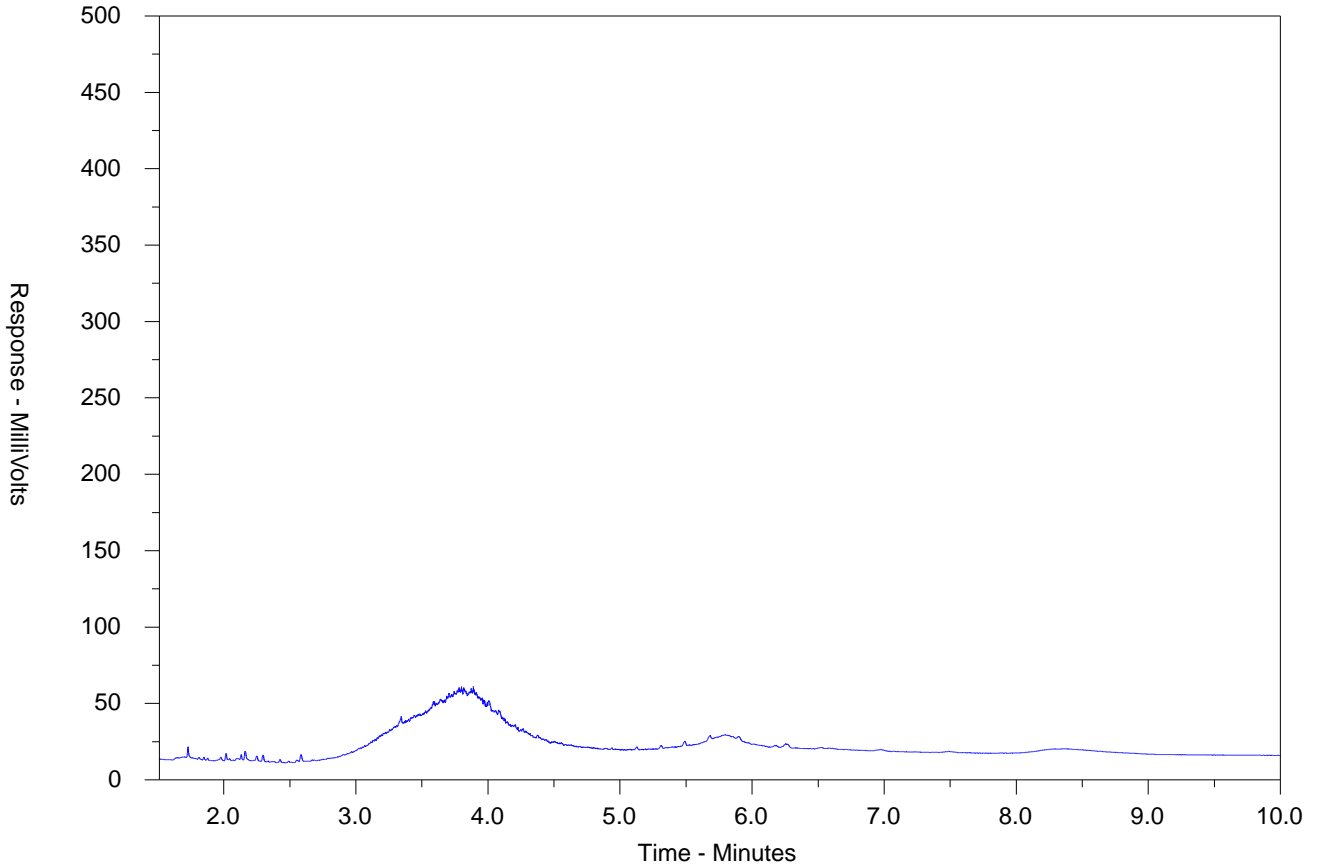
Peak heights in this report are a function of the sample concentration, the sample amount extracted, the sample dilution factor and the scale at the left.

Note: This chromatogram was produced using GC conditions that are specific to ALS Canada CCME F2-F4 method. Refer to the ALS Canada CCME F2-F4 Hydrocarbon Library for a collection of chromatograms from common reference samples (fuels, oils, etc.). The HDR Library can be found at www.alsglobal.com.

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT



ALS Sample ID: TY2413223-005-E601.SG-L
 Client Sample ID: DUP



| | | | | | |
|----------------------|-------|--------|-------------------------------|--------|--------|
| ← F2 → | | ← F3 → | | ← F4 → | |
| nC10 | nC16 | | nC34 | | nC50 |
| 174°C | 287°C | | 481°C | | 575°C |
| 346°F | 549°F | | 898°F | | 1067°F |
| Gasoline → | | | ← Motor Oils/Lube Oils/Grease | | |
| ← Diesel/Jet Fuels → | | | | | |

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www.alsglobal.com

Chain of Custody (COC) / Analytical Request Form

COC Number: 22 -

Page 1 of 1

Canada Toll Free: 1 800 668 9878

Environmental Division
Thunder Bay
Work Order Reference
TY2413223



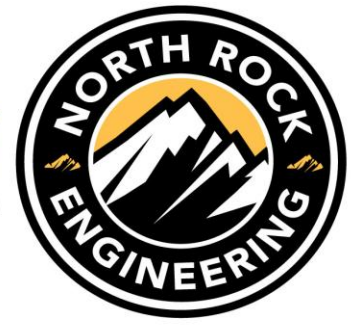
Telephone: +1 807 623 6463

Form containing sections: Report To, Reports / Recipients, Turnaround Time (TAT) Requested, Invoice To, Invoice Recipients, Project Information, Oil and Gas Required Fields (client use), Analysis Request, Drinking Water (DW) Samples, SHIPMENT RELEASE, INITIAL SHIPMENT RECEPTION, FINAL SHIPMENT RECEPTION.

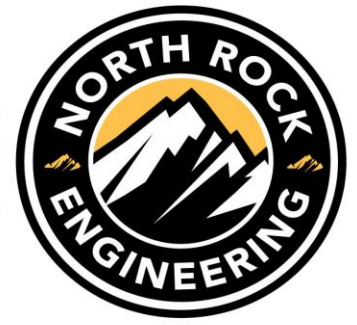
REFER TO BACK PAGE FOR ALS LOCATIONS AND SAMPLING INFORMATION
WHITE - LABORATORY COPY YELLOW - CLIENT COPY
Failure to complete all portions of this form may delay analysis. Please fill in this form LEGIBLY. By the use of this form the user acknowledges and agrees with the Terms and Conditions as specified on the back page of the white - report copy.

Intake and Login Verification Form

| SAMPLE INTAKE | | | | ACCOUNT INFO VERIFICATION | | | |
|--|------------|--|--|--|--------------|--------------------------------------|-------------------------------------|
| Priority/Emergency Service Requested | | YES | <input checked="" type="radio"/> NO | Priority/Emergency Service Requested | | YES | <input checked="" type="radio"/> NO |
| Time Sensitive Hold Time | | YES | <input checked="" type="radio"/> NO | Confirmed all as accurate as per COC, Sample Remarks or PM | | | |
| Client: | NORTH ROCK | | | Client | Work Contact | Quote | |
| SAMPLE RECEIPT INFORMATION | | | | RECEIPT DETAIL | | | |
| Mode of Delivery: | | Courier | <input checked="" type="radio"/> Drop Off | Project | PO | Site/LSD | |
| Courier | | | | | | | |
| Waybill Number | | | | | | | |
| Temperature | | 17.9 | Cooler Count / | Overall Description Entered | | Yes | <input checked="" type="radio"/> NA |
| Cooling Method | | None | Ice | Received date/time as per COC | | | |
| | | | <input checked="" type="radio"/> Ice Packs | Recipients match CoC or Sample Remarks | | <input checked="" type="radio"/> Yes | No |
| | | | | Billing Instruction added to remarks | | <input checked="" type="radio"/> Yes | NA |
| SAMPLE MATRIX/BOTTLE INFORMATION | | | | Sample Remarks/Specification Doc checked | | | |
| Matrix: | Water | <input checked="" type="radio"/> Soil | Air | Biota | Other | | |
| DW Schedule 24 Bottles Correct? | | | Yes | No | | | |
| DW Metals pH Check <2 | | | Yes | No | | | |
| Regulation Circled, Works # present | | Yes | No - Reject? | | | | |
| # of Bottles: | 2 | Sample Count | | 5 | | | |
| Green/white | | | | | | | |
| Purple/white | | | | | | | |
| Warm red/white | | | | | | | |
| Yellow/black | | | | | | | |
| Light blue/white | | | | | | | |
| Orange/black | | | | | | | |
| Others (detail) | | 2x 5x2 soil jars small 5x2 orange/black vials | | | | | |
| Comments on Samples and Bottles: | | | | | | | |
| Samples Requiring Preservation or Filtering: | | | | | | | |
| Layout Staff Initials | | DM 16 Nov 24 15:45 | | | | | |
| Date and Time of Layout | | | | | | | |
| | | | | Validation | | | |
| Validation errors resolved? | | | | Yes | No | | |
| Internal Sublet CoC created | | | | Yes | NA | | |
| Login Comments: | | | | | | | |
| Login Staff Initials: | | | | DM 16 Nov 24 | | | |



Attachment 4 – Environmental Phase II ESA



Attachment 5 – Design Drawings

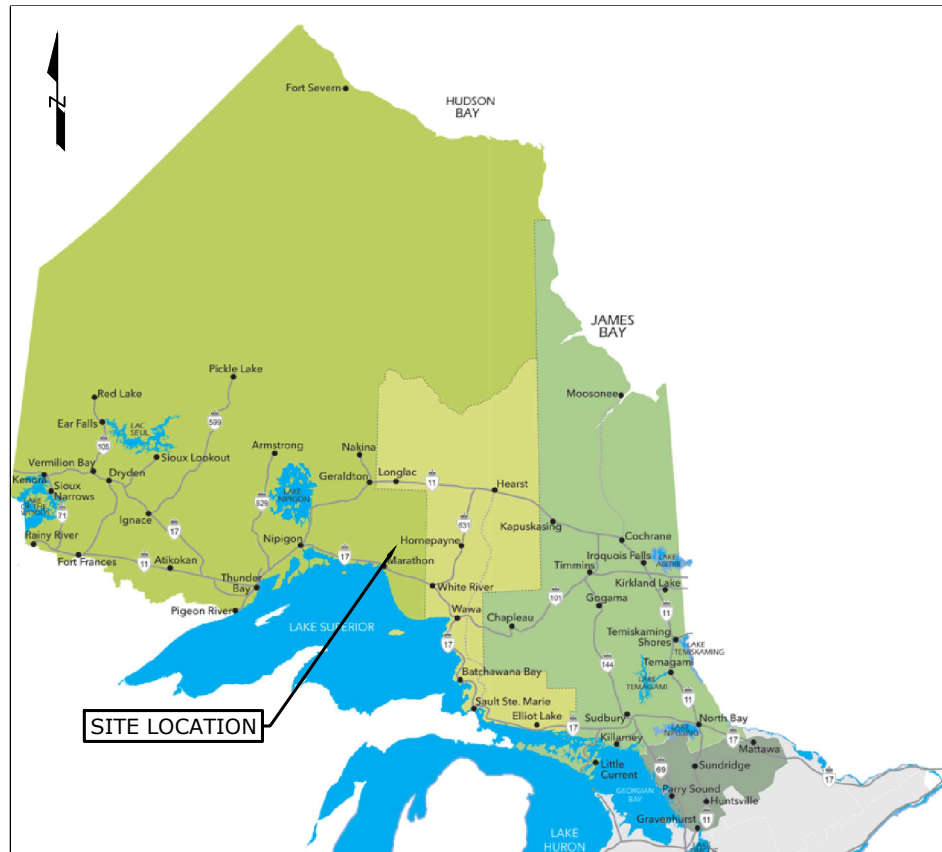
24 HOUR ACCESSIBLE PUBLIC GAS STATION

7 SAULT ROAD, MANITOUWADGE, ONTARIO

JIM MOFFAT ENTERPRISES LTD.

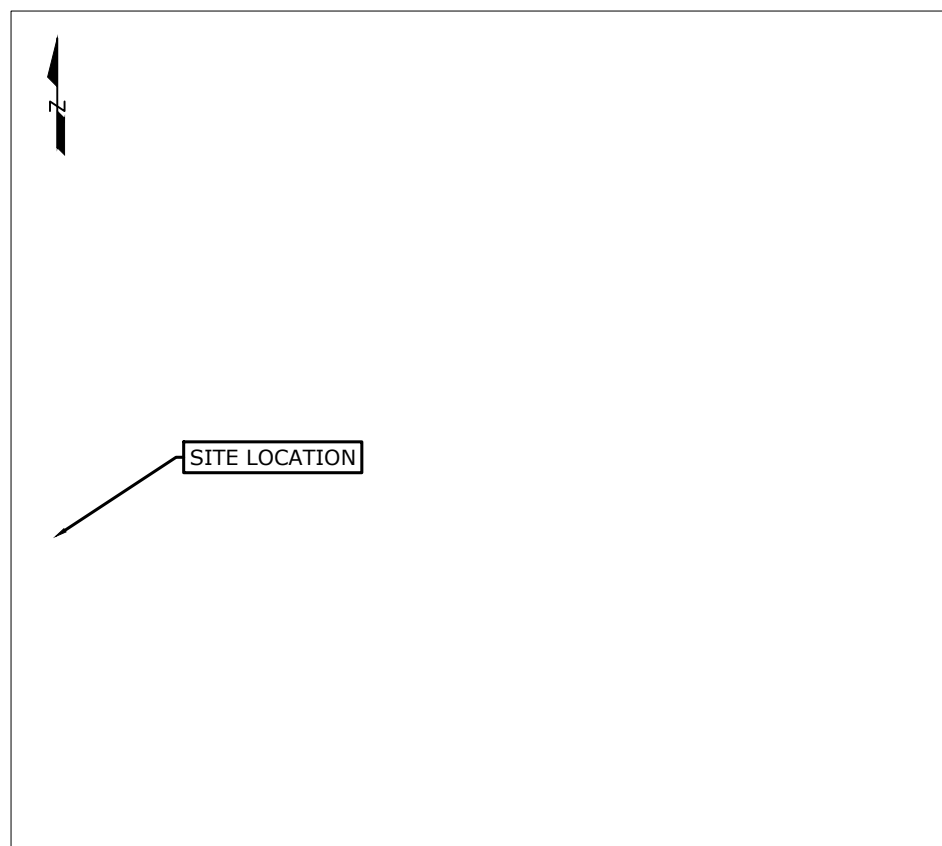
E25-11-02





KEY PLAN
ONTARIO, CANADA

N.T.S.
This drawing may not be drawn to any particular scale.

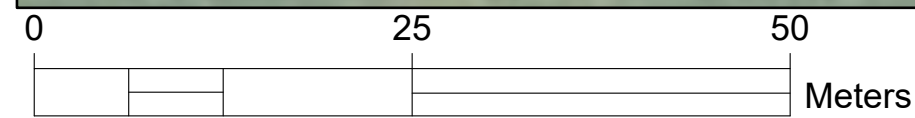
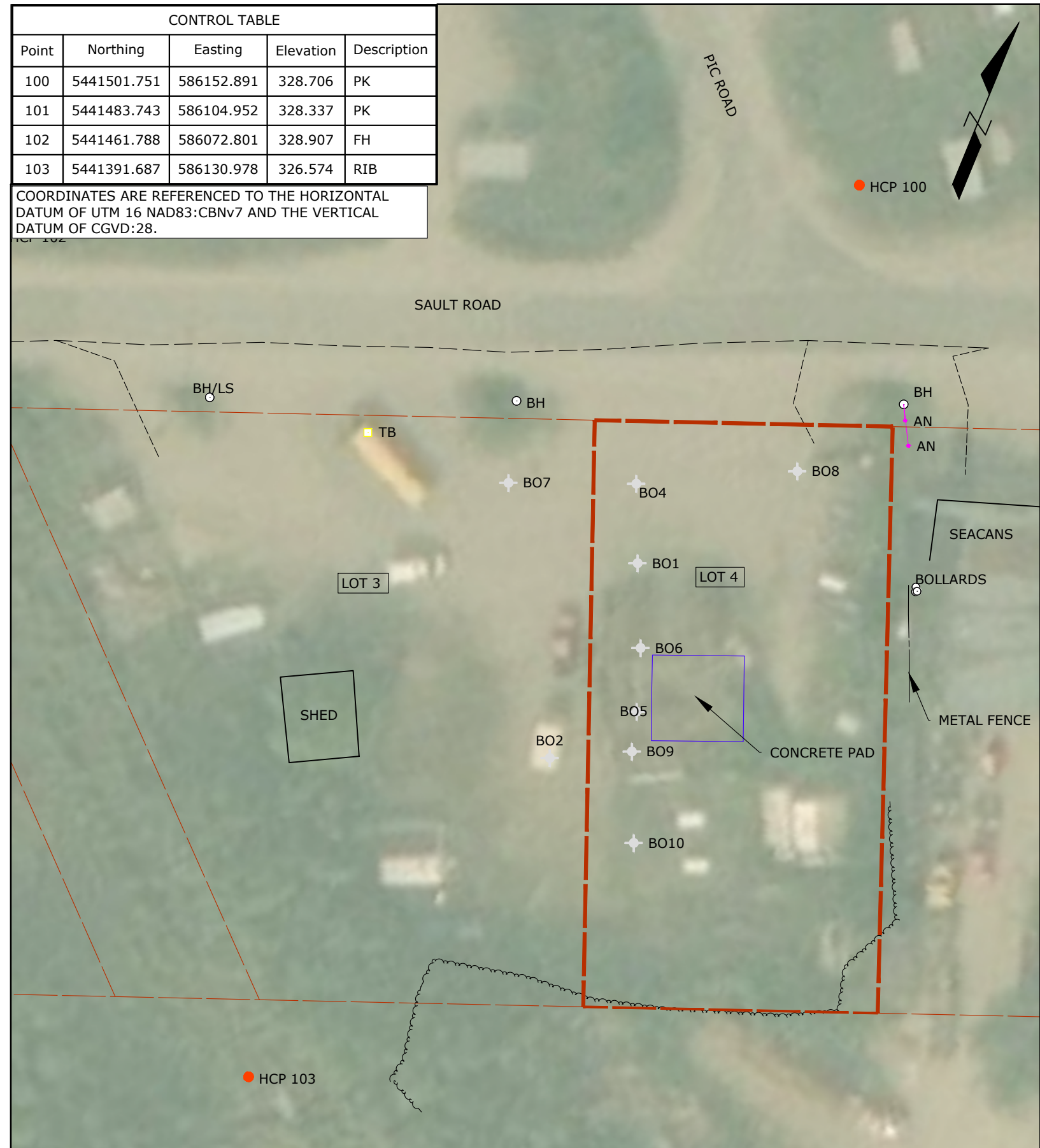


SITE LOCATION PLAN
MANITOWADGE, ONTARIO, CANADA

N.T.S.
This drawing may not be drawn to any particular scale.

| CONTROL TABLE | | | | |
|---------------|-------------|------------|-----------|-------------|
| Point | Northing | Easting | Elevation | Description |
| 100 | 5441501.751 | 586152.891 | 328.706 | PK |
| 101 | 5441483.743 | 586104.952 | 328.337 | PK |
| 102 | 5441461.788 | 586072.801 | 328.907 | FH |
| 103 | 5441391.687 | 586130.978 | 326.574 | RIB |

COORDINATES ARE REFERENCED TO THE HORIZONTAL DATUM OF UTM 16 NAD83:CBNv7 AND THE VERTICAL DATUM OF CGVD:28.



NOTE:
PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR DISPUTES.

- LEGEND**
- HCP 100 CONTROL POINTS
 - ✦ BO BOREHOLE LOCATION
 - TB TERMINAL BOX
 - BH BELL/HYDRO POLE
 - AN ANCHOR
 - LS LIGHT STANDARD
 - PROPERTY LINE
 - TREE LINE



| | | | | |
|-----------------------|-----|-----|-----|----------|
| SUBMISSION FOR REVIEW | DRN | CHK | DES | DD.MM.YY |
| | DB | CL | DB | 14.04.25 |
| | | | | |
| | | | | |



CLIENT
JIM MOFFAT ENTERPRISES LTD.

PROJECT
7 SAULT ROAD CIVIL WORKS

TITLE
SITE PLAN

| | |
|---------------------------|--------------------|
| PROJECT NO. E25-111-02 | DATE 11.03.2025 |
| REV. NO. 0 | DRAWING NO. 01 |



NOTE:
PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR DISPUTES.

- LEGEND**
- HCP 100 CONTROL POINTS
 - ✦ BO BOREHOLE LOCATION
 - TB TERMINAL BOX
 - BH BELL/HYDRO POLE
 - AN ANCHOR
 - LS LIGHT STANDARD
 - — — — — PROPERTY BOUNDARY
 - 328.429 GROUND ELEVATION
 - 300 — CONTOUR LINES
 - — — — — TREE LINE



| SUBMISSION FOR REVIEW | DRN | CHK | DES | DD.MM.YY |
|-----------------------|-----|-----|-----|----------|
| | DB | KB | DB | 14.04.25 |
| | | | | |
| | | | | |

NORTH ROCK ENGINEERING

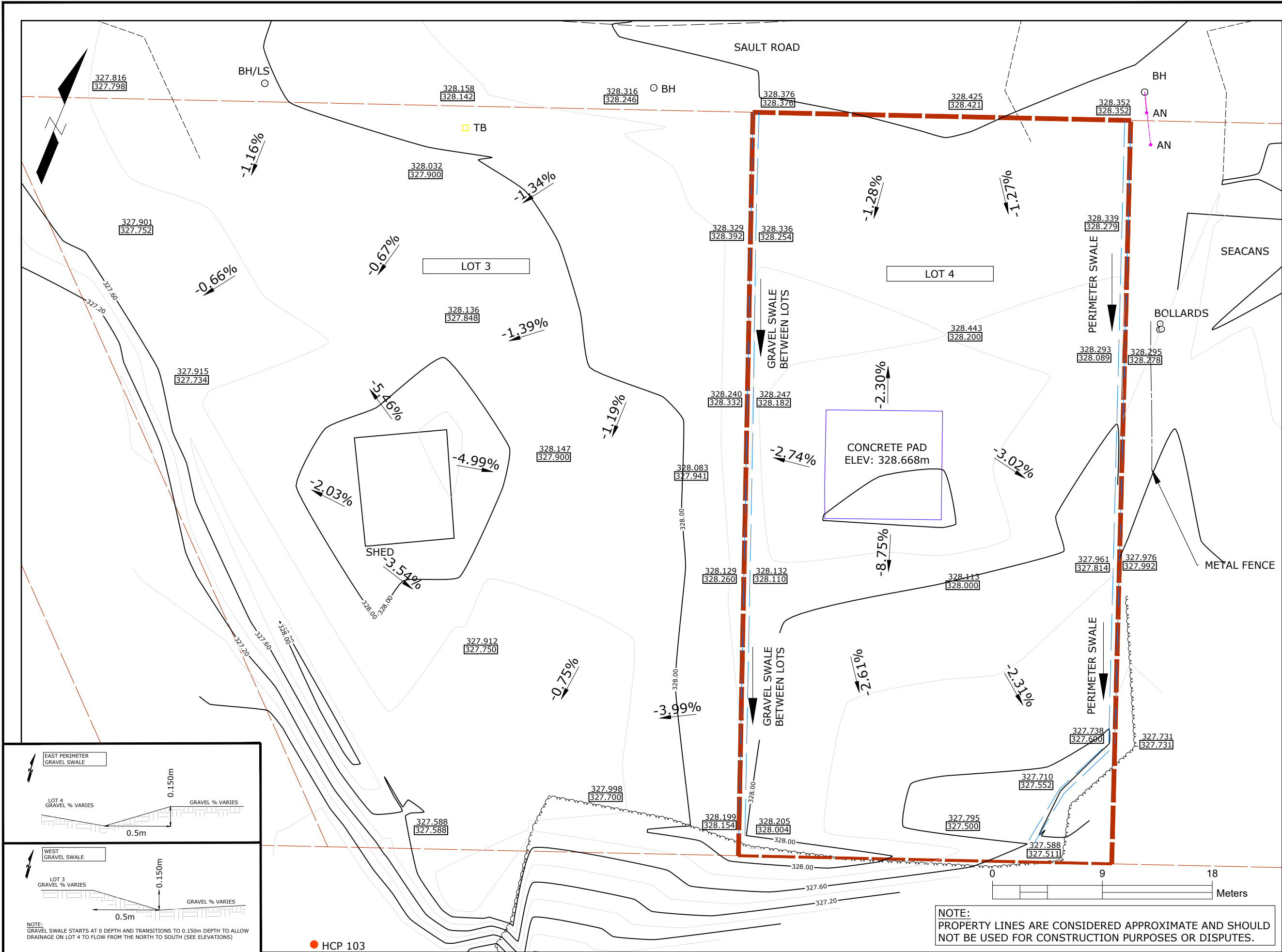
70 Second St.
Thunder Bay, ON, P7B 3C9
Tel: 807-620-8431
www.nrock.ca

CLIENT
JIM MOFFAT ENTERPRISES LTD.

PROJECT
7 SAULT ROAD CIVIL WORKS

TITLE
EXISTING SITE TOPOGRAPHY

| | |
|----------------------------------|---------------------------|
| PROJECT NO. E25-111-02 | DATE 11.03.2025 |
| REV NO. 0 | DRAWING NO. 02 |



- LEGEND**
- HCP 100 CONTROL POINTS
 - ★ BO BOREHOLE LOCATION
 - TB TERMINAL BOX
 - BH BELL/HYDRO POLE
 - AN ANCHOR
 - LS LIGHT STANDARD
 - PROPERTY BOUNDARY
 - ORIGINAL ELEVATION
 - DESIGN ELEVATION
 - GRADE PERCENT
 - CONTOUR LINE
 - TREE LINE



| | | | | |
|------------|-----|-----|-----|----------|
| SUBMISSION | DRN | CHK | DES | DD.MM.YY |
| FOR REVIEW | EO | KB | EO | 08.04.25 |
| | | | | |
| | | | | |

NORTH ROCK ENGINEERING

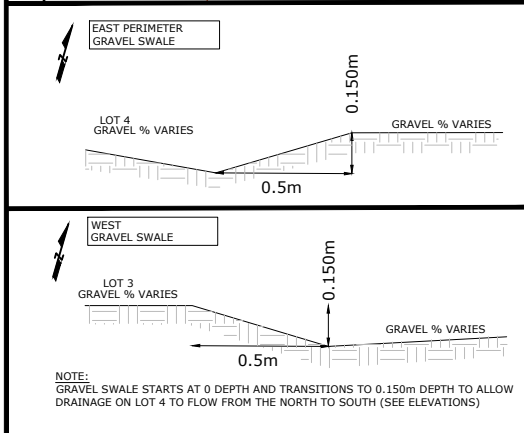
70 Secord St.
Thunder Bay, ON, P7B 3C9
Tel: 807-620-8431
www.nrock.ca

CLIENT
JIM MOFFAT ENTERPRISES LTD.

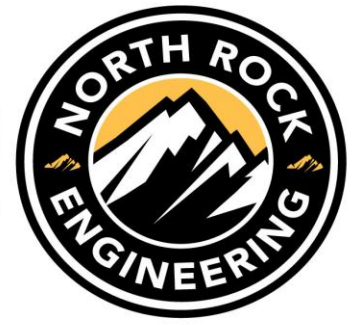
PROJECT
7 SAULT ROAD CIVIL WORKS

TITLE
GRADING PLAN

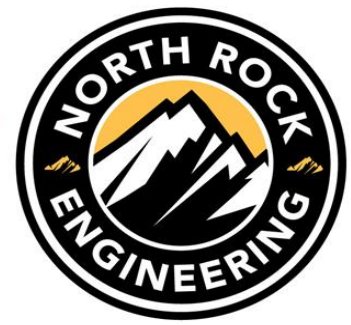
| | |
|----------------------------------|---------------------------|
| PROJECT NO. E25-111-02 | DATE 14.04.2025 |
| REV NO. 0 | DRAWING NO. 03 |



NOTE:
PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR DISPUTES.



Attachment 6 – Public Consultation Comments Summary



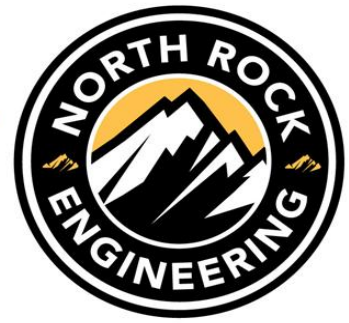
Date of PIC: April 21, 2025

Location: Manitouwadge Community Centre

Subject: 24Hr Public Gas Station PIC

A public consultation session was held on April 21, 2025, at the Manitouwadge Community Centre to present and discuss the proposed development of the 24-hour accessible cardlock gas station at 7 Sault Road. The session was organized by Jim Moffat Enterprises Ltd. in collaboration with North Rock Engineering Inc., with the goal of engaging local residents, businesses, and stakeholders, and providing transparency around the project’s objectives, design considerations, and environmental safeguards. A summary of the feedback received during the session is summarized below. A total of 24 surveys were completed all of which were in support of the proposed development with positive feedback.

| Name | Supports (Y/N) | Comments |
|-------------------|----------------|---|
| Kathy Hudson | Yes | |
| Not Provided | Yes | Excellent Solution for Manitouwadge, great for snowmobiles, quiet location for night use, ambulances returning after hours will be able to refill for next calls. |
| Phil Leduc | Yes | |
| Not Provided | Yes | There is room for more than just 1 gas station within Manitouwadge. |
| Not Provided | Yes | 100% Agree for the proposed gas station. |
| Tanya Gagnon | Yes | |
| Austin Brinklaw | Yes | |
| Tiffany Bellerose | Yes | |
| Danial Gagnon | Yes | |
| Vicky Irving | Yes | |
| Not Provided | Yes | |
| Tracy Moffat | Yes | Love to have competition of gas prices in town, great for the community. |
| Reil Robert | Yes | 24hr access is great and much needed. |
| Not Provided | Yes | |
| Pierra Gagnon | Yes | |
| Sheldon Tourout | Yes | This town needs this! |
| D.Bodak | Yes | Its awesome to have another fuel option. |
| Makio Herard | Yes | |
| Anuta Cristoi | Yes | Perfect Idea. |
| Iosit Kuchavi | Yes | Good Idea. |
| Attila Biro | Yes | I think it’s a great Idea. |
| Ioana Icala | Yes | I think it’s a great Idea. |



| | | |
|-------------|-----|--|
| Sandor Bito | Yes | I like the Idea. |
| Jenny Heath | Yes | I think it's a great Idea, our community needs access to gas 24/7. |



ADMINISTRATION REPORT

To: Council
Report Number: ADM2025-11
Subject: Pre-Consultation Application for Rezoning from Light Industrial to Corridor Mixed Use at 7 Sault Road for a Proposed Cardlock Gas Station
Meeting: Special Council - 21 Aug 2025
Department: Administration
Staff: Joleen Keough, Clerk/Deputy CAO

Recommendations:

THAT Council provide direction to staff regarding the pre-consultation application for 7 Sault Road for a proposed cardlock gas station to:

Option 1 - Require the Applicant to first apply for an Official Plan Amendment through the Ministry of Municipal Affairs and Housing prior to applying for a potential Site-Specific Zoning Amendment through the Township; or,

Option 2 - Not require the Applicant to apply for an Official Plan Amendment through the Ministry of Municipal Affairs and Housing and proceed directly to applying for a potential Site-Specific Zoning Amendment only.

Background:

Council for the Township of Manitouwadge approved the Township's Official Plan Bylaw 2022-41, on October 26, 2022 with the Ministry of Municipal Affairs and Housing (MMAH) granting full approval with amendments on April 26, 2024.

Council for the Township of Manitouwadge approved the Township's Zoning Bylaw 2022-42, on October 26, 2022.

The Ministry of Municipal Affairs and Housing is the planning approval authority for Official Plan amendments.

Commentary:

Staff had a pre-consultation meeting with the Applicant of 7 Sault Road on August 22, 2024, regarding the request for a rezoning amendment from Light Industrial (M1) to Corridor Mixed Use (CMU), to permit the use of a cardlock gas station.

The Township of Manitouwadge's Official Plan and Zoning Bylaw directs gas stations to the Corridor Mixed Use zone only, which is the main traffic corridor and is designated to provide services to the traveling public.

Staff engaged the services of Superior Consulting Team, Registered Planners who created the Township's Official Plan and Zoning Bylaw, for a preliminary review of the application and to advise of required supporting documentation to deem the application complete. The preliminary review was received on September 23, 2024.

It was the advise of our consulting Planner that the proposal not go forth as an application as gas stations are permitted and directed to the CMU designation and zone only, and additionally, the Official Plan and Zoning Bylaw are new and the most up-to-date positions of Council and the community.

However, the Applicant may choose to proceed and seek Planning Act approval for amending the Official Plan and Zoning Bylaw, with required information and studies to deem an application complete. It was advised that this process can be costly and does not guarantee approval.

The Applicant indicated they would be proceeding with the application.

On May 13, 2025, the Applicant submitted an Engineering Design Summary to support the application. This was forwarded to our consulting Planner for review of complete application and for a Pre-Consultation Planning Opinion.

During that time, staff became aware that the Ministry of Municipal Affairs and Housing still retained planning approval authority for Official Plan amendments.

The Applicant was directed to the Ministry of Municipal Affairs and Housing to move forward with the process.

The Applicant and staff met with the Ministry of Municipal Affairs and Housing, separately, and they have indicated that an Official Plan amendment may not be required, however if the municipality requires it in addition to a Zoning Bylaw amendment, that they would be the approval authority. They have indicated that current Official Plan amendments are approximately two (2) years for completion.

The Pre-Consultation Planning Opinion from our consulting Planner, states that the Official Plan policies more or less support a cardlock system for commercial-industrial vehicles only under the Official Plan Industrial policy, but not a 24-hr operation and not for everyday personal vehicles/general public.

Should the Applicant want a 24-hr operation with access from the general public, an Official Plan amendment is triggered because the policies are not supportive to do so.

The Planner advises that the proposal has the potential to be supported if certain uses are restricted and/or limited through a potential Site-Specific Zoning amendment.

It would be Council's direction, at the time of application for a Site-Specific Zoning amendment, whether uses or restrictions are required.

Today, staff are seeking direction from Council to whether an Official Plan amendment is required for the application, in addition to a potential Site-Specific Zoning amendment, or if Council does not require an Official Plan amendment and the Applicant can proceed directly to applying for a potential Site-Specific Zoning amendment.

This report and Council's direction is not approving the Official Plan amendment or the potential Site-Specific Zoning amendment.

Financial Implications:

Once an application is deemed complete, the fee for a Zoning amendment is \$1000.00, per Bylaw 2025-12, to Establish 2025 Services and Charges.

Relationship to Strategic Plan:

Relationship to Township of Manitouwadge Strategic Plan 2021-2025:

Goals and Objectives

4. The Local Economy

Community Strategic Plan

1. Community Development

Accessibility Implications:

There are no accessibility implications as a result of this report.

In Consultation With:

Brian Baker, CAO

Shannon Dodd-Smith, Planner, MSc, RPP, MCIP, Superior Consulting Team

Vera McDonald, Planner, MES, RPP, MCIP, Superior Consulting Team

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

August 21, 2025

Session No. 2025-203

Moved by: TR

Seconded by: Kathy H

RESOLVED THAT: Council is in receipt of Administration Report ADM2025-11 submitted by Joleen Keough, Planning Administrator regarding Pre-Consultation Application for Rezoning from Light Industrial to Corridor Mixed Use at 7 Sault Road for a Proposed Cardlock Gas Station; and further,

THAT Council provides direction to staff regarding the pre-consultation application for 7 Sault Road for a proposed cardlock gas station to:

- Option 1** – Require the Applicant to first apply for an Official Plan Amendment through the Ministry of Municipal Affairs and Housing prior to applying for a potential Site-Specific Zoning Amendment through the Township; or,
- Option 2** – Not require the Applicant to apply for an Official Plan Amendment through the Ministry of Municipal Affairs and Housing and proceed directly to applying for a potential Site-Specific Zoning Amendment only.

| Recorded Vote | FOR | AGAINST |
|--------------------------|-----|---------|
| Councillor Kathy Hudson | | |
| Councillor Coady Keough | | |
| Councillor Braden Kotyk | | |
| Councillor Tonilynn Ruff | | |
| Mayor Jim Moffat | | |

CARRIED ✓ DEFEATED _____

BKoty
Acting Mayor Braden Kotyk