Appendix E – Phase 1 Environmental Site Assessment
PHASE I ENVIRONMENTAL SITE ASSESSMENT

300 & 350 NORTHFIELD DRIVE EAST
WATERLOO, ONTARIO

Prepared For:
Waterloo North Hydro Inc.

SEPTEMBER 2011
REF. NO. 075710 (1)

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EXECUTIVE SUMMARY

Conestoga-Rovers & Associates (CRA) was retained by Waterloo North Hydro Inc. (Waterloo North Hydro) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 300 and 350 Northfield Drive East in Waterloo, Ontario (Property or Site).

The purpose of the Phase I ESA was to identify, through a non-intrusive investigation, the existence of any significant actual or potential areas of environmental impairment associated with the Site. It is CRA's understanding that the Phase I ESA is being completed for due diligence purposes preparatory to the potential sale of the Property. The Property is owned by Waterloo North Hydro, who acquired the Property in portions between 1980 and 1985.

The Property is approximately 6.9 hectares (17.09 acres) in size and triangular in shape. The 300 Northfield Drive portion of the Site is currently utilized as the Operations Center for Waterloo North Hydro and the 350 Northfield Drive portion of the Site is vacant, undeveloped land formerly used as farmland. The Site is located in an area of the City of Waterloo that was originally developed for industrial and commercial land use in the mid-1980s. Prior to development, the area was used as farmland. Much of the area to the north of the Site is still used as farmland.

CRA conducted the Phase I ESA in general accordance with the requirements of CSA Z768-01 and Ontario Regulation 153/04, as amended by Ontario Regulation 511/09, for conducting environmental assessments.

Based on the results of the Phase I ESA, including the Site inspection, information provided by Site representatives and regulatory agencies, documents reviewed, the review of Site history, and pending receipt and review of information from the MOE, the following areas of potential environmental impairment were identified to be associated with the Site.

i) **Historic Septic Tank and Leaching Field:** Historically, the Site was serviced with an on-Site septic tank located adjacent to the western wall of the building. The septic tank discharged to a leaching field located adjacent to the Site entrance from Northfield Drive. Floor drains throughout the facility and the oil/water separator (that received wastewater from the vehicle service garage floor trenches and lift pits) discharged into the septic tank, with eventual discharge into the leaching field. Use of the septic tank was reportedly discontinued in 2001 and its contents were pumped out. According to Site personnel, the tank is
still in place. The soil and groundwater quality in the vicinity of the historic septic tank and leaching field is unknown. The past operation of the septic tank and leaching field was identified as a potential source of environmental impact to the Site.

ii) **Underground Storage Tanks (USTs):** There are two USTs located at the Site that contain gasoline and diesel fuel. The USTs and associated fuel pumps are currently located in the southern portion of the Property. Based on information provided by a former Site employee, two USTs containing gasoline and their associated fuel pumps were historically located west of the existing USTs. The fuel pumps were located on the existing concrete pad located west of the existing USTs and the historic USTs were located north of this concrete pad. The historic USTs were reportedly removed in 1989 when the existing USTs were installed. The existing USTs are registered with the TSSA as being associated with a private fuel outlet. TSSA inspection reports indicate that there are no outstanding violations associated with the USTs. The 2000 Phase I ESA identified a discrepancy between the quantity of fuel purchased and the volume of fuel stored in the USTs, indicating a potential leak. Site personnel have since reported that daily dip records no longer show any discrepancies. Due to the lack of information regarding the integrity of the existing and historic USTs, the unknown quality of soil and groundwater in the current and former fuel pump and UST locations, and the potential for historic releases from the existing and historic USTs, the current and former UST and fuel pump locations were identified as sources of potential environmental impact to the Site.

iii) **Aboveground Storage Tanks (ASTs):** ASTs are currently located adjacent to the northwest corner of the building, outside the vehicle service garage on the western portion of the Property, inside the vehicle service garage, inside the Oil Room, and beneath the backup generator. Historically, additional ASTs were located adjacent to the northwest corner of the building (three waste oil ASTs) and on a mezzanine in the vehicle garage adjacent to the historical backup generator (one diesel fuel AST). With the exception of the ASTs in the Oil Room, none of the ASTs are equipped with secondary containment or vehicle protection. Site personnel were unaware of any releases due to the operation of current and historical ASTs; however, soil and groundwater quality in the vicinity of the ASTs is unknown. Due to the lack of soil and groundwater quality data and the lack of secondary containment or vehicle protection, the operation of ASTs on Site was identified as a source of potential environmental impact to the Site.

iv) **Floor Drains, Trenches, Pits and Sumps:** The hydraulic lift pits and sediment trap located in the vehicle service garage occasionally collects waste oil, which is
reportedly pumped out periodically into the floor trench located in the north bay of the vehicle service garage. This trench also collects wastewater from vehicle maintenance activities and discharges to the oil/water separator located in the vehicle service garage. The sediment trap in the southern bay of the vehicle service garage collects wastewater from the garage operations and removes any suspended sediment before discharging to the oil/water separator. Some staining was noted on the concrete floor surrounding the sediment trap at the time of the Site inspection. Site personnel reported that the sediment trap was last cleaned out approximately 12 years ago by Weber Septic.

The floor trenches and pits in the vehicle garage collect wastewater from vehicle washing activities and discharge to an oil/water separator located outside, adjacent to the north wall of the Stores Room. At the time of the Site inspection, the floor trenches were filled with sediment. According to Site personnel, the floor trenches are cleaned out on an as needed basis by Weber Septic.

Soil and groundwater quality in the vicinity of the floor trenches, sediment trap and lift pits is unknown.

Due to the lack of information regarding the integrity of the floor trenches, sediment trap and lift pits, and the unknown quality of soil and groundwater in the vicinity of the floor trenches, sediment trap and lift pits, the operation of the floor trenches, sediment trap and lift pits were identified as sources of potential environmental impact to the Site.

v) **Stormwater Management Pond:** New and used transformers and chemically treated hydro poles are stored on the gravel surface located on the central portion of the Property. The materials stored in the exterior gravel storage area are exposed to precipitation and overland flow of surface water being conveyed to the on-Site stormwater management pond located in the northwest corner of the Property. The stormwater management pond also receives water discharged from the oil/water separator located outside the Stores Room, adjacent to the north wall of the building. Soil quality in the stormwater management pond was identified as a potential area of environmental impairment at the Site.

vi) **Gravel Storage Area:** New and used transformers, as well as chemically treated hydro poles are stored outdoors in the gravel yard area. The quality of surficial soil in the gravel storage area is unknown, and was identified as a source of potential environmental impact to the Site.

vii) **Polychlorinated Biphenyls (PCBs):** Waste transformer oil containing PCBs at concentrations greater than 50 ppm is currently stored on Site in two 4,640-litre ASTs located in the Oil Room. According to Site personnel, used transformers
are brought to the Oil Room and a sample of the transformer oil is sent to an off-Site lab for PCB analysis. If the sample contains PCBs at a concentration greater than 50 ppm, the waste oil is drained into the ASTs in the Oil Room. Waterloo North Hydro has operated a PCB storage facility in accordance with Director's Instructions under O. Reg. 11/82 since 1989 and maintains an inventory of PCBs stored on Site, including monthly dip records of the PCB contaminated waste oil ASTs. According to Site personnel and an environmental database search, mobile PCB decontamination units have previously been brought to the Site to treat the PCB contaminated oil to a concentration below 50 ppm. All PCB decontamination activities have been conducted on the exterior asphalt surface adjacent to the Oil Room. Transformer shells, which have been drained of oil, are stored on the ground surface and in a dumpster in the gravel storage area exterior to the Oil Room. Soil quality in the vicinity of the Oil Room is unknown. Due to the handling, treatment, and storage of oil and equipment containing PCBs on Site, the Oil Room, the asphalt surface outside the Oil Room and the transformer shell storage area were identified as sources of potential environmental impact to the Site.

viii) **Oil/Water Separators:** There are two oil/water separators in operation at the Site. One separator is located in the vehicle service garage under the concrete floor and receives wastewater from the floor trenches and sink in the vehicle service garage. This oil/water separator historically discharged to the on-Site septic tank located adjacent to the western wall of the men's locker rooms; however, the septic tank has been abandoned and the oil/water separator now discharges to the sanitary sewer.

The second oil/water separator is located outside the building to the north of the Stores Room under the asphalt surface and receives wastewater from the vehicle garage floor trench and the hydraulic lift floor drain. The oil/water separator discharges to the on-Site stormwater management pond. The oil/water separator was historically located where the Stores Room is located now and was relocated to its current location in 1989 when the Stores Room was constructed. The soil and groundwater quality in the former oil/water separator location is unknown.

According to Site personnel, the oil/water separators were last cleaned out approximately 12 years ago by Weber Septic.

Due to the lack of information regarding the integrity of the current and historic oil/water separators, and the unknown quality of the soil and groundwater in the vicinity of the current and historic oil/water separators, the operation of
oil/water separators were identified as sources of potential environmental impact to the Site.

ix) **Hydraulic Equipment:** Hydraulic equipment present at the Site includes one dock leveler located in the receiving area outside the Stores Room, one hydraulic lift located outside the Oil Room, three hydraulic lifts located in the vehicle service garage, and one elevator located in the Stores Room. Two of the hydraulic lifts located in the vehicle service garage are contained in concrete floor pits with the hydraulic oil reservoir located in an adjacent storage room. Site personnel reported that oily water is periodically contained in the hydraulic lift pits in the vehicle service garage. The third hydraulic lift is an aboveground unit with the hydraulic oil reservoir attached to the unit. The hydraulic oil reservoir for the dock leveler is contained in a concrete pit beneath the dock leveler. The hydraulic oil reservoir for the hydraulic lift outside the Oil Room is attached to the wall in the Oil Room adjacent to the service door. Visual evidence of staining was observed beneath the hydraulic lift outside the Oil Room and on the concrete floor beneath the aboveground hydraulic lift in the vehicle service garage at the time of the Site inspection. Due to the visual evidence of staining and oily water contained in the lift pits, the four hydraulic lifts were identified as sources of potential environmental impact to the Site.

x) **Fill Materials:** According to Site personnel, soil cuttings generated off Site during maintenance activities conducted by Waterloo North Hydro are periodically disposed of on the 350 Northfield Drive Property by Badger Daylighting. The soil has not been characterized. Due to the lack of environmental quality data for the soil cuttings, the stockpile area on the 350 Northfield Drive Property adjacent to the western Property boundary was identified as a source of potential environmental impact to the Site.

Based on the information obtained in completing this Phase I ESA, a Phase II ESA would be needed to evaluate the risk of soil or groundwater impact from the identified areas of potential environmental concern.
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1.0  INTRODUCTION

1.1  PHASE I ESA PROPERTY INFORMATION

Conestoga-Rovers & Associates (CRA) was retained by Waterloo North Hydro Inc. (Waterloo North Hydro) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 300 and 350 Northfield Drive East in Waterloo, Ontario (Property or Site). The contact person for the owner of the Property is Mr. Herb Haller, Vice-President, Engineering and Stations, located at 300 Northfield Drive in Waterloo, Ontario.

A Site Location Map is provided on Figure 1 and the Building Layout is depicted on Figure 2.

The purpose of the Phase I ESA was to identify, through a non-intrusive investigation, the existence of any significant actual or potential areas of environmental impairment associated with the Site. It is CRA's understanding that the Phase I ESA is being completed for due diligence purposes preparatory to the potential sale of the Property. The Property is owned by Waterloo North Hydro, who acquired the Property in portions between 1980 and 1985.

The Property is approximately 6.9 hectares (17.09 acres) in size and triangular in shape. The 300 Northfield Drive portion of the Site is currently utilized as the Operations Center for Waterloo North Hydro and the 350 Northfield Drive portion of the Site is vacant, undeveloped land formerly used as farmland. The Site was developed in 1982 and is currently zoned as agricultural. Prior to development, the area was used as farmland. Surrounding land use is primarily commercial. Much of the area to the north of the Site is still used as farmland.

In completing this Phase I ESA CRA assumed that the Site's land use is commercial/industrial and there would be no change in land use as defined in Ontario Regulation 153/04 (O. Reg. 153/04), as amended by Ontario Regulation 511/09 (O. Reg. 511/09).
2.0 SCOPE OF INVESTIGATION

CRA conducted the Phase I ESA in general accordance with the requirements of CSA Z768-01 and O. Reg. 153/04, as amended by O. Reg. 511/09, for conducting environmental assessments. The Phase I ESA was conducted by Ms. Lindsay Shepherd and Mr. Dan Turner and was reviewed by Mr. Greg Brooks, all of CRA. The qualifications of Ms. Shepherd, Mr. Turner and Mr. Brooks are presented in Appendix A. The following tasks were conducted as part of the Phase I ESA:

- Review of an electronic environmental database search of federal, provincial, and private source databases
- Review of Property title records
- Review of available historical records including historical city directories, fire insurance plans, aerial photographs of the Site and surrounding area, regional geological information and previous environmental reports
- Review of past and current Property usage and adjacent property occupancy
- Inspection of the facilities, equipment, utility services, operations, and associated records for the Site
- Observations of any conditions that represented potential environmental concerns
- Review of chemical use and storage and spill/release incidents
- Review of aboveground and underground storage tank records
- Review of waste handling, accumulation, storage, and disposal practices
- Review of air emissions and wastewater discharges
- Review of equipment that potentially contains chlorofluorocarbons
- Review of equipment that potentially contains polychlorinated biphenyls
- Observations of potential lead-based paint
- Observations of potential asbestos-containing materials
- Inquiries with regulatory agencies and discussions with persons knowledgeable of the Site and Site operations

CRA relied on information received from all parties as being accurate unless contradicted by written documentation or field observations.

The following report summarizes the information gathered by CRA during the Phase I ESA and identifies any areas of potential environmental impairment associated with the Site. As required by O. Reg. 153/04, as amended by O. Reg. 511/09, this
Phase I ESA also identifies any potential contamination migration pathways and receptors associated with the Property, to the extent the data compiled allows.

This Phase I ESA report has been prepared for the use of Waterloo North Hydro and may not be relied upon by others without the written consent of CRA.
3.0 RECORDS REVIEW

3.1 GENERAL

CRA investigated the historical land use of the Site through a review of available fire insurance plans, Property title records, historical city directories, previous environmental reports, environmental databases, aerial photographs of the Site and surrounding area, and regional geology information.

3.1.1 PHASE I ESA STUDY AREA DETERMINATION

The Phase I ESA Study Area included all properties within a 250-metre radius of the Site. A 250-metre radius has been determined to be a sufficient study area for use in this Phase I ESA for the following reason:

- The assessment did not identify any properties with known environmental impact or large industrial properties with a high potential to impact the Site at a distance of greater than 250 metres.

3.1.2 FIRST DEVELOPED USE DETERMINATION

The first developed property use can only be inferred from available data, and is often inconclusive due to the limited availability of documentation published during the expected time of development.

CRA determined the first developed property use using aerial photographs, the title search, and knowledge of Site personnel. Based on the title search and review of aerial photographs, the Property was originally used as farmland. Waterloo North Hydro purchased the 300 Northfield Drive Property in 1980 and constructed an Operations Centre on Site in 1982. Further additions were constructed in 1987 and 1989. Waterloo North Hydro purchased the 350 Northfield Drive Property in 1985. Based on the title search and knowledge of Site personnel, CRA has determined that the first developed use of the Site occurred in 1982 when the Operations Centre building was constructed for Waterloo North Hydro.
3.1.3 **FIRE INSURANCE PLANS**

Fire insurance plans assist in the identification of historic land use and commonly indicate the existence and location of aboveground and underground storage tanks, structures, improvements, and facility operations. CRA contacted Risk Management Services (RMS) to search for available historical fire insurance plans for the Site and adjacent lands. RMS indicated that no Fire Insurance Plan records were found for the Site. RMS did not identify any inspection reports or plans for the Site.

A copy of the documentation received from RMS is included in Appendix B.

3.1.4 **PROPERTY TITLE RECORDS**

CRA contracted Mr. Richard Reid to conduct a search of Property title records and other documents (lease agreements, easements, environmental liens, etc.) associated with the ownership or occupation of the Site. Based on records provided to CRA, the Property is legally described as Part Lot 63, German Company Tract, Part 1, 58R-3064, and Part 1, 58R-1468, Waterloo.

The chain-of-title for the Property, as identified from the Property title search, is as follows:

<table>
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<th>Registered Owner</th>
<th>Ownership Period</th>
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<td><strong>Chain 1 (eastern portion of Site)</strong></td>
<td></td>
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<tr>
<td>Joseph B. Snyder</td>
<td>June 1896 – June 1920</td>
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<tr>
<td>Edwin W. M. Snyder</td>
<td>June 1920 – December 1950</td>
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<tr>
<td>Orville G. Snyder</td>
<td>December 1950 – June 1970</td>
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<tr>
<td>Tri-Dimensional Holdings Limited</td>
<td>December 1975 – November 1981</td>
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<tr>
<td>Dorwood Developments Limited</td>
<td>November 1981 – April 1985</td>
</tr>
<tr>
<td>Hydro-Electric Commission of Waterloo, Wellesley and Woolwich</td>
<td>April 1985 – Present</td>
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<tr>
<td><strong>Chain 2 (western portion of Site)</strong></td>
<td></td>
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<tr>
<td>Joseph W. Snyder</td>
<td>June 1920 – June 1947</td>
</tr>
<tr>
<td>Wilfred Snyder</td>
<td>June 1947 – April 1950</td>
</tr>
<tr>
<td>Hubert Toman</td>
<td>April 1950 – July 1970</td>
</tr>
<tr>
<td>Black Walnut Holdings Limited</td>
<td>July 1970 – June 1980</td>
</tr>
<tr>
<td>Hydro Electric Commission of Waterloo, Wellesley and Woolwich</td>
<td>June 1980 – Present</td>
</tr>
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</table>
Mr. Reid did not identify any environmental liens associated with the Site. A copy of the Property title search documents that were obtained as part of the Phase I ESA is provided in Appendix C.

3.1.5  **HISTORICAL CITY DIRECTORIES**


<table>
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<tr>
<th>Year</th>
<th>Listed Site Occupant(s)</th>
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<tbody>
<tr>
<td>1972</td>
<td>no listings</td>
</tr>
<tr>
<td>1977</td>
<td>no listings</td>
</tr>
<tr>
<td>1982</td>
<td>Waterloo North Hydro Inc.</td>
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<tr>
<td>1987</td>
<td>Waterloo North Hydro Inc.</td>
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<tr>
<td>1991</td>
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<tr>
<td>1996</td>
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<tr>
<td>2001</td>
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<tr>
<td>2006</td>
<td>Waterloo North Hydro Inc.</td>
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<tr>
<td>2011</td>
<td>Waterloo North Hydro Inc.</td>
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CRA also reviewed historical city directories for the properties in the area of the Site. No addresses were listed for adjacent properties until 2001. In 2001, a multi-tenant medical office was listed at 299 Northfield Drive East and a 2-tenant residence was listed at 305 Northfield Drive East. In 2006, a multi-tenant commercial office and Eagle Motors were listed at 299 Northfield Drive, a multi-tenant office was listed at 305 Northfield Drive East and Arctic Packaging was listed at 295 Frobisher Drive. The 2011 directory was consistent with the 2006 directory.

3.1.6  **ENVIRONMENTAL REPORTS**

The following reports were provided to and reviewed by CRA as part of the Phase I ESA.

- "Phase I Environmental Site Assessment, Waterloo North Hydro, Service Centre, 300 Northfield Drive Waterloo, Ontario", prepared by Conestoga-Rovers and Associates Ltd. (CRA), dated May, 2000
The pertinent findings of these reports are summarized below.

Based on the findings of the previous reports, the Site was being utilized as the Operations Center for Waterloo North Hydro in 2000. The Site has been used as Waterloo North Hydro’s Operations Center since 1982. Prior to 1980, the Site was used as farmland.

Based on the results of the 2000 Phase I ESA, the following potential areas of concern were identified:

- A review of dip records for the current USTs in the southern portion of the Site indicated a potential for leakage of gasoline and diesel fuel to the subsurface soil and groundwater. Site personnel were unaware of any spills or releases; however, no soil or groundwater quality data exists in the vicinity of the USTs. The USTs were formerly located in the central portion of the Site from 1982 to 1989 (when they were relocated to their current position). Site personnel were unaware of any spills or releases associated with the historical operation of the USTs; however, no soil or groundwater quality samples were taken during removal of the USTs.

- The floor drains in the vehicle service garage discharge to an oil/water separator that historically discharged to the on-Site septic tank. The floor drain in the vehicle service garage was stained with oil and there was no documentation as to the quality of the wastewater discharged to the floor drains. The soil and groundwater quality in the vicinity of the septic tank and leaching field is not known.

- Localized areas of stained soils were observed in the storage yard to the north of the building and corresponded with historical pole storage and transformer storage. The nature and extent of impact in these areas has not been investigated.

An Asbestos Re-assessment Survey was conducted by Pinchin in 2009 to update an Asbestos Containing Materials (ACM) Survey that was completed at the Site in 2006. The ACM Survey identified an area of vinyl floor tiles approximately 80 square feet in size that contained asbestos. The tiles were reported to be in good condition. Areas which may contain asbestos but which were not tested include elevator brakes, components or wiring within lights, high voltage wiring, mechanical packing and gaskets, underground services or piping, roofing felts and mastics, exterior fascias and soffits and materials located inside electrical fixtures or switch gear, transformers etc.
The 2009 Asbestos Re-Assessment Survey documented that the 80 square feet of asbestos-containing floor tile remained in "GOOD" condition.

Copies of the previous reports are included in Appendix D.

3.2 ENVIRONMENTAL SOURCE INFORMATION

3.2.1 REGULATORY REVIEW

Site personnel reported that no concerns, complaints, notices of violation, or directives of an environmental nature have been issued against the Site by federal, provincial, or municipal environmental regulatory agencies.

CRA contacted the Ministry of the Environment (MOE) by submitting a Freedom of Information (FOI) request to provide information as to any past complaints, violations, and/or MOE directives concerning the Site. CRA received the following documents as a result of the FOI request:

- Provisional Certificate of Approvals issued to Rondar Inc. for the operation of a mobile PCB destruction unit at a Class 2 Waste Disposal Site located at 300 Northfield Drive, Waterloo, Ontario, dated September 16, 1991, September 1, 1992, and May 30, 1995
- Provisional Certificate of Approvals issued to PPM Canada Inc. for the operation of a mobile PCB destruction unit at a Class 2 Waste Disposal Site located at 300 Northfield Drive, Waterloo, Ontario, dated February 13, 1991, September 20, 1993, and October 2, 1996
- A list of Ministry of Environment Hazardous Waste Information Network registered inactive off-Site waste classes for the Site including 145-H, 148-A, 242-B, 251-C and 263-A
- Acknowledgment of Subject Waste Registration dated November 23, 2000

CRA contacted the Technical Standards and Safety Authority (TSSA) and asked them to provide information concerning licensed (retail fuel outlets) or registered (private fuel outlets) underground storage tanks located at the Site. TSSA personnel reported to CRA on June 10, 2011 that their records identified the presence of an active, self-serve gas station on the 300 Northfield Drive Property including one gasoline underground
storage tank (UST) and one diesel fuel UST. The inspection report from May 2004 indicated that an advisory order was issued to Waterloo North Hydro to provide corrosion protection for steel piping and vents in direct contact with backfill. The report indicates that Waterloo North Hydro completed voluntary compliance of this order prior to August 2004. TSSA records indicate that no other orders or violations have been issued to Waterloo North Hydro regarding the on-Site USTs.

A copy of the MOE and TSSA correspondence is included in Appendix E.

### 3.2.2 ENVIRONMENTAL DATABASES SEARCH

CRA contracted EcoLog Environmental Risk Information Services Ltd. (ERIS) to conduct a search of available federal, provincial, and private environmental databases. Based on the address of the Site (300 and 350 Northfield Drive East, Waterloo, Ontario), the database searches were completed to assist in the identification of environmental conditions at the Site and on adjacent properties. A summary of the pertinent findings from the database search is provided below. The number of records identified for the Site and for properties within a 0.25-kilometre radius, and a 0.25- to 2-kilometre radius of the Site are identified in the following table. The complete database search report, which also identifies limitations associated with this information, is included in Appendix F.

The significant findings of the environmental database review are summarized as follows:

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site</strong></td>
<td><strong>Distance from the Site</strong></td>
</tr>
<tr>
<td></td>
<td><strong>0–0.25 km</strong></td>
</tr>
<tr>
<td><strong>Database</strong></td>
<td><strong>Site</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Site</strong></td>
</tr>
<tr>
<td>FEDERAL DATABASES</td>
<td>Site</td>
</tr>
<tr>
<td>Environmental Effects Monitoring (EEM)</td>
<td>None</td>
</tr>
<tr>
<td>Environmental Issues Inventory System (EIIS)</td>
<td>None</td>
</tr>
<tr>
<td>Federal Convictions (FCON)</td>
<td>None</td>
</tr>
<tr>
<td>Federal Contaminated Sites (FCS)</td>
<td>None</td>
</tr>
<tr>
<td>Fisheries &amp; Oceans Fuel Tanks (FOFT)</td>
<td>None</td>
</tr>
<tr>
<td>Indian &amp; Northern Affairs Fuel Tanks (IAFT)</td>
<td>None</td>
</tr>
<tr>
<td>National Analysis of Trends in Emergencies System (NATE)</td>
<td>None</td>
</tr>
<tr>
<td>National Defence &amp; Canadian Forces Fuel Tanks (NDFT)</td>
<td>None</td>
</tr>
<tr>
<td>National Defence &amp; Canadian Forces Spills (NDSP)</td>
<td>None</td>
</tr>
<tr>
<td>National Defence &amp; Canadian Forces Waste Disposal Sites (NDWD)</td>
<td>None</td>
</tr>
</tbody>
</table>
### Database

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site</td>
<td>0–0.25 km</td>
</tr>
<tr>
<td>National Environmental Emergencies System (NEES)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>National PCB Inventory (NPCB)</td>
<td>7</td>
<td>7</td>
</tr>
</tbody>
</table>

- Seven records were identified in the NPCB database to be associated with the Site.
- Waterloo North Hydro stored askarel and other PCBs on Site for disposal in 1990, 1991, 1993, and 1996. PCB storage on Site is further discussed in Section 5.3.2.

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Pollutant Release Inventory (NPRI)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Parks Canada Fuel Storage Tanks (PCFT)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Transport Canada Fuel Storage Tanks (TCFT)</td>
<td>None</td>
<td>0</td>
</tr>
</tbody>
</table>

### PROVINCIAL DATABASES

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abandoned Aggregate Inventory (AAGR)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Aggregate Inventory (AGR)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Abandoned Mines Information System (AMIS)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Borehole (BORE)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Certificates of Approval (CA)</td>
<td>1</td>
<td>4</td>
</tr>
</tbody>
</table>

- One record was identified in the CA database to be associated with the Site. An approved certificate of approval (C of A) for air was issued to Waterloo North Hydro Inc. for the Site in February 2005. Site personnel reported the C of A was issued for a backup generator.
- Three records were identified in the CA database to be associated with addresses within 250 metres of the Site.
  - In May 2008, the Corporation of the City of Waterloo was issued a C of A for Municipal and Private Sewage Works for 2401 University Avenue East.
  - In September 2008, the Corporation of the City of Waterloo was issued a C of A for Municipal and Private Sewage Works for the intersection of Northfield Drive and University Avenue.
  - In September 2008, the Corporation of the City of Waterloo was issued a C of A for Municipal and Private Sewage Works for 2355 University Avenue East.

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coal Gasification Plants (COAL)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Compliance and Convictions (CONV)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Drill Holes (DRL)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Environmental Registry (EBR)</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Ontario Regulation 347 Waste Generators Summary (GEN)</td>
<td>10</td>
<td>12</td>
</tr>
</tbody>
</table>

- Waterloo North Hydro Inc. was registered as a generator of acid solutions containing heavy metals (waste code 112), inorganic acid wastes (waste code 114), alkaline solutions containing metals (waste code 122), waste from the use of pigments coatings and paints (waste code 145), inorganic sludges slurries or solids (waste code 146), aliphatic solvents and residues (waste code 212), PCBs (waste code 243), petroleum based waste oil (waste code 251) and waste crankcase oils and lubricants (waste code 252) for the years 1986-1990, 1992-2008 and 2010.
- Waterloo North Hydro Inc. was registered as a generator of inorganic laboratory chemicals, halogenated pesticides (waste code 242) and organic laboratory chemicals (waste code 148) at the Site for the years 2002 to 2008.
- Two records were identified in the GEN database to be associated with properties within 250 metres of the Site.
  - Hammond Manufacturing, located at 295 Frobisher Drive, was identified as a generator of inorganics (waste code 146) and emulsified oils (waste code 253) for the years 2007, 2008, and 2010.
### Database

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mineral Occurrences (MNR)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Non-Compliance Reports (NCPL)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Ontario Inventory of PCB Storage Sites (OPCB)</td>
<td>6</td>
<td>0.0 – 0.25 km</td>
</tr>
</tbody>
</table>

- Six records were identified in the OPCB database to be associated with the Site.
  - Waterloo North Hydro stored 6,025 kg of low level PCBs (<1000 ppm) on Site in 1995.
  - Waterloo North Hydro stored 2,245 kg of low level PCBs (<1000 ppm) on Site in 1998.
  - Waterloo North Hydro stored 2,245 kg of low level PCBs (<1000 ppm) on Site in 1999.
  - Waterloo North Hydro stored 2,245 kg of low level PCBs (<1000 ppm) on Site in 2000.
  - Waterloo North Hydro stored 8,396 kg of low level PCBs (<1000 ppm) on Site in 2003.
  - Waterloo North Hydro stored 1,686 kg of low level PCBs (<1000 ppm) on Site in 2004.

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ontario Oil and Gas Wells (OOGW)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Pesticide Register (PES)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Private and Retail Fuel Storage Tanks (PRT)</td>
<td>1</td>
<td>0.0 – 0.25 km</td>
</tr>
</tbody>
</table>

- One record was identified in the PRT database to be associated with the Site.
  - Waterloo North Hydro was permitted to operate private fuel storage tanks on Site having a total capacity of 36,368 litres.

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ontario Regulation 347 Waste Receivers Summary (REC)</td>
<td>5</td>
<td>0.0 – 0.25 km</td>
</tr>
</tbody>
</table>

- Five records were identified in the REC database to be associated with the Site.
  - Waterloo North Hydro was recorded as operating a PCB transfer station at the Property in 1987-1990, 1992, and 1994-2008.
  - Rondar Inc. operated a reclaim site at the Property for the years 1992-1998. According to Site personnel, Rondar Inc. operated a mobile PCB destruction unit on Site for a few days each year (1992-1998).

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record of Site Condition (RSC)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Ontario Spills (SPL)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Wastewater Discharger Registration Database (SRDS)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Waste Disposal Sites – MOE CA Inventory (WDS)</td>
<td>1</td>
<td>0.0 – 0.25 km</td>
</tr>
</tbody>
</table>

- One record was identified in the WDS database as being associated with the Site. Safety-Kleen Inc. was issued a Certificate of Approval to treat 12,000 litres of Class 2 PCB contaminated mineral oil on Site for Waterloo North Hydro in 2001. Based on a review of records available at the Site, Safety-Kleen decontaminated 8,523 litres of transformer oil on August 8, 2001.

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste Disposal Sites – MOE 1991 Historical Approval Inventory (WDSH)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Water Well Information System (WWIS)</td>
<td>None</td>
<td>14</td>
</tr>
</tbody>
</table>

- No records were identified in the WWIS database to be associated with the Site.
- 14 records were identified in the WWIS database to be associated with properties located within 250 metres of the Site. One municipal bedrock water supply well, three domestic overburden water supply wells, one livestock overburden water supply well, and one irrigation bedrock water supply well were identified within 250 metres of the Site. The municipal bedrock water supply well is located on the south side of Northfield Drive adjacent to the property boundary between the 300 and 350 Northfield Drive properties. All other wells were either for observation purposes or were abandoned.

### PRIVATE DATABASES

<table>
<thead>
<tr>
<th>Database</th>
<th>Number of Records</th>
<th>Distance from the Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anderson's Waste Disposal Inventory (ANDR)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Automobile Wrecking &amp; Supplies (AUWR)</td>
<td>None</td>
<td>0.0 – 0.25 km</td>
</tr>
<tr>
<td>Database</td>
<td>Site</td>
<td>Number of Records</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemical Register (CHEM)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>ERIS Historical Searches (EHS)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Fuel Storage Tank (FST)</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>- Four records were identified in the FST database to be associated with the Site. Records indicate that there are two licensed USTs on Site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- One-22,730 litre, gasoline UST installed in 1989</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- One-13,638 litre, diesel UST installed in 1989</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canadian Mine Locations (MINE)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Oil and Gas Wells (OGW)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Canadian Pulp and Paper (PAP)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Retail Fuel Storage Tanks (RST)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Scott's Manufacturing Directory (SCT)</td>
<td>None</td>
<td>5</td>
</tr>
<tr>
<td>- No records were identified in the SCT database as being associated with the Site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Five records were identified in the SCT database as being associated with three properties within 250 metres of the Site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A.B.C.Tool and Die Ltd. is listed under industrial machinery manufacturing, material handling equipment manufacturing and general purpose manufacturing at 225 Toman Drive in 1979.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Altrad Fort Inc., Fort North America Inc. and Tufx – Fort Inc. are listed under architectural metal manufacturing, construction machinery manufacturing and material handling equipment manufacturing at 275 Frobisher Drive in 1999.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Webplas Inc. is listed under industrial mould manufacturing at 215 Toman Drive in 2000.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anderson's Storage Tanks (TANK)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Commercial Fuel Oil Tanks (CFOT)</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

The significant findings of the environmental database review are summarized as follows:

- Storage of PCBs on Site between 1990 and present day
- Operation of private underground fuel storage tanks from 1989 to present day
- One record was identified for the Site in the Waste Disposal Sites database in 2001. The record indicated that Safety-Kleen operated a mobile PCB treatment unit at the Site.

The storage and treatment of PCBs on Site and the operation of a fuel dispensing station on Site have the potential to impact soil and groundwater at the Site.
3.3 PHYSICAL SETTING SOURCES

The Site was developed in 1982 and is currently zoned as agricultural. Prior to development, the area was used as farmland. Surrounding land use is primarily industrial/commercial; however, much of the area to the north of the Site is still used as farmland.

The properties adjacent to the Site were visually inspected, without accessing the properties, for evidence of existing or potential environmental concerns related to the Phase I ESA. CRA also visually inspected other properties in the vicinity of the Site that were visible from the Site or surrounding streets. The following buildings or features were located on the properties surrounding the Site:

North: The Site is bounded to the north by University Avenue East. Farmland is present further to the north. Residential properties are located on Country Squire Road, northeast of the Property.

West: The southwestern portion of the triangular shaped property forms a point at Northfield Drive East. Arctic packaging is present west of the Site as well as a stormwater management pond located on a vacant property used by the City of Waterloo for snow disposal. Piller's Sausages and Delicatessens Ltd. Distribution Center is situated further west of the Site on Bridge Street.

South: The southern portion of the triangular property is a point formed by the southwestern and southeastern property boundaries. Toman Drive is located southeast of the Site. Golf Automotive, a used car dealership; Timeless Materials, an antique furniture store; and Sunshine Kids Juvenile Products Inc. offices are located further south of the Site.

East: The Site is bounded to the east by Northfield Drive East. Research in Motion's corporate offices are located further east of the Site.

Site personnel were not aware of any environmental impacts to the Site attributable to operations conducted on adjacent lands. No visual evidence of any adverse environmental impact to the Site attributable to operations conducted on adjacent properties was observed by CRA during the Site inspection. However, the following properties located within the Phase I ESA Study Area were identified as Potentially Contaminating Activities, as detailed in O. Reg. 511/09:
<table>
<thead>
<tr>
<th>Item</th>
<th>Column A</th>
<th>Name/Address</th>
</tr>
</thead>
</table>
| 58.  | Motor Vehicle Operation and Maintenance | Golf Automotive Inc.  
299 Northfield Drive East  
Used car dealership |
| 71.  | Importation of Fill Material of Unknown Quality | Regional Municipality of  
Waterloo-owned land to the west  
Stockpiles of fill present on the property |
| 30.  | Electrical Equipment or Transformer Manufacturing, Processing or Use | Hammond Manufacturing  
295 Frobisher Drive  
Manufactures electrical enclosures, electronic packaging, power bars and electronic transformers |
| 44.  | Machine Maintenance and Operation, Metal Fabrication | ABC Tool and Die Ltd.  
225 Toman Drive  
Packaging automation and maintenance of liquid-filling nozzles  
Webplas Inc.  
215 Toman Drive  
Injection moulding |

There was no evidence obtained in completing this Phase I ESA to suggest that any of these activities have impacted the Site.

### 3.3.1 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed to generally document the development of the Site and properties in the vicinity of the Site and to identify the existence of any significant actual or potential areas of environmental impairment at the Site. Aerial photographs of the Site and surrounding area were obtained by CRA from the National Air Photo Library for the years 1963, 1975, 1980, 1990, 2000, and 2006, to review the Site conditions and development on an approximate per decade basis.

**1963 Aerial Photograph (Scale unknown):** Review of the 1963 aerial photograph indicates that the Site and adjacent lands were utilized for agricultural purposes. Northfield Drive (formerly Conestogo Road) and University Avenue (formerly Country Squire Road) were located south and north of the Site, respectively. Several farm buildings were located north, east, south and west of the Site.
1975 Aerial Photograph (Scale unknown): Review of the 1975 aerial photograph indicates that there has been no change to the land use on and in the vicinity of the Site. However, the 1975 aerial photograph only partially shows the land within 250 metres of the southern and western property boundary.

1980 Aerial Photograph (Scale 1:5,000): Review of the 1980 aerial photograph indicates that there has been no significant change to the land use on and in the vicinity of the Site.

1990 Aerial Photograph (Scale 1:17,000): Review of the 1990 aerial photograph indicates that a building generally similar in appearance to the Waterloo North Hydro Operations Centre had been constructed on the 300 Northfield Drive Property. A portion of the Site to the east of the building had been paved, likely to provide parking. A small stormwater management pond was located in the northwest corner of the 300 Northfield Drive Property. The yard surrounding the building appears to be used for storage, however, due to the scale of the photograph, the type of material and storage method is not clear. The 350 Northfield Drive Property does not appear to have been developed. There does not appear to have been a significant change in land use of the adjacent properties.

2000 Aerial Photograph (Scale 1:5,000): Review of the 2000 aerial photograph indicates that there had been no significant change in land use or to the structures on the 300 and 350 Northfield Drive Property. Three buildings had been constructed on the land to the southwest of the Site. Several other buildings have been constructed on the land further to the southwest. Frobisher Drive appears to have been constructed to the south of the Site, ending in a cul-de-sac approximately 100 metres from the southwestern property boundary. A large pond had been constructed in the northeastern corner of the adjacent property, immediately adjacent to the existing stormwater pond on the 300 Northfield Drive Property. A large field appears to have been landscaped in the center of the property to the southwest of the Site. Several residential buildings had been constructed to the northeast of the Site. The building east of the northeast corner of the Site, on the east side of Northfield drive, had been demolished and a large pond had been constructed adjacent to the property it occupied. Outdoor sports facilities appear to have been constructed further east of the Site including three baseball diamonds and various other fields.

2006 Aerial Photograph (Scale 30 cm resolution): Review of the 2006 aerial photograph indicates that two additional buildings had been constructed on the adjacent property to the southwest and five buildings had been constructed on the adjacent property to the south, one of which appears to have still been under construction. The intersection at
Northfield Drive and Country Squire Road had been demolished and replaced with an intersection between Northfield Drive and University Avenue. Country Squire Road now ends in a cul-de-sac east of Northfield Drive. A small area in the northeast corner of the 350 Northfield Drive Property appears to have been severed from the property to accommodate the University Avenue intersection. No significant changes to the Site conditions were noted in the 2006 aerial photograph.

Copies of the aerial photographs are included in Appendix G.

3.3.2 **TOPOGRAPHY, HYDROLOGY, GEOLOGY**

The Site is located in the broad physiographic region known as the Waterloo Hills. This region extends across the Regional Municipality of Waterloo and consists of sandy hills comprised of sandy till ridges and kames\(^1\).

The Site is relatively flat with a gentle slope to the north. Regional topography slopes steadily downward to the north. The Site is situated approximately 100 metres west of a small creek fed by the Conestogo River. The elevation of the Site is approximately 329 metres above mean sea level (m amsl)\(^2\).

A review of quaternary geology for the Site indicates that overburden in the vicinity of the Site consists of fine to coarse sand and/or gravel\(^3\). Bedrock contour mapping in the vicinity of the Site indicates that bedrock is located at an elevation of approximately 291 m amsl\(^4\), which corresponds to an approximate depth of 38 metres below ground surface (m bgs). Bedrock contouring shows the bedrock surface in the vicinity of the Site slopes down to the southeast.

Based on the topography of the area, the regional groundwater flow direction is suspected to be predominantly southeast, following the bedrock topography. Shallow groundwater flow direction, can be influenced by the presence of underground utility lines or other underground structures.

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3 Ontario Geological Survey (1993), Map P. 2258, Quaternary Geology, Conestogo Area, Scale 1:50,000.
4 Ontario Geological Survey (1993), Map P. 3210, Conestogo Area, Scale 1:50,000.
3.3.3 FILL MATERIALS

The Site entrance was redeveloped by the Regional Municipality of Waterloo (RMOW) during the expansion of Northfield Drive East in 1997. Facility expansions including the addition of the Stores Room, and relocation of one oil/water separator and two fuel pumps would also require the use of fill material. The environmental quality of the fill materials used on Site is unknown.

According to Site personnel, Badger Daylighting hydrovac trucks dispose of soil cuttings generated during hydro pole maintenance activities conducted off Site by Waterloo North Hydro on an area of the 350 Northfield Drive Property adjacent to the western Property boundary. The environmental quality of these soil cuttings is unknown.

3.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

There are no surface water bodies or watercourses located on the Property. A water body is defined in O. Reg. 153/04, as amended, as "a permanent stream, river or similar watercourse or a pond or lake, but does not include a pond constructed on the property for the purpose of controlling surface water drainage," therefore, the on-Site stormwater management pond is not considered a water body. According to Site personnel, the on-Site stormwater management pond is consistently dry. At the time of the Site inspection, CRA observed that the stormwater management pond was dry and overgrown with dense vegetation. A small creek, fed by the Conestogo River, is located approximately 100 metres east of the Site.

CRA reviewed the Ontario Ministry of Natural Resources' - "Natural Heritage Information Centre" database to identify areas registered as Areas of Natural or Scientific Interest (ANSI) within a 1-kilometre radius of the Site. No records were identified in the ANSI database for properties within a 1-kilometre radius of the Site.

3.3.5 WELL RECORDS

A search of the MOE Water Well Information System database was conducted as a component of the Ecolog ERIS database search outlined in Section 3.2.2. A total of fourteen water well records were identified within a 250-metre radius of the Site. One municipal bedrock water supply well, three domestic overburden water supply wells,
one livestock overburden water supply well, and one irrigation bedrock water supply well were identified within 250 metres of the Site. All other wells were either for observation purposes or were abandoned.

Based on the Water Well Information System database results, stratigraphy of the overburden in the Phase I Study Area consists of primarily medium sand and clay to 3 to 7 metres below ground surface (m bgs), clay to 15 to 24 m bgs, and gravel to 30 to 38 m bgs. Bedrock, consisting of shale and limestone is present at depths ranging from 37 to 48 m bgs.

Site personnel reported one-historical potable water well was constructed on Site. Well records indicate that the well was constructed to a depth of 165 feet and was completed in the shale bedrock aquifer. The Site used the potable water well until 1997. Potable water for the Site is now supplied by the municipal system.

3.4 SITE OPERATING RECORDS

The following Site operating records were made available for on-Site review at the time of the Site inspection. Details pertaining to the Site operating records are discussed further in Section 5.0.

- Analytical results from sampling of the on-Site stormwater management pond conducted by the RMOW
- Analytical results from sampling of the historical potable water well conducted by the Ministry of Health and RMOW
- Historical UST dip records included in the 2000 Phase I ESA
- PCB storage approval and associated Director's Instructions, monthly PCB AST inspection records, annual PCB storage reports, and MOE correspondence related to PCBs
- Waste transfer manifests from 2009 and 2010
- Certificate of Approval (C of A) (air) issued for the Site in 2005 for the operation of the backup generator
- Inspection and maintenance reports for the hydraulic elevator located in the Stores Room
4.0 INTERVIEWS

On June 17, 2011, Ms. Lindsay Shepherd and Mr. Dan Turner of CRA completed a Site inspection of the Property located at 300 and 350 Northfield Drive East, Waterloo, Ontario. A subsequent meeting was held on Site on June 28, 2011 to review additional Site records. As part of the Phase I ESA, CRA interviewed the following personnel:

<table>
<thead>
<tr>
<th>Facility Contact</th>
<th>Position</th>
<th>Years Familiar With The Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Fred Roblin</td>
<td>Maintenance Manager</td>
<td>18</td>
</tr>
<tr>
<td>Mr. Mike Porter</td>
<td>Mechanic</td>
<td>13</td>
</tr>
<tr>
<td>Mr. Mike Craiovan</td>
<td>Purchasing</td>
<td>3</td>
</tr>
<tr>
<td>Mr. Herb Haller</td>
<td>Vice President, Engineering and Stations</td>
<td>22</td>
</tr>
</tbody>
</table>
5.0 SITE RECONNAISSANCE

5.1 GENERAL REQUIREMENTS

On June 17, 2011, Ms. Lindsay Shepherd and Mr. Dan Turner of CRA completed a Site inspection of the Property located at 300 and 350 Northfield Drive East, Waterloo, Ontario. Weather conditions during the site visit were sunny with an ambient air temperature of approximately 20 degrees Celsius. Mr. Roblin accompanied CRA's representatives during the Site inspection. The Site was operating at the time of the Site inspection.

CRA's observations and Site features noted during the Site reconnaissance are described in further detail in the following sections.

Photographs of the Site are included in Appendix H.

5.2 SPECIFIC OBSERVATIONS AT PHASE I ESA PROPERTY

5.2.1 BUILDING AND PROPERTY

The Site is located at 300 and 350 Northfield Drive east in an industrial/commercial and agricultural area of Waterloo, Ontario. The Site is currently zoned as agricultural. The Site is approximately 6.9 hectares (17.09 acres) in size and triangular in shape.

The Waterloo North Hydro Operations Center at 300 Northfield Drive contains one building that is approximately 45,000 square feet in size. The majority of the building was constructed in 1982 when the Site was developed by Waterloo North Hydro. Additions were constructed in 1987 (4,130 square feet) and 1989 (6,450 square feet). The building includes offices for customer service, engineering, billing, operations, information systems, a lunch room, personnel locker rooms, a shop for the linemen, an Oil Room, a vehicle garage, a vehicle service garage and a Stores Room. Mezzanines are located above the information systems and operations areas, the lineman shop and vehicle service garage. Loading docks are located outside the Oil Room and the Stores Room. The building is constructed with a concrete foundation, concrete floors, architectural block exterior walls, steel framing and a flat roof finished with tar and gravel.

A metal framed kiosk is located in the southern portion of the Property next to the fuel pumps and houses the controls for the fuel pumps. Two smaller sheds are also located
on Site. The sheds were identified as the Flammable Materials Storage Shed and Weigh Scale Building. Both sheds were observed to be constructed with a concrete slab floor, wood framing and sheet metal siding.

Site personnel were not aware of any other buildings having been associated with the Site.

The 300 Northfield Drive Property site entrance, parking lots and a portion of the ground surface to the north, east and west of the building are paved with asphalt. The ground surface at the main building entrance (south of the building), to the west of the building and adjacent to both Northfield Drive and University Avenue (in the vicinity of the stormwater management pond) consists of landscaped grass. The northeast portion of the 300 Northfield Drive Property is covered with gravel and used as storage. The 350 Northfield Drive Property is entirely covered with grass and other vegetation. The Property is relatively flat with the ground surface sloped gently towards the north Property boundary where the stormwater management pond is located.

Operations conducted at the Site by Waterloo North Hydro include:

- Office administration and customer service
- Engineering
- General vehicle maintenance
- Transformer oil testing and staging of transformers for repair and decommissioning
- Meter testing
- Material storage and works yard for linemen. Stored materials include reels of electrical cable, conduits, hydro poles (wood, steel, concrete), and transformers
- Employee services such as lockers rooms, lunch room and employee training rooms

In addition, propane-powered and electric fork-lifts are used on Site. Routine maintenance of the forklifts is reportedly conducted by Liftow Ltd. with all generated wastes removed from the Site by Liftow Ltd.

Based on discussions with Site personnel, the nature of operations conducted on Site by Waterloo North Hydro has been generally unchanged since the Site was first developed by Waterloo North Hydro in 1982.
5.2.2 **UTILITY SERVICES**

According to Site personnel and observations made by CRA during the Site inspection, there is one primary, liquid-filled, pad-mounted transformer on Site. The transformer is located on the western portion of the Property, outside the vehicle service garage. Waterloo North Hydro supplies electricity to the building by overhead lines leading from Northfield Drive. The overhead lines then run underground from the Site entrance on Northfield Drive to the primary transformer that is reportedly owned by Waterloo North Hydro. The building is heated by natural gas fueled forced air, supplemented with electrical baseboard heaters. Union Gas supplies gas for the forced air heating.

A backup generator is located on the western portion of the Property, exterior to the vehicle service garage. The generator contains a diesel fuel AST. A historic backup generator is located in the mezzanine above the vehicle garage. This generator was serviced by a diesel fuel AST which was also located on the mezzanine. The diesel fuel AST has since been removed.

Potable water is supplied to the Site by the City of Waterloo. Historically, potable water was supplied to the Site by an on Site well installed in 1981 located adjacent to the western property boundary. The well was installed to a depth of 165 feet and is completed in the shale bedrock aquifer. The Ministry of Health reportedly collected samples from the well in 1984, 1987, and 1990 for bacteriological analysis. Results from September 1984 indicated 880 coliform bacteria per litre were present and 0 fecal coliform bacteria were present in the sample. Results from October and November 1984 as well as November 1987 and July 1990 indicated no coliform bacteria were detected in the water sample collected from the potable water well. The RMOW also sampled the well in December 1984 for analysis of water hardness. Results indicated that the water hardness exceeded the 2006 Ontario Drinking Water Standards (ODWS). A Permit to Take Water was issued to Waterloo North Hydro in 1981 (permit number 81-P-2033) permitting the use of one well not to exceed 81,828 litres per day. The permit was renewed in 1990 and expired in 2001. The well was not abandoned; however, use of the well for potable water was discontinued in 1997 when the Site was connected to the City of Waterloo potable water supply.

The Site is connected to the municipal sanitary sewers located along the western property boundary. Historically, the Site was serviced with an on-Site septic tank located adjacent to the western wall of the building. The septic tank discharged to a leaching field located adjacent to the Site entrance from Northfield Drive. Use of the septic tank was discontinued in 2001 and its contents were pumped out. According to
Site personnel, the tank is still in place. The subsurface quality in the vicinity of the septic tank and leaching field is presently unknown.

The Site is not serviced with a storm sewer system. Stormwater generated on the Site flows overland towards catchbasins and is conveyed to the on-Site stormwater management pond. Stormwater is reportedly discharged from the pond to a roadside ditch adjacent to University Avenue and eventually discharges to the Conestogo River. Based on a review of drawings provided by the RMOW, discharge from the on-Site stormwater management pond is conveyed by the City of Waterloo storm sewers, north towards the Conestogo River.

The historic operation of a septic tank and leaching field were identified as potential sources of environmental impact to the Site.

5.2.3 UNDERGROUND STORAGE TANKS (USTs)

A private gasoline service station has operated on the southern portion of the Site since the Site was developed in 1982. Site personnel and environmental database records indicate that one gasoline UST and one diesel fuel UST are present on Site. The gasoline and diesel fuel USTs have a capacity of 22,730 litres and 13,638 litres, respectively, and are made of steel with a single wall construction. The two USTs and associated fuel dispensing pumps are located in the southern portion of the Site, north of the parking lots, under an asphalt surface. According to Site personnel, the USTs are dipped daily to measure the quantity of remaining fuel. Based on information provided by a former Site employee, two USTs containing gasoline and their associated fuel pumps were historically located west of the existing USTs. The fuel pumps were located on the existing concrete pad located west of the existing USTs and the historic USTs were located north of this concrete pad. The historic USTs were reportedly removed in 1989 when the existing USTs were installed.

The Previous Phase I ESA identified potential leaking occurring from the two USTs. Dip records were reviewed and compared with the quantity of fuel purchased and a 2 to 3 percent loss was noted. According to Site personnel, a system has since been installed which requires an employee access code to activate the pumps. The USTs are dipped daily to monitor fuel levels and discrepancies between the level of remaining fuel and the quantity of purchased fuel have not been noted since 2000.

The integrity of the USTs and the subsurface quality in the vicinity of the USTs is presently unknown.
According to Site personnel, no other USTs have been or are presently owned or operated at the Site to their knowledge. At the time of the Site inspection, no physical evidence suggesting the presence of other USTs (e.g., vent pipes, fill pipes, etc.) was observed by CRA.

The operation of the fuel USTs and dispensing equipment (at two locations) was identified as a potential source of environmental impact to the Site.

5.2.4 ABOVEGROUND STORAGE TANKS (ASTs)

Based on discussions with Site personnel and observations made during the Site inspection, seven ASTs are currently operated on Site, listed as follows:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Approx Size (L)</th>
<th>Status</th>
<th>Location</th>
<th>Interior/Exterior</th>
<th>Construction</th>
<th>Secondary Containment</th>
<th>Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste oil</td>
<td>4,500</td>
<td>Active</td>
<td>N. of Building</td>
<td>Exterior</td>
<td>Steel</td>
<td>No</td>
<td>3 Years</td>
</tr>
<tr>
<td>Waste Trans. Oil</td>
<td>4,640</td>
<td>Active</td>
<td>Oil Room</td>
<td>Interior</td>
<td>Steel</td>
<td>Yes</td>
<td>30 years</td>
</tr>
<tr>
<td>Oil (&gt;50 ppm PCBs)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste Trans. Oil</td>
<td>4,640</td>
<td>Active</td>
<td>Oil Room</td>
<td>Interior</td>
<td>Steel</td>
<td>Yes</td>
<td>30 years</td>
</tr>
<tr>
<td>Oil (&gt;50 ppm PCBs)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Oil</td>
<td>900</td>
<td>Active</td>
<td>Vehicle Service Garage</td>
<td>Interior</td>
<td>Steel</td>
<td>No</td>
<td>30 years</td>
</tr>
<tr>
<td>New Oil</td>
<td>900</td>
<td>Active</td>
<td>Vehicle Service Garage</td>
<td>Interior</td>
<td>Steel</td>
<td>No</td>
<td>30 years</td>
</tr>
<tr>
<td>Waste Oil</td>
<td>4,500</td>
<td>Active</td>
<td>W. of Building</td>
<td>Exterior</td>
<td>Steel</td>
<td>No</td>
<td>3 years</td>
</tr>
<tr>
<td>Diesel</td>
<td>2,271</td>
<td>Active</td>
<td>Backup Generator</td>
<td>Exterior</td>
<td>Steel</td>
<td>No</td>
<td>7 years</td>
</tr>
</tbody>
</table>

The majority of the ASTs were labeled as to their contents. Except for the PCB waste storage tanks, none of the ASTs were equipped with secondary containment. One waste oil AST is located adjacent to the exterior northwest corner of the building on an asphalt surface outside the Oil Room. A second waste oil AST is located west of the building, exterior to the vehicle service garage on an asphalt surface. The two PCB contaminated waste transformer oil ASTs are located in the Oil Room in the northwest corner of the building in a locked cage on a concrete floor. The two new oil ASTs are located on the concrete mezzanine in the north bay of the vehicle service garage. The diesel fuel AST is located on a concrete pad, beneath the backup generator. No visual evidence of significant releases was observed on the concrete or asphalt surfaces beneath the ASTs. Further, CRA observed the concrete and asphalt surfaces to be in good condition. Site personnel were not aware of any significant releases associated with the operation of
these ASTs. With the exception of the diesel fuel AST, none of the exterior ASTs were effectively protected from vehicular impact. At the time of the Site inspection, the ASTs appeared to be in good condition with no evidence of releases from the ASTs.

Based on discussions with Site personnel and review of the 2000 Phase I ESA, four additional ASTs were historically operated at the Site. Three 3,600-litre waste oil ASTs were historically located adjacent to the north side of the building in the vicinity of the current waste oil AST. One 450-litre diesel fuel AST was historically located in a mezzanine above the vehicle garage where the previous backup generator was located. No visual evidence of significant releases was observed on the concrete or asphalt surfaces in the vicinity of the historical AST locations. Site personnel were not aware of any significant releases associated with the historical operation of these ASTs. At the time of the Site inspection, there was no evidence of additional active or inactive ASTs presently located at the Site.

The operation of numerous ASTs at the Site and the lack of secondary containment were identified as a potential source of environmental impact to the Site.

### 5.2.5 FLOOR DRAINS, PITS, AND SUMPS

At the time of the Site inspection, CRA observed the following floor drains, pits, and sumps on the Site:

<table>
<thead>
<tr>
<th>Description</th>
<th>Location</th>
<th>Current Use</th>
<th>Historical Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Drain</td>
<td>Washroom, west of reception</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>SCADA room</td>
<td>N/A</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Kitchen near control room</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Janitor's closet near engineering</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Men's washroom near engineering</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Women's washroom near engineering</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Women's lockers</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Men's locker room (4 drains)</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Janitor's closet outside information systems</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Information systems</td>
<td>N/A</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Description</td>
<td>Location</td>
<td>Current Use</td>
<td>Historical Use</td>
</tr>
<tr>
<td>------------------------</td>
<td>---------------------------</td>
<td>------------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Floor Drain</td>
<td>Linemen room (2 drains)</td>
<td>Domestic grey water</td>
<td>Domestic grey water</td>
</tr>
<tr>
<td>Hydraulic Lift Pit (2)</td>
<td>Vehicle Service Garage</td>
<td>Contain hydraulic oil</td>
<td>Contain hydraulic oil</td>
</tr>
<tr>
<td>Floor Trench (4)</td>
<td>Vehicle Service Garage</td>
<td>Collect water/oil</td>
<td>Collect water/oil</td>
</tr>
<tr>
<td>Floor Trench</td>
<td>Vehicle Garage</td>
<td>Collection of wash water</td>
<td>Collection of wash water</td>
</tr>
<tr>
<td>Floor Pit (2)</td>
<td>Vehicle Garage</td>
<td>Collection of wash water</td>
<td>Collection of wash water</td>
</tr>
<tr>
<td>Hydraulic Elevator Pit</td>
<td>Stores Room</td>
<td>Contain hydraulic oil</td>
<td>Contain hydraulic oil</td>
</tr>
<tr>
<td>Hydraulic Dock Leveler</td>
<td>Receiving</td>
<td>Contain hydraulic oil</td>
<td>Contain hydraulic oil</td>
</tr>
<tr>
<td>Hydraulic Lift Drain</td>
<td>Outside Oil Room</td>
<td>Convey stormwater to oil/water separator</td>
<td>Convey stormwater to oil/water separator</td>
</tr>
<tr>
<td>Sediment Trap</td>
<td>Vehicle Service Garage</td>
<td>Collect sediment and wastewater from service garage</td>
<td>Collect sediment and wastewater from service garage</td>
</tr>
</tbody>
</table>

According to Site personnel, all floor drains in the facility historically discharged to the on-Site septic tank and subsequently to the leaching field located adjacent to the Site entrance. Since the discontinued use of the septic tank in 2001, the floor drains have discharged to the municipal sanitary sewer system.

Mr. Porter reported that the hydraulic lift pits in the vehicle service garage periodically collect oily wastewater, which is then pumped into the floor trenches. The floor trenches discharge to an oil/water separator, which historically discharged to the on-Site septic tank and now discharges to the municipal sanitary sewer system. The sediment trap in the southern bay of the vehicle service garage collects wastewater from the garage operations and removes any suspended sediment before discharging to the oil/water separator. Some staining was noted on the concrete floor surrounding the sediment trap at the time of the Site inspection. Mr. Porter reported that the oil/water separator and sediment trap in the vehicle service garage were last cleaned out approximately 12 years ago by Weber Septic.

The floor trenches and pits in the vehicle garage collect wastewater from vehicle washing activities and discharge to an oil/water separator located outside, adjacent to the north wall of the Stores Room. The oil/water separator discharges to the on-Site stormwater management pond. At the time of the Site inspection, the floor trenches were filled with sediment. According to Site personnel, the floor trenches are cleaned out on an as needed basis by Weber Septic. Review of a 2007 waste manifest indicated that Weber Septic cleans the floor trenches and transports the waste oily water to a Clean Harbours facility for disposal.
The hydraulic lift drain located outside the Oil Room drains to the oil/water separator adjacent to the north wall of the Stores Room, which discharges to the on-Site stormwater management pond. At the time of the Site inspection, staining was observed on the asphalt surface surrounding the drain.

The elevator pit was installed in 1992 along with the hydraulic elevator. The elevator was historically serviced by Safeguard Elevator Maintenance Ltd. and is now serviced regularly by ThyssenKrup Elevators. The elevator is also inspected annually by TSSA. Based on a review of inspection and maintenance records, no hydraulic oil has been added to the elevator lift since its installation in 1992.

The integrity of the various pits, sumps, trenches, and floor drains and the soil and groundwater quality in the vicinity of the various pits, sumps, trenches, and floor drains is unknown. The operation of various pits, sumps, trenches, and floor drains on Site were identified as potential sources of environmental impact to the Site.

5.2.6 WASTEWATER/SEWERS

Based on discussions with Site personnel and observations made during the Site inspection, wastewaters generated at the Site include the following:

- Domestic wastewaters from the facility washrooms, sinks and janitorial closets
- Vehicle wash water from the vehicle garage
- Wastewater generated in the vehicle service garage

According to Site personnel, the domestic wastewaters are discharged directly to the municipal sanitary sewer system. Wash water collected in the floor trench in the vehicle garage is conveyed to an oil/water separator located outside, adjacent to the north wall of the Stores Room before being discharged to the on-Site stormwater management pond. Historically, the oil/water separator was located beneath the Stores Room floor. In 1989, the oil/water separator was relocated to its current location to facilitate construction of the Stores Room. The soil and groundwater quality in the former location of the oil/water separator is presently unknown.

Wastewater collected in the floor trenches in the vehicle service garage is conveyed to an oil/water separator located in the north bay of the vehicle service garage before being discharged to the municipal sanitary sewer. Historically, the oil/water separator discharged to the on-Site septic tank located on the western portion of the Property,
adjacent to the western wall of the men's locker rooms. As discussed in Section 5.2.2, the septic tank was abandoned in 2001. CRA did not observe any evidence of staining or releases on the ground surface in the vicinity of the historic septic tank or leaching field at the time of the Site inspection.

Site personnel were unaware of any sampling conducted by the MOE or the RMOW to monitor the quality of sanitary sewer effluent at the Site.

5.2.7 STORMWATER/SURFACE WATER

Based on information provided by Site personnel and a review of drawings provided by the RMOW, the Site is not serviced with a municipal storm sewer system. Stormwater collecting on the asphalt-covered areas, the landscaped areas, and on the undeveloped and unpaved portions of the Site either infiltrates into the ground surface or is directed by overland flow to the on-Site catchbasins, perimeter ditches, and the on-Site stormwater management pond located in the northwestern corner of the Site. Stormwater collecting on the building roof discharges through roof drains to on-Site catchbasins, which discharge to the stormwater management pond. According to Site personnel, stormwater discharges from the stormwater management pond through a culvert located along University Avenue to roadside ditches running north of the Site, perpendicular to University Avenue, with eventual discharge into the Conestogo River.

Catchbasins are located in the parking area at the Site entrance and adjacent to the north wall of the building. The catchbasins at the Site entrance discharge to a Site storm sewer running along the western Property boundary, which discharges to a dry well. The catchbasin located adjacent to the north wall of the building discharges to the stormwater management pond. Historically, two additional catchbasins were present outside of the receiving area. These were removed when the Stores Room was constructed in 1989.

A large area of the northeastern portion of the 300 Northfield Drive Property is used for outdoor storage of new and used transformers, scrap metal, wood and general refuse bins, waste concrete and chemically treated hydro poles. The materials stored in this area are exposed to precipitation and overland flow of stormwater generated on Site. At the time of the Site inspection, no visual evidence of staining on the gravel surface beneath the stored material was noted.

The RMOW has historically conducted sampling of the on-Site stormwater management pond discharge. The RMOW analyzed samples for conductivity, Biological Oxygen
Demand (BOD), suspended solids, pH, ammonia, nitrate, nitrite, phosphorus, cadmium, chromium, copper, nickel, zinc, total coliforms and fecal coliforms. Of the 16 samples collected between May 1982 and August 1985, four samples exceeded the ODWS for pH, one sample exceeded the ODWS for chromium and three samples exceeded the ODWS for total coliforms. CRA contacted the RMOW regarding the sampling conducted at the Site and no outstanding issues were identified for the Property.

At the time of the Site inspection, no visual evidence of impact from surface water run-on from the adjacent properties was observed by CRA. According to Site personnel, surface water has historically run onto the Site from the municipal owned land adjacent to the western Property boundary. However, since the construction of the stormwater management pond on the municipal-owned land, significant run-on to the Site is no longer observed.

5.3 ENHANCED INVESTIGATION PROPERTY

The Phase I ESA property is considered to be an enhanced investigation property if it is currently used or has ever been used in whole or in part for industrial use, or commercial uses including a garage, a bulk liquid dispensing facility such as a gas station, or for the operation of dry cleaning equipment. As the Site has historically been used as a gasoline dispensing facility, the Enhanced Investigation is required.

The following sections provide observations regarding designated substances, processing and manufacturing operations, products, by-products and wastes, raw materials handling and other potential environmental concerns not detailed in previous sections.

5.3.1 ASBESTOS-CONTAINING MATERIALS (ACM)

The presence of ACM at the Site was investigated through discussions with Site personnel, visual observations made by CRA and a review of available records provided by Waterloo North Hydro. An ACM Survey was not conducted as part of this Phase I ESA.

As discussed in Section 3.1.6, Pinchin completed an ACM Survey at the Site in 2006. Pinchin performed follow up investigations in 2007, 2008, 2009, 2010, and 2011 to confirm the conditions at the Site remained unchanged. The results of the ACM Survey indicated that there is an area of vinyl floor tiles approximately 80 square feet in size in
the server room which contains asbestos. Based on visual observations made during the Site inspection, the tiles appeared to be in good condition. Areas which may contain asbestos but which were not tested during Pinchin's ACM Survey include elevator brakes, components or wiring within lights, high voltage wiring, mechanical packing and gaskets, underground services or piping, roofing felts and mastics, exterior fascias and soffits and materials located inside electrical fixtures or switch gear, transformers, etc. No other friable or non-friable suspect material was identified in the building at the time of the ACM Survey or CRA's Site inspection.

5.3.2 POLYCHLORINATED BIPHENYLS (PCBs)

The presence of PCBs at the Site was investigated through discussions with Site personnel, review of documents provided by Waterloo North Hydro, and observations made by CRA during the Site inspection. Based on the age of the facility (1982) PCBs are not anticipated to be associated with the service transformer or the fluorescent lighting fixtures.

Based on discussions with Site personnel and as identified in the historical database search, a PCB storage facility is operated on Site in the Oil Room, located in the northwest corner of the building. CRA reviewed a copy of the Director's Instructions for the PCB Storage Site, which was included in Appendix D to CRA's May 2000 Phase I ESA report. As documented in the May 2000 Phase I ESA report, the PCB storage facility is used for the storage of PCB containing oils. When lineman are required to remove or service any pole mounted transformers, reclosure units, or any other equipment that may contain PCBs, the equipment, or recovered oil, is first transported to the Oil Room. Site personnel review the service records for the equipment in question. If the oil/equipment may contain PCBs, a sample is collected and submitted to an outside laboratory for chemical analysis of PCBs. If PCBs are identified at concentrations greater than 50 parts per million (ppm), the oil from the equipment is drained and flushed, and the oil is stored in the designated ASTs in the Oil Room. Waterloo North Hydro is required to report a change in the amount of PCB contaminated oil stored on Site to Environment Canada and complete annual reports including an inventory of PCB containing equipment stored on Site. Records of monthly inspections, annual reports and inventory change reports were available for review on Site.

At the time of the Site inspection, CRA observed two ASTs in the Oil Room labeled as containing PCBs at concentrations greater than 50 ppm. The ASTs are located in a locked cage. The ASTs are dipped monthly to monitor the level of the waste oil and
ensure the ASTs are not leaking. According to Site personnel, there have been no significant releases from the historical operation of the ASTs. At the time of the Site inspection, no visual evidence of staining was observed on the concrete floor beneath the ASTs. No other potential PCB-containing equipment was observed by CRA.

Based on a review of available records, Waterloo North Hydro retained Safety-Kleen in August 2001 to perform decontamination of waste transformer oil with PCB concentrations greater than 50 ppm. Safety-Kleen reportedly decontaminated 8,523 litres of PCB oil in accordance with Certificate of Approval number 0624-4XXPE7 using a mobile decontamination unit. According to Site personnel, Rondar has also completed decontamination activities using a mobile unit in the past. All decontamination activities were performed on the exterior asphalt surface adjacent to the Oil Room. All decontamination work was completed in accordance with the Director's Instructions for the Site.

Based on a review of available documents, MOE officials performed PCB Storage Site Inspections in December 2004 and July 2009. The 2004 Site inspection report stated that there was no indication of current or potential impact to human health or the environment and there was no indication of any known or suspected violations. The 2009 Site inspection report stated that there was no indication of current or potential impact to human health or the environment. Three minor non-compliance issues were observed during the 2009 Site inspection. Waterloo North Hydro was required to register for waste class 243-D solids, rectify the financial non-compliance issue with HWIN and prepare the annual reports by January 31 of each year. In a letter to the MOE, Mr. Haller confirmed that the non-compliance issues had been rectified.

In accordance with the Director's Instructions for the PCB storage Site, Waterloo North Hydro has a contingency plan for events occurring at PCB storage sites. The contingency plan outlines the procedures in the event of a PCB oil spill, fire, break-in and trouble alarm. CRA was provided a copy of the contingency plan for review during the Site inspection.

No other potential PCB-containing equipment was observed by CRA at the time of the Site inspection.

The handling, storage, and treatment of PCBs on Site were identified as potential sources of environmental impact to the Site.
5.3.3  **SOLID WASTE/RECYCLABLE MATERIALS**

Based on discussions with Site personnel and observations made during the Site inspection, solid wastes generated at the Site consists of domestic waste generated by Waterloo North Hydro personnel, scrap metal and wood, used tires, used transformers and electrical equipment, and fluorescent tubes. Solid domestic waste and recyclables generated on Site are disposed of off Site by BFI Canada (BFI). Scrap metal, wood and some general refuse is collected in exterior roll-off bins located in the central portion of the exterior gravel storage area and disposed of off Site by Joseph and Company Inc. Fluorescent bulbs are collected in bins located in the vehicle garage and disposed of off Site by ELR. Used rags are recycled off Site by Canadian Linen. Used tires are recycled off Site by Bast Tire.

The scrap transformer shells are temporarily stored on Site in a dumpster and taken to Gary Steacy Dismantling Ltd. for disposal/recycling. Gary Steacy Dismantling Ltd. is an MOE approved transformer recycling company. As outlined in Section 5.3.2, Waterloo North Hydro has procedures in place to ensure that all transformer shells taken off Site for disposal do not contain PCBs at concentrations greater than 50 ppm.

Site personnel stated that they have no knowledge of solid wastes being accumulated or disposed of on Site. At the time of the Site inspection, no visual evidence of on-Site solid waste disposal was observed by CRA.

5.3.4  **CHEMICAL AND RAW MATERIAL USE AND STORAGE**

Based on discussions with Site personnel and observations made by CRA during the Site inspection, chemicals currently stored at the Site include paint, varsol, solvents and degreasers, lubricants, oils and greases for vehicle maintenance, hydraulic oil, antifreeze, windshield washer fluid, silicone floor sealant, compressed gases, and a small quantity of miscellaneous janitorial cleaners. The miscellaneous janitorial cleaners are stored in the janitorial closets and in Stores. According to Site personnel, Da Costa's Janitorial Services is contracted to perform janitorial services at the operations centre and supplies the required cleaners.

CRA observed a flammable storage cabinet containing paint, a storage cabinet containing janitorial cleaners and a box with containers of motor oil in the linemen room. A mezzanine above the linemen room also contained a shelf with cans of paint and janitorial cleaners.
Hydraulic oil is contained in reservoirs close to the point of use. Hydraulic oil reservoirs are located beneath the elevator in Stores, beneath the dock leveler outside the receiving area exterior to the northeast corner of the building, in the Oil Room near the hydraulic lift and in the vehicle service garage.

CRA observed the following chemicals stored in the vehicle service garage at the time of the Site inspection:

- A drum of antifreeze
- Hydraulic oil reservoir for lifts
- New engine oil and transmission fluid in interior ASTs as described in Section 5.2.4
- Several 20 litre containers of new hydraulic oil
- Several small containers of new motor oil, antifreeze and windshield washer fluid
- Flammable storage cabinet containing paints and varsol
- Four, mobile compressed gas cylinders labeled as oxygen, argon, acetylene and argoshield (argon and carbon dioxide)
- An unlabelled grease drum, minor staining was observed on the concrete floor beneath the drum
- Drums of lubricants
- Containers of linseed oil
- Drum of silicon floor sealer

A majority of the chemicals located in the vehicle service garage were not provided with secondary spill containment. Staining was observed on the concrete floor in the vehicle service garage at the time of the Site inspection. According to Site personnel, a silicone sealant was applied to the concrete floor and CRA observed the floor to be in good condition during the Site inspection.

Lubricants, windshield washer fluid, isopropyl, janitorial cleaners and chainsaw oil were stored in their original containers on shelves in the Stores Room pending use throughout the facility.

According to Site personnel, Body Pro Medium Rubbing Compound is applied to the booms of hydro trucks in the vehicle garage.
CRA observed the following chemicals stored in the Oil Room at the time of the Site inspection:

- Two PCB-containing oil ASTs located in a locked cage.
- Two drums labeled as new oil and electrical insulating oil. According to Site personnel, oil is drained from used transformers into a waste oil drum and refilled with oil from the "new oil" drums.
- Two drums labeled as "clean liquid". Site personnel were not aware what the "clean liquid" is used for.
- A flammable storage cabinet containing paints and varsol.
- One, partially filled tote labeled as containing new transformer oil located outside the oil room, on an elevated, exterior platform. The platform also contained two empty totes and several empty drums.

With the exception of the PCB-containing ASTs, the above noted chemicals were not equipped with secondary spill containment. Minor staining was observed on the asphalt surface exterior to the Oil Room at the time of the Site inspection. The asphalt surface was observed to be in good condition.

A flammable materials storage shed is located in the southeast corner of the exterior storage area and contains tanks of propane in a locked flammable storage cage. One drum labeled as solvent 3139 was also stored in the shed without secondary spill containment. A full, unlabeled drum was also located outside the shed on the gravel surface. The drum was observed to be rusted and did not have secondary spill containment. No visual evidence of significant releases to the concrete slab floor of the shed or the surrounding gravel surface was observed.

According to Site personnel, dust control is applied on the exterior gravel storage area. Perth Dust Control is contracted to spray magnesium chloride on the gravel surface on an as-needed basis. Site personnel also reported the use of herbicides on the gravel storage area to prevent the growth of weeds. Waterloo North Hydro contracts Wright Landscape Services to apply Round-Up and similar products on an as needed basis. Wright Landscape Services also applied herbicides on the landscaped areas at the Site entrance until the RMOW passed a by-law preventing the use of herbicides. CRA has assumed that the application of herbicides is done in accordance with manufactures instructions and as such the application of herbicides is not identified as a potential source of environmental impact to the Site.
Site personnel were not aware of any significant spills or releases of chemicals used and stored on Site. No visual evidence of significant chemical spills or releases was observed by CRA at the time of the Site inspection.

### 5.3.5 SUBJECT WASTE/HAZARDOUS WASTE

The Site is currently registered with the MOE as a Subject/Hazardous Waste generator (Generator No. ON0363500).

Subject Wastes that are generated at the Site include the following waste streams:

- Acid solutions – containing heavy metals (waste code 112)
- Other inorganic acid wastes (waste code 114)
- Alkaline solutions – containing other metals and non-metals (not cyanide) (waste code 122)
- Wastes from the use of pigments, coatings and paints (waste code 145)
- Other specified inorganic sludges, slurries or solids (waste code 146)
- Aliphatic solvents and residues (waste code 212)
- PCB (waste code 243)
- Waste oils/sludges (petroleum based) (waste code 251)
- Waste crankcase oils and lubricants (waste code 252)
- Inorganic laboratory chemicals (waste code 148)
- Halogenated pesticides (waste code 242)
- Organic laboratory chemicals (waste code 263)

According to Site personnel, waste oil generated in the vehicle service garage is stored in the exterior waste oil AST located on the asphalt surface exterior to the vehicle service garage before being shipped off Site for disposal. Used oil filters and antifreeze are stored in the vehicle service garage prior to off-Site disposal. Batteries are collected and recycled by Interstate Batteries approximately once per month. Waste transformer oil is tested to determine the concentration of PCBs prior to storage and subsequent disposal. If waste oil contains PCBs at a concentration greater than 50 ppm, the contaminated oil is stored in the waste oil ASTs located in the Oil Room. CRA observed waste transformer oil with less than 50 ppm PCBs stored in the following locations prior to off-Site disposal.
• One drum labeled as used oil from June 2011 located in the Oil Room
• One, used oil AST was present on the asphalt surface outside the Oil Room

CRA reviewed waste manifests available on Site. Waste classes 251L, 252L, 251T, 212L, and 114C were collected from the Site in 2009 and 2010 by the following:

• 251L was collected Weber Septic and disposed of by Panda Environmental Services
• 251L and 251T was collected and disposed of by Quantex
• 252L and 251T was collected and disposed of by Aevitas Inc.
• 252L was collected and disposed of by Safety-Kleen
• 212L was collected by Safety-Kleen and disposed of by Da-Lee Waste Oil SVC
• 114C was collected and disposed of by Hotz Environmental Services
• 251L was collected and disposed of by Team-1 Environmental Services and Hazco Transportation Services
• 251T was collected and disposed of by A.F. White Ltd. and Gary Steacy Dismantling
• 146T was collected and disposed of by PCB Containment Technology

All regulated wastes are taken off Site for disposal by MOE-approved waste disposal contractors.

Site personnel were not aware of any on-Site disposal of subject hazardous waste. No evidence of on-Site Subject or Hazardous Waste disposal was observed by CRA at the time of the Site inspection.

5.3.6 CHEMICAL SPILLS/RELEASES

Site personnel reported having one spill occur on Site. In approximately 2000, a contractor-owned vehicle released an unknown quantity of fuel or oil to the asphalt surface at the Site entrance. Absorbent material was used to clean the spill; however no confirmatory testing was conducted to determine if contamination of soil or groundwater occurred. No reportable spills were identified for the Site in the Ontario Spills database. Site personnel were not aware of any other significant chemical spills or releases having occurred at the Site. At the time of the Site inspection, no visual evidence of significant chemical spills or releases at the Site was observed by CRA. Localized staining was observed at the time of the Site inspection in the following areas:
• The concrete floor of the vehicle service garage
• The asphalt surface outside the Oil Room

5.3.7 **AIR EMISSIONS**

The Site was issued a Certificate of Approval (C of A) (Air) in 2005 for one diesel standby generator set, having a rating of 350 kilowatts. A copy of the C of A was available on Site for review.

At the time of the Site inspection, CRA observed an air-cooling condenser unit in the server room adjacent to the information systems department. According to Site personnel, the unit vents to the roof and was installed in February 2011. Two additional condenser units were observed in the mezzanine above the information systems department. These units also vent to the roof.

Two exhaust collection systems were observed in the vehicle service garage. The system conveys exhaust from vehicle operation to a fan which vents to the roof. Two additional exhaust venting systems were observed in the vehicle garage, also venting to the roof.

CRA did not identify any air emissions that would result in impairment to soil and groundwater quality at the Site.

5.3.8 **LEAD-BASED PAINT**

The amount of lead in interior paint has been regulated since 1976 through Health Canada's Hazardous Products Act. Based on observations made by CRA and given the age of the building (1982), painted surfaces potentially containing lead were not identified.

5.3.9 **CHLOROFLUOROCARBONS**

Ontario Regulation 189/94 - Refrigerants Regulation, as amended, prohibits the discharge of a refrigerant containing any chlorofluorocarbon, hydrochlorofluorocarbon, or hydrofluorocarbon into the natural environment. The regulation requires that testing be done before refilling, destroying, or disposing of refrigeration equipment and sets standards for providing notice that the testing has been conducted. Servicing and testing of refrigeration equipment is restricted to certified persons, but does not apply to
servicing or testing that takes place in the course of the manufacture of a product that contains refrigeration equipment.

Site personnel reported that refrigerants are only incidentally present in the refrigeration equipment (HVACs and refrigerators) operated at the Site. The refrigeration equipment was reported to be in proper working condition at the time of the Site visit. Site personnel reported that there had been no leaks or releases of refrigerant at the Site. CRA was informed that Waterloo North Hydro retains the services of Petron Mechanical Ltd. with certified refrigerant technicians to service all refrigeration equipment.

Based on observations made by CRA during the Site inspection, no other equipment potentially containing chlorofluorocarbons (CFCs) was identified at the Site. Site personnel were not aware of any CFCs present on the Site.

5.3.10 IONIZING RADIATION

Site personnel reported that they were not aware of any use or storage of commercial sources of ionizing radiation (e.g., fill level controllers) at the facility. At the time of the Site inspection, no sources of ionizing radiation were observed by CRA at the Site. Site personnel also reported that, to their knowledge, a radon gas survey has not been conducted at the Site.

5.3.11 OIL/WATER SEPARATORS

Based on discussions with Site personnel and observations made during the Site inspection, there are two oil/water separators in operation at the Site. One oil/water is located in the vehicle service garage under the concrete floor and receives wastewater from the floor trenches and sink in the vehicle service garage. This oil/water separator historically discharged to the on-Site septic tank located adjacent to the western wall of the men's locker rooms; however, the septic tank has been abandoned and the separator now discharges to the sanitary sewer.

The second oil/water separator is located outside the building to the north of the Stores Room under the asphalt surface and receives wastewater from the vehicle garage floor trench and the hydraulic lift floor drain. The oil/water separator discharges to the on-Site stormwater management pond. The oil/water separator was historically located where the Stores Room is located now and was relocated to its current location in 1989.
when the Stores Room was constructed. The soil and groundwater quality in the vicinity of the historic oil/water separator is unknown.

According to Site personnel, the oil/water separators were last cleaned out approximately 12 years ago by Weber Septic. The integrity of the oil/water separators and the subsurface quality in the vicinity of the oil/water separators is presently unknown.

The operation of oil/water separators on Site is identified as a potential source of environmental impact to the Site.

5.3.12 HYDRAULIC EQUIPMENT

According to Site personnel and based on observations made by CRA during the Site inspection, hydraulic equipment present at the Site includes an elevator, a dock leveler, and four lifts.

The elevator is located in the Stores Room and is used primarily for transferring freight from Stores to the second floor meeting room and meter testing room. Although a visual inspection was not possible at the time of the Site inspection due to safety fail-safes, the hydraulic reservoir is assumed to be located beneath the elevator in a concrete pit. According to Site personnel, the elevator is serviced regularly by ThyssenKrup Elevators and inspected annually by TSSA. Based on a review of inspection and maintenance records, no additional hydraulic oil has been added to the elevator lift since its installation in 1992.

The dock leveler is located outside the Stores Room in the receiving area. The hydraulic reservoir is located in a concrete pit beneath the leveler. No visual evidence of staining on the concrete beneath the reservoir was noted at the time of the Site inspection.

One hydraulic lift is located outside the Oil Room and three lifts are located in the vehicle service garage. The hydraulic fluid reservoir for the lift outside the Oil Room is mounted on the wall inside the Oil Room adjacent to the service door. CRA observed a drain beneath the lift that reportedly discharges to the oil/water separator located north of the Stores Room. Some staining was noted in the vicinity of the drain at the time of the Site inspection. Two of the hydraulic lifts in the vehicle service garage are contained in concrete pits, approximately 1 m bgs. The hydraulic reservoir for the lifts is located above ground in an adjacent storage room. Piping located in the floor trenches conveys the hydraulic fluid to the lifts. Site personnel reported that the hydraulic lift pits
occasionally contain oily water, which is pumped to the floor trench where it is conveyed to the oil/water separator. A third, aboveground hydraulic lift is present in the vehicle service garage. The hydraulic reservoir is attached to the unit. Some evidence of staining on the concrete floor beneath the aboveground hydraulic lift and around the floor trench in the south bay of the vehicle service garage was observed at the time of the Site inspection.

The subsurface quality in the vicinity of the hydraulic lifts is presently unknown. The operation of the hydraulic lifts were identified as potential sources of environmental impact to the Site.

5.4 WRITTEN DESCRIPTION OF INVESTIGATION

The Site reconnaissance included a walk-through of the Site trailer and Property to confirm the current Site conditions and identify any current land uses, which may have or may cause actual and/or potential environmental impacts to the Site. Properties located within the Phase I ESA Study Area were observed from the Site and public access ways.
6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 CURRENT AND PAST USES

A summary of the current and past uses of the eastern portion (350 Northfield Drive) of the Site is provided below.

<table>
<thead>
<tr>
<th>Year</th>
<th>Name of Owner</th>
<th>Description of Property Use</th>
<th>Other Observations from Aerial Photographs, FIPs etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1896</td>
<td>Joseph B. Snyder</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1920</td>
<td>Edwin W.M. Snyder</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1950</td>
<td>Orville G. Snyder</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1970</td>
<td>Dorwood Developments Limited</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1975</td>
<td>Tri-Dimensional Holdings Limited</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1981</td>
<td>Dorwood Developments Limited</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1985</td>
<td>Hydro-Electric Commission of Waterloo, Wellesley and Woolwich</td>
<td>Agriculture/Vacant</td>
<td>No evidence of development (structures, potentially contaminating activities)</td>
</tr>
</tbody>
</table>

A summary of the current and past uses of the western portion (300 Northfield Drive) of the Site is provided below.

<table>
<thead>
<tr>
<th>Year</th>
<th>Name of Owner</th>
<th>Description of Property Use</th>
<th>Other Observations from Aerial Photographs, FIPs etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1920</td>
<td>Joseph W. Snyder</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1947</td>
<td>Wilfred Snyder</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1950</td>
<td>Hubert Toman</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1970</td>
<td>Black Walnut Holdings Limited</td>
<td>Agriculture/Vacant</td>
<td>None</td>
</tr>
<tr>
<td>1980</td>
<td>Hydro-Electric Commission of Waterloo, Wellesley and Woolwich</td>
<td>Industrial</td>
<td>Aerial photographs do not show any structures in 1980; however, the 1990 aerial photograph shows the Operations Centre building has been constructed.</td>
</tr>
</tbody>
</table>
## 6.2 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Potentially Contaminating Activities are listed in Table 2 of Schedule D of O. Reg. 153/04, as amended by O. Reg. 511/09. The following Potentially Contaminating Activities are applicable to the Site:

<table>
<thead>
<tr>
<th>Area of Potential Environmental Concern</th>
<th>Potentially Contaminating Activity</th>
<th>Description of Location</th>
<th>Contaminants of Potential Concern</th>
<th>Media Potentially Impacted</th>
<th>Recommended Activities for Phase II ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle service garage; oil/water separator west of vehicle service garage</td>
<td>Motor Vehicle Operation or Maintenance; Automotive Repair or Maintenance; Autobody Shop Operation; Vehicle Maintenance and Repair Garages</td>
<td>Vehicle maintenance; handling, storage and disposal of waste oil and antifreeze; storage of new oil; operation of hydraulic lift pits; collection of oil and wastewater in floor trenches in vehicle service garage; discharge of wastewater from vehicle service garage to oil/water separator</td>
<td>F1 to F4 VOCs; Metals; PAHs</td>
<td>Soil</td>
<td>Installation of boreholes adjacent to hydraulic lift pits, floor trenches, sediment trap, and oil/water separator in vehicle service garage</td>
</tr>
<tr>
<td>Former septic tank and former leaching field</td>
<td>Motor Vehicle Operation or Maintenance; Automotive Repair or Maintenance; Autobody Shop Operation; Vehicle Maintenance and Repair Garages</td>
<td>Historical discharge to septic tank and leaching field from oil/water separator and facility floor drains. Wastewater from vehicle service garage discharges to oil/water separator</td>
<td>F1 to F4 VOCs; Metals; PAHs</td>
<td>Soil Groundwater</td>
<td>Installation of monitoring well in vicinity of historic septic tank; installation of monitoring well in vicinity of historic leaching field</td>
</tr>
<tr>
<td>Area of Potential Environmental Concern</td>
<td>Potentially Contaminating Activity</td>
<td>Description of Location</td>
<td>Contaminants of Potential Concern</td>
<td>Media Potentially Impacted</td>
<td>Recommended Activities for Phase II ESA</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-----------------------------------</td>
<td>--------------------------</td>
<td>----------------------------------</td>
<td>---------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Storage area on gravel surface</td>
<td>Wood Treating, Preservation and Storage Electrical Equipment or Transformer Manufacturing, Processing or Use</td>
<td>Storage of chemically treated hydro poles and transformer shells</td>
<td>F1 to F4 VOCs Metals SVOCs PCBs</td>
<td>Soil Groundwater</td>
<td>Installation of boreholes and collection of surficial soil samples in the vicinity of the hydro pole storage area and across gravel surface; installation of monitoring well in northeastern corner of Property boundary in the vicinity of the transformer shell storage area</td>
</tr>
<tr>
<td>AST storage area north of building and west of building</td>
<td>Chemical Manufacturing, Processing, Use, Storage, Handling or Disposal</td>
<td>Location of current and historical waste oil ASTs without secondary containment</td>
<td>F1 to F4 BTEX PCBs</td>
<td>Soil</td>
<td>Installation of boreholes in the vicinity of the AST storage areas north and west of the building</td>
</tr>
<tr>
<td>Vehicle garage; oil/water separator north of building; historic oil/water separator location (Stores Room)</td>
<td>Motor Vehicle Operation or Maintenance</td>
<td>Vehicle washing; truck boom cleaning; minor vehicle maintenance; floor trenches in vehicle garage discharge to oil/water separator</td>
<td>F1 to F4 BTEX Metals</td>
<td>Soil Groundwater</td>
<td>Installation of boreholes in the vicinity of the floor trench and pits in vehicle garage; installation of boreholes and monitoring well in the vicinity of the current (monitoring well) and historical oil/water separator locations</td>
</tr>
<tr>
<td>Area of Potential Environmental Concern</td>
<td>Potentially Contaminating Activity</td>
<td>Description of Location</td>
<td>Contaminants of Potential Concern</td>
<td>Media Potentially Impacted</td>
<td>Recommended Activities for Phase II ESA</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-----------------------------------</td>
<td>-------------------------</td>
<td>----------------------------------</td>
<td>---------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Stormwater management pond</td>
<td>Motor Vehicle Operation or Maintenance, Wood Treating, Preservation and Storage</td>
<td>Receives discharge from oil/water separator and runoff in direct contact with transformer shells and chemically treated hydro poles from gravel storage area.</td>
<td>F1 to F4 VOCs, Metals, SVOCs, PCBs</td>
<td>Soil</td>
<td>Installation of boreholes in the stormwater management pond</td>
</tr>
<tr>
<td>Oil Room and exterior asphalt surfaces in the vicinity of hydraulic lifts</td>
<td>Electrical Equipment or Transformer Manufacturing, Processing or Use</td>
<td>Draining oil from used transformers; storage of waste oil; storage of new oil; storage of PCBs; operation of hydraulic lift outside Oil Room; operation of mobile PCB decontamination unit</td>
<td>PCBs, F1 to F4 BTEX</td>
<td>Soil</td>
<td>Installation of borehole in the vicinity of the Oil Room and the asphalt surface adjacent to the Oil Room (in vicinity of hydraulic lift)</td>
</tr>
<tr>
<td>Soil on vacant land</td>
<td>Importation of Fill Material of Unknown Quality</td>
<td>Disposal of soil cuttings of unknown quality on 350 Northfield Drive Property</td>
<td>PCBs, F1 to F4 VOCs, Metals, PAHs</td>
<td>Soil</td>
<td>Collection of composite soil samples from stockpile of soil cuttings</td>
</tr>
<tr>
<td>UST location - current fuel pumps and historical fuel pumps</td>
<td>Fuel Storage and Dispensing</td>
<td>Operation of gasoline and diesel USTs; current and historical operation of gasoline service station</td>
<td>F1 to F4 BTEX, MTBE</td>
<td>Soil Groundwater</td>
<td>Installation of boreholes and monitoring wells in vicinity of current UST and fuel pump location and former UST and fuel pump location</td>
</tr>
</tbody>
</table>

Notes:  
F1 – F4: total petroleum hydrocarbons F1 to F4 Fraction  
BTEX: benzene, toluene, ethylbenzene, and xylenes  
VOCs: volatile organic compounds  
PCBs: polychlorinated biphenyls  
PAHs: polycyclic aromatic hydrocarbons  
SVOCs: semi-volatile organic compounds  
MTBE: methyl tert-butyl ether

6.3 PHASE I CONCEPTUAL SITE MODEL

The Site is located in an area of Waterloo that was originally developed for commercial land use in the mid 1980s. The Site is relatively flat with a gentle slope to the north. Regional topography slopes steadily downward to the north. Based on the topography
of the area, the regional groundwater flow direction is suspected to be predominantly southeast. Therefore, hydraulically up-gradient properties to the northwest have the potential to impact the Site.

Potentially Contaminating Activities (PCAs), as determined by Table 2 of Schedule D, O. Reg. 153/04, as amended by O. Reg. 511/09, have occurred at the Site and on other properties within the Phase I Study Area. PCAs, as detailed in Section 6.2, have occurred in the vehicle service garage, the vehicle garage, the Oil Room, the exterior gravel storage area, the asphalt surface adjacent to the northwestern corner of the building (AST storage area), the southern portion of the Property in the vicinity of the current and former USTs and fuel pump locations, and the western property boundary of the 350 Northfield Drive Property. PCAs may have occurred on adjacent properties to the west, south and east as described in Section 3.3; however, there was no evidence identified in the Phase I ESA to suggest that the activities have impacted the Site.

With respect to underground utilities, the oil/water separator located in the vehicle service garage receives wastewater from the floor trenches in the vehicle service garage and historically discharged to an on-Site septic tank and leaching field. The oil/water separator adjacent to the north wall of the Stores room receives wastewater from the vehicle garage floor trenches and discharges to the on-Site stormwater management pond. The operation of these oil/water separators indicates the potential for contaminant distribution to the current and historical discharge locations.

Based on the Site-related operations and PCAs identified, PCBs, VOCs, metals, SVOCs, and petroleum hydrocarbons have been identified as contaminants of potential concern.

Based on a review of available information relating to the regional geological and hydrogeological setting, the subsurface soil beneath the Property is composed primarily of sand and clay. The water table in a shallow overburden aquifer may be present at depths of approximately 4.5 to 10 m bgs and bedrock may be present at a depth of approximately 38 m bgs.

The absence of information pertaining to the integrity of subsurface tanks and utilities as well as the subsurface soil and groundwater conditions could result in contaminant transport to locations not identified in the Conceptual Site Model. The absence of information pertaining to operations on adjacent properties could result in additional areas of potential environmental concern or contaminants of potential concern not identified in the Conceptual Site Model. However, all reasonable efforts were made to obtain and review information pertaining to the historical and current Site operations.
The Phase I Conceptual Site Model has been depicted on Figure 3.
7.0 CONCLUSIONS

Based on the results of the Phase I ESA, including the Site inspection, information provided by Site representatives and regulatory agencies, documents reviewed, the review of Site history, and receipt and review of information from the MOE, the following areas of potential environmental concern were identified to be associated with the Site.

i) **Historic Septic Tank and Leaching Field:** Historically, the Site was serviced with an on-Site septic tank located adjacent to the western wall of the building. The septic tank discharged to a leaching field located adjacent to the Site entrance from Northfield Drive. Floor drains throughout the facility and the oil/water separator (that received wastewater from the vehicle service garage floor trenches and lift pits) discharged into the septic tank, with eventual discharge into the leaching field. Use of the septic tank was reportedly discontinued in 2001 and its contents were pumped out. According to Site personnel, the tank is still in place. The soil and groundwater quality in the vicinity of the historic septic tank and leaching field is unknown. The past operation of the septic tank and leaching field was identified as a potential source of environmental impact to the Site.

ii) **Underground Storage Tanks (USTs):** There are two USTs located at the Site that contain gasoline and diesel fuel. The USTs and associated fuel pumps are currently located in the southern portion of the Property. Based on information provided by a former Site employee, two USTs containing gasoline and their associated fuel pumps were historically located west of the existing USTs. The fuel pumps were located on the existing concrete pad located west of the existing USTs and the historic USTs were located north of this concrete pad. The historic USTs were reportedly removed in 1989 when the existing USTs were installed. The existing USTs are registered with the TSSA as being associated with a private fuel outlet. TSSA inspection reports indicate that there are no outstanding violations associated with the USTs. The 2000 Phase I ESA identified a discrepancy between the quantity of fuel purchased and the volume of fuel stored in the USTs, indicating a potential leak. Site personnel have since reported that daily dip records no longer show any discrepancies. Due to the lack of information regarding the integrity of the existing and historic USTs, the unknown quality of soil and groundwater in the current and former fuel pump and UST locations, and the potential for historic releases from the existing and historic USTs, the current and former UST and fuel pump locations were identified as sources of potential environmental impact to the Site.
iii) **Aboveground Storage Tanks (ASTs):** ASTs are currently located adjacent to the northwest corner of the building, outside the vehicle service garage on the western portion of the Property, inside the vehicle service garage, inside the Oil Room, and beneath the backup generator. Historically, additional ASTs were located adjacent to the northwest corner of the building (three waste oil ASTs) and on a mezzanine in the vehicle garage adjacent to the historical backup generator (one diesel fuel AST). With the exception of the ASTs in the Oil Room, none of the ASTs are equipped with secondary containment or vehicle protection. Site personnel were unaware of any releases due to the operation of current and historical ASTs; however, soil and groundwater quality in the vicinity of the ASTs is unknown. Due to the lack of soil and groundwater quality data and the lack of secondary containment or vehicle protection, the operation of ASTs on Site was identified as a source of potential environmental impact to the Site.

iv) **Floor Drains, Trenches, Pits and Sumps:** The hydraulic lift pits and sediment trap located in the vehicle service garage occasionally collects waste oil, which is reportedly pumped out periodically into the floor trench located in the north bay of the vehicle service garage. This trench also collects wastewater from vehicle maintenance activities and discharges to the oil/water separator located in the vehicle service garage. The sediment trap in the southern bay of the vehicle service garage collects wastewater from the garage operations and removes any suspended sediment before discharging to the oil/water separator. Some staining was noted on the concrete floor surrounding the sediment trap at the time of the Site inspection. Site personnel reported that the sediment trap was last cleaned out approximately 12 years ago by Weber Septic.

The floor trenches and pits in the vehicle garage collect wastewater from vehicle washing activities and discharge to an oil/water separator located outside, adjacent to the north wall of the Stores Room. At the time of the Site inspection, the floor trenches were filled with sediment. According to Site personnel, the floor trenches are cleaned out on an as needed basis by Weber Septic.

Soil and groundwater quality in the vicinity of the floor trenches, sediment trap and lift pits is unknown.

Due to the lack of information regarding the integrity of the floor trenches, sediment trap and lift pits, and the unknown quality of soil and groundwater in the vicinity of the floor trenches, sediment trap and lift pits, the operation of the floor trenches, sediment trap and lift pits were identified as sources of potential environmental impact to the Site.
v) **Stormwater Management Pond:** New and used transformers and chemically treated hydro poles are stored on the gravel surface located on the central portion of the Property. The materials stored in the exterior gravel storage area are exposed to precipitation and overland flow of surface water being conveyed to the on-Site stormwater management pond located in the northwest corner of the Property. The stormwater management pond also receives water discharged from the oil/water separator located outside the Stores Room, adjacent to the north wall of the building. Soil quality in the stormwater management pond was identified as a potential area of environmental impairment at the Site.

vi) **Gravel Storage Area:** New and used transformers, as well as chemically treated hydro poles are stored outdoors in the gravel yard area. The quality of surficial soil in the gravel storage area is unknown, and was identified as a source of potential environmental impact to the Site.

vii) **Polychlorinated Biphenyls (PCBs):** Waste transformer oil containing PCBs at concentrations greater than 50 ppm is currently stored on Site in two 4,640-litre ASTs located in the Oil Room. According to Site personnel, used transformers are brought to the Oil Room and a sample of the transformer oil is sent to an off-Site lab for PCB analysis. If the sample contains PCBs at a concentration greater than 50 ppm, the waste oil is drained into the ASTs in the Oil Room. Waterloo North Hydro has operated a PCB storage facility in accordance with Director's Instructions under O. Reg. 11/82 since 1989 and maintains an inventory of PCBs stored on Site, including monthly dip records of the PCB contaminated waste oil ASTs. According to Site personnel and an environmental database search, mobile PCB decontamination units have previously been brought to the Site to treat the PCB contaminated oil to a concentration below 50 ppm. All PCB decontamination activities have been conducted on the exterior asphalt surface adjacent to the Oil Room. Transformer shells, which have been drained of oil, are stored on the ground surface and in a dumpster in the gravel storage area exterior to the Oil Room. Soil quality in the vicinity of the Oil Room is unknown. Due to the handling, treatment, and storage of oil and equipment containing PCBs on Site, the Oil Room, the asphalt surface outside the Oil Room and the transformer shell storage area were identified as sources of potential environmental impact to the Site.

viii) **Oil/Water Separators:** There are two oil/water separators in operation at the Site. One separator is located in the vehicle service garage under the concrete floor and receives wastewater from the floor trenches and sink in the vehicle service garage. This oil/water separator historically discharged to the on-Site septic tank located adjacent to the western wall of the men's locker rooms;
however, the septic tank has been abandoned and the oil/water separator now discharges to the sanitary sewer.

The second oil/water separator is located outside the building to the north of the Stores Room under the asphalt surface and receives wastewater from the vehicle garage floor trench and the hydraulic lift floor drain. The oil/water separator discharges to the on-Site stormwater management pond. The oil/water separator was historically located where the Stores Room is located now and was relocated to its current location in 1989 when the Stores Room was constructed. The soil and groundwater quality in the former oil/water separator location is unknown.

According to Site personnel, the oil/water separators were last cleaned out approximately 12 years ago by Weber Septic.

Due to the lack of information regarding the integrity of the current and historic oil/water separators, and the unknown quality of the soil and groundwater in the vicinity of the current and historic oil/water separators, the operation of oil/water separators were identified as sources of potential environmental impact to the Site.

ix) **Hydraulic Equipment:** Hydraulic equipment present at the Site includes one dock leveler located in the receiving area outside the Stores Room, one hydraulic lift located outside the Oil Room, three hydraulic lifts located in the vehicle service garage, and one elevator located in the Stores Room. Two of the hydraulic lifts located in the vehicle service garage are contained in concrete floor pits with the hydraulic oil reservoir located in an adjacent storage room. Site personnel reported that oily water is periodically contained in the hydraulic lift pits in the vehicle service garage. The third hydraulic lift is an aboveground unit with the hydraulic oil reservoir attached to the unit. The hydraulic oil reservoir for the dock leveler is contained in a concrete pit beneath the dock leveler. The hydraulic oil reservoir for the hydraulic lift outside the Oil Room is attached to the wall in the Oil Room adjacent to the service door. Visual evidence of staining was observed beneath the hydraulic lift outside the Oil Room and on the concrete floor beneath the aboveground hydraulic lift in the vehicle service garage at the time of the Site inspection. Due to the visual evidence of staining and oily water contained in the lift pits, the four hydraulic lifts were identified as sources of potential environmental impact to the Site.

x) **Fill Materials:** According to Site personnel, soil cuttings generated off Site during maintenance activities conducted by Waterloo North Hydro are periodically disposed of on the 350 Northfield Drive Property by Badger Daylighting. The soil has not been characterized. Due to the lack of
environmental quality data for the soil cuttings, the stockpile area on the 350 Northfield Drive Property adjacent to the western Property boundary was identified as a source of potential environmental impact to the Site.

7.1 REQUIREMENT FOR PHASE II ESA BEFORE RSC CAN BE SUBMITTED

Based on the information obtained in completing this Phase I ESA, a Phase II ESA would be needed to evaluate the risk of soil or groundwater impact from the identified areas of potential environmental concern.
All of Which is Respectfully Submitted,
CONESTOGA-ROVERS & ASSOCIATES

Lindsay Shepherd, P. Eng.

Gregory R. Brooks, P. Eng.
SITE LOCATION MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
WATERLOO NORTH HYDRO INC.
300 and 350 Northfield Drive East, Waterloo, Ontario

Source: MNR NIRVIS, 2011. Produced by CRA under licence from Ontario Ministry of Natural Resources, © Queen's Printer 2011;
Coordinate System: NAD 1983 UTM Zone 17N

figure 1
APPENDIX A

PROJECT PERSONNEL CURRICULA VITAE
EDUCATION

B.A.Sc. Civil Engineering, University of Waterloo, 1982-87

EMPLOYMENT

1999- Present Conestoga-Rovers & Associates, Waterloo, Ontario
1996-99 Associate, Conestoga-Rovers & Associates, Waterloo, Ontario
1987-96 Project Engineer, Conestoga-Rovers & Associates, Waterloo, Ontario
1986 Field Engineer, Conestoga-Rovers & Associates, Ottawa, Ontario
1986 Drilling Engineer (work term), Esso Resources Canada Ltd., Calgary, Alberta
1985 Lab Technician (work term), Ministry of Transportation and Communications, Toronto, Ontario
1980-85 Surveyor/Field Technician (work term), Conestoga-Rovers & Associates, Waterloo, Ontario

AFFILIATIONS

Association of Professional Engineers of Ontario
Association of Professional Engineers & Geoscientists of Saskatchewan
Association of Professional Engineers & Geoscientists of the Province of Manitoba
Association of Professional Engineers, Geologists and Geophysicists of Alberta
National Brownfield Association - Ontario Chapter Executive

PROFILE OF PROFESSIONAL ACTIVITIES AND EXPERIENCE

Remedial Design/Construction:

• Construction supervision of leachate collection system and treatment facility for groundwater contaminated with coal tar. Treatment facility consisted of physical tar/water separation followed by chemical adsorption using granular activated carbon for the Regional Municipality of Ottawa-Carleton - Lees Avenue Transitway Station, Ottawa, Ontario

• Design of leachate recirculation system to enhance rapid landfill stabilization for Metropolitan Toronto - Keele Valley Landfill Site, Maple, Ontario

• Design and construction of landfill gas recovery and utilization for the Regional Municipality of Waterloo - Kitchener, Ontario

• Design of groundwater extraction system for contaminated groundwater at existing cement plant for Canada Cement Lafarge, Woodstock, Ontario

• Supervision of excavation and securement of soils contaminated with coal tar for the Regional Municipality of Ottawa-Carleton - Lees Avenue Transitway Station, Ottawa, Ontario
Development of remediation plan for the former coal gasification plant in Woodstock, Ontario. Study included complete field investigation and evaluation of remedial alternatives for the City of Woodstock, Woodstock, Ontario

Executed a hydrogeologic investigation of coal tar contaminated site including the design of remedial alternatives for the Algoma Steel Corporation, Sault Ste. Marie, Ontario

Site Engineer during bioremediation project for soils contaminated with oil tar. Project also included sampling of soils and analysis of analytical data for Ultramar Canada, Port Stanley, Ontario

Remedial action plan design for a former lead Smelting and Refinery Plant for Toronto Refiners and Smelters Ltd., Toronto, Ontario

Design Operations and Stormwater Management Plans for a proposed clay borrow operation. The project involved all required engineering support for a Joint Board Hearing under the Consolidated Hearing Act for the Municipality of Metropolitan Toronto, Toronto, Ontario

Design of a Coal Tar Collection System which included; shallow perforated pipe collector, deep coal tar collection well, creek rerouting and infilling, and overflow weir tar collector for the Algoma Steel Corporation, Sault Ste. Marie, Ontario

Site Engineer during remediation of a diesel fuel spill. Project included site remediation with contaminated soil removal and redesign of existing fuel facilities. Construction of a temporary fuel facility was required during construction for the Britannia Water Filtration Plant, Regional Municipality of Ottawa-Carleton, Ottawa, Ontario

Site supervisor during the excavation of coal tar contaminated materials, Lancaster Street reconstruction for the City of Kitchener, Kitchener, Ontario

Project Manager for the decommissioning of a rental car service facility at the Lester B. Pearson International Airport. Remedial activities included UST closure, mitigation of soil impacts attributable to past spills and site restoration for Avis Rent-A-Car System

Project Manager for Remedial Design, including the change of USEPA Record of Decision at a former Tannery Site in Sault Ste. Marie Michigan

Site investigation and design of groundwater pump and treatment system for a retail service station in Kitchener - Witter’s Fuels

Preliminary Assessment, Site Investigation and Remedial Investigation for ISRA closure of a manufacturing facility in Perth Amboy, New Jersey

Design and construction oversight for an air sparging and soil vapour extraction system to remove chlorinated solvents from groundwater at the downgradient perimeter of an industrial facility, Brantford, Ontario

Design of a groundwater extraction and treatment facility to remove trichloroethylene from groundwater, Guelph, Ontario

Design of a chemical oxidation remedial program to remedial shallow groundwater under a chemical storage shed, Waterloo, Ontario

Design and oversight of soil remediation of an active trucking facility, Mississauga, Ontario

Facility Decommissioning/Brownfields

Decommissioning of a 200,000-square-foot manufacturing facility to accommodate change in land use and sale of property - FMG Timberjack

Investigation and decommissioning of a 200,000-square-foot former smelting facility in Scarborough, Ontario to facilitate sale and redevelopment of the property - Eli Lilly Canada. Project included design of a vapour barrier to mitigation potential for migration of chlorinated solvents to indoor air
Site investigation and remedial design for decommissioning of a former pesticide formulation plant for Pfizer C&G Inc., Sarnia, Ontario

Assessment and cleanup of a former outboard marine motor manufacturing facility to accommodate change in land use and sale of property. Assessment included a Site Specific Risk Assessment completed in accordance with the MOE Contaminated Sites Guideline

Fuel facility decommissioning for trucking facility in Oshawa, Ontario - Yellow Freight System Inc.

Consultant to the Town of Collingwood on the Brownfield redevelopment of the Canada Steamship Lines property

Consultant to the University of Waterloo on the development of the School of Pharmacy and Medical School campus in Kitchener, Ontario

Investigation and development of remedial cost estimates for a former footwear manufacturing facility that was impacted with chlorinated solvents in Kitchener, Ontario

Investigation and preparation of a Remedial Action Plan for a former automotive parts manufacturing facility that was impacted with chlorinated solvents in Waterloo, Ontario

Investigation of a former electronics manufacturing facility impacted with chlorinated solvents in Kitchener, Ontario

Environmental Management Systems:

Development and implementation of an Environmental Management System for five manufacturing facilities located in Ontario - GSW Inc. One of these facilities implements an isocyanate control and monitoring program

Development and implementation of an Environmental Management System for 16 automotive parts manufacturing facilities in Ontario - Linamar Corporation

Development of an Environmental Management System for a large automotive frame manufacturing facility in Ontario - Budd Canada Inc.

Completed ISO 14000 GAP analysis on largest quarry operation in Ontario

Review of aspects and impacts for large chemical manufacturing facility

Completed ISO 14000 GAP analysis of heat treating facility

Development and implementation of an ISO 14000 compliant EMS for electronics manufacturer (Christie Digital)

Development of ISO 14000 EMS for two glass mat plants and a ceramic materials plant

Risk Assessment Projects

Risk Assessment for a former industrial manufacturing facility to facilitate redevelopment for Big Box commercial use

Risk Assessment for a former textile facility to facilitate redevelopment for institutional use (University of Waterloo)

Risk Assessment of residential neighbourhood to evaluate potential exposure to trichloroethylene and degradation compounds from shallow groundwater (United Technologies Corporation)

Risk Assessment of an industrial facility in Toronto to facilitate management of solvent impacts under the building floor

Risk Assessment of a former commercial property with past industrial uses to facilitate development of an institutional facility that includes residential land uses
• Risk Assessment of a former lakefill and industrial property in downtown Toronto, for reuse as residential/commercial (Context Developments)
• Risk Assessment (ongoing) of a former distillery for development into a University campus (Balsillie School - Waterloo)
• Risk Assessment (ongoing) of a former trucking facility and service station in Kitchener, Ontario
• Risk Assessment (ongoing) of a former automotive parts manufacturing facility in Waterloo, Ontario
• Risk Assessment (ongoing) of a commercial shopping mall impacted with hydrocarbons in London, Ontario
• Risk Assessment (ongoing) of a former paint manufacturing facility in Mississauga, Ontario

Environmental Site Assessment and Compliance Assessment Experience:
Completed over 500 Phase I Environmental Site Assessments and Phase II Environmental Site Assessments at facilities in Canada, the United States, Mexico, and Europe. Selected experience listed below.
• Environmental Compliance Assessment for Canadian Gypsum Corporation mine site in Hagersville, Ontario
• Phase I Environmental Site Assessment of a large aggregate extraction and processing firm. The Phase I Environmental Site Assessment included 26 sites located in Ontario and Michigan. Facilities included pits, quarries, aggregate processing operations, and truck servicing shops. Audits were focused on historical practices as well as compliance with current environmental legislation
• Historic Site Operations Audit of a closed landfill site located in Southern Ontario for Waste Management of Canada Inc.
• Phase I Environmental Site Assessment of two automobile parts manufacturing facilities located in Southern Ontario. Audit focused on compliance with environmental legislation for TRW Canada Limited
• Multiple Phase I and II Environmental Assessments, and Remedial Activities for an international equipment manufacturer and retailer. Work included Sites in Quebec, Ontario, Manitoba, Saskatchewan and British Columbia for the J.I. Case Company - Racine, Wisconsin
• Phase I Environmental Site Assessment, and Phase II Work Plan, of a national transportation company. Assessments were completed preparatory to the sale of the business for Kingsway Transport - Federal Industries
• Phase I Environmental Site Assessment, and Phase II Site Remediation for a former adhesive manufacturing facility in Toronto, Ontario - Nacan Products Limited, Brampton
• Phase I Environmental Site Assessment, Environmental Compliance Assessment, Phase II Site Investigation, and Phase III Environmental Work Plan for an automobile parts manufacturer in Waterloo, Ontario for General Motors, Detroit, Michigan
• Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, and implementation of plant closure and cleanup for 185,000-square-foot spark plug manufacturing facility - Champion Spark Plug, Windsor, Ontario
• Phase I Environmental Site Assessment and Phase II Environmental Site Assessment of former Aluminum Smelting facility and negotiation with MOEE for limited cleanup program and redevelopment of the property - Eli Lilly Canada
• Phase I Environmental Site Assessment and Phase II Environmental Site Assessment of a 1.5-million-square-foot diesel electric locomotive and light armored vehicle manufacturing facility, London, Ontario - General Motors of Canada Diesel Division
• Phase I Environmental Site Assessments and Compliance Assessments of approximately 26 funeral homes, cemeteries, and crematories in British Columbia, Alberta, Manitoba, Saskatchewan, Ontario, Quebec, New York, Michigan, and New Jersey - The Loewen Group

• Project Manager for 22 Phase I and II Environmental Site Assessments of Diversey Inc. facilities in Canada, United States, United Kingdom, Mexico, and the Caribbean - Unilever Canada Inc. Also completed four Environmental Compliance Assessments

• Phase I Environmental Site Assessments of five metal fabrication facilities in Brooklyn, New York - Masco

• Phase I and Phase II Environmental Site Assessment of a former automotive parts manufacturing facility prior to purchase, Cambridge, Ontario - Challenger Motor Freight

• Phase I Environmental Site Assessment and Compliance Assessment of a seafood preparation facility including an evaluation of wastewater treatment requirements and associated costs - Unilever Canada Inc.

• Phase I Environmental Site Assessments and Compliance Assessments of three chemical blending facilities prior to acquisition by Unilever Inc. - Baltimore, Maryland, Omaha Nebraska and Charlotte, North Carolina

• Phase I and Phase II Environmental Site Assessment of former paint manufacturing facility, retail service station, scrap yard and leather goods manufacturer, Vancouver, British Columbia - The Loewen Group

• Phase I Environmental Site Assessment of a refrigerated warehouse facility to support the sale of the property, Belleville, Ontario - Coca Cola Foods

• Phase I Environmental Site Assessment and Compliance Assessment of two tube manufacturing facilities, Sault Ste. Marie and London, Ontario - Arc Tube

• Phase I Environmental Site Assessment of industrial facility for lease termination, Stoney Creek, Ontario - Westinghouse Canada

• Numerous Phase I Environmental Site Assessments of trucking facilities - Yellow Freight Systems/Roadway

• Phase I and Phase II Environmental Site Assessment of drycleaning facilities, Abbotsford and Kelowna, British Columbia, and Barrie, Ontario

• Phase I Environmental Site Assessment of former railway line, North Bay, Ontario, Owen Sound, Ontario and Sarnia, Ontario

• Phase I Environmental Site Assessment of forge facility in Ontario - Linamar Corporation

• Phase I Environmental Site Assessments of numerous rental car facilities in Eastern Canada - Avis Rent A Car System

• Phase I Environmental Site Assessment of trucking facility in Port Clinton, Ohio - Challenger Motor Freight Inc.

• Phase I Environmental Site Assessment of pigment manufacturing facility in Bromont, Quebec - Dominion Colour Corporation

• Phase I Environmental Site Assessment of dairy facility in Ontario - Dairyworld Foods

• Environmental Compliance Assessment of large PVC film manufacturing facility, Cambridge, Ontario - Canadian General Tower

• Phase I Environmental Site Assessment of pyrotechnics manufacturing facility in Ontario - Miller Thomson

• Phase I Environmental Site Assessment of several dairy facilities in Ontario and Quebec - Parmalat

• Phase I Environmental Site Assessment and Compliance Assessment for three lighting fixture manufacturing facilities in New Windsor, New York
• Phase I and II Environmental Site Assessment of large block of land in downtown Calgary for mix use residential and commercial redevelopment
• Phase I and II Environmental Site Assessment of commercial property in downtown Kitchener, Ontario
• Phase I and II Environmental Site Assessment of paint manufacturing facility in Mississauga, Ontario
• Phase I and II Environmental Site Assessment of plate glass manufacturing facility in Owen Sound, Ontario
• Phase II Environmental Site Assessment of former manufacturing facility in Guelph, Ontario
• Phase I Environmental Site Assessment of rock wool manufacturing facility in Sarnia, Ontario
EDUCATION

B.A.Sc. University of Waterloo, Environmental Engineering – Civil Specialization, 2005

Other Courses:
40-Hour OSHA Health and Safety Training (as per OSHA 29 CFR 1910.120), May 2005 (hazardous waste site safety training)
8-Hour HAZWOPER Supervisors OSHA Training (per 29 CFR 1910.120)
8-Hour HAZWOPER Refresher OSHA Training (per 29 CFR 1910.120), Annually
First Aid and CPR Training, May 2005

EMPLOYMENT

2005 - Project Manager/Coordinator/Engineer
Present Conestoga-Rovers & Associates
2004 Student Engineering Assistant, Conestoga-Rovers & Associates
2003 Student Engineering Assistant, Conestoga-Rovers & Associates
2002 Student Engineering Assistant, Conestoga-Rovers & Associates
2001 Water Resource Management Technician (Student), Ausable-Bayfield Conservation Authority
2000 Student Engineering Assistant, City of Ottawa

AFFILIATIONS

Registered Professional Engineer - Province of Ontario

PROFILE OF PROFESSIONAL ACTIVITIES

• Project manager and coordinator responsible for coordinating and overseeing the remedial program at a former shingle manufacturing plant in Winnipeg, Manitoba, including client liaison, communications with regulatory agencies and City of Winnipeg on a daily basis during construction, construction oversight, risk assessment evaluations, evaluation of remedial alternatives, coordinating geotechnical instrument monitoring, implementation of site-specific remedial criteria, developed detailed cost estimates, coordination of soil, sediment, and groundwater investigations, preparation of the Remedial Investigation Report, Remedial Action Plan, Waste Management Plan, and Closure Report resulting in site being removed from Contaminated Sites List, coordination of the Human Health and Ecological Risk Assessments, organized and facilitated public information sessions, coordination of the detailed remedial design, obtained approvals from City of Winnipeg, Department of Fisheries and Oceans, and Transport Canada, and demolition and asbestos abatement oversight
• Project manager responsible for the completion of Phase II Environmental Site Assessments at a shingle distribution centre’s properties in Ottawa, Cambridge, and Fredericton, including developing work plans, coordinating work, client liaison, budget management, and report preparation
• Project manager responsible for monitoring compliance of two shingle manufacturing facilities in Alberta in accordance with their Alberta Environment Approvals, including liaison with regulatory
agencies, coordinating sampling events and required inspections, budget management, and report preparation

- Project coordinator responsible for organizing and conducting Phase II Investigation, PCB delineation and remediation activities, and filing three Record of Site Conditions for a former foundry in Brantford, Ontario, including coordination of soil and groundwater investigations, development of Work Plans, detailed cost estimates, drilling and excavation oversight, sampling results reports, and communications with the Ministry of Environment to file the Record of Site Conditions

- Project coordinator responsible for the Investigation/Risk Assessment activities at a former automotive parts manufacturing facility in Cambridge, Ontario, including coordination of soil and ground water investigations, development of Work Plans and sampling results reports, acting as a liaison between the client and adjacent property owners to secure groundwater access agreements, attending meetings with Ministry of Environment, co-ordination of the Risk Assessment, assisting with the filing of the Record of Site Condition, negotiating sampling frequency with Ministry of Environment

- Project engineer responsible for assisting with a Phase II Investigation at a current automotive facility in Stony Creek, Ontario, including delineating soil contamination, soil excavation, confirmatory soil sampling, and development of a post-remediation groundwater monitoring program

- Project coordinator responsible for organizing and designing industrial decommissioning strategy for the General Electric Former PRS Shop in Winnipeg, Manitoba, including client liaison, communications with regulatory agencies and City of Winnipeg, preparation of industrial cleaning and PCB sampling work plan, coordination with contractors, and preparation of closure report

- Project coordination responsible for organizing and designing industrial decommissioning strategy for three General Electric Former Di-Electric Fluid Labs located in Canada and the USA, including client liaison, communications with regulatory agencies, preparation of industrial cleaning and PCB sampling work plan, coordination with contractors, and preparation of closure reports

- Project coordinator responsible for organizing Phase I Environmental Site Assessment and decommissioning activities at a former machining shop in Winnipeg, Manitoba, including client liaison, developing a Request for Bid, administering the bid, communications with contractor and oversight engineer during works, and developing a closure report

- Project engineer responsible for assisting with the Remedial Investigation/Feasibility Study of two former vinyl chloride manufacturing plants in Painesville, Ohio, including participating in monthly meetings with Ohio EPA, coordination of soil and groundwater investigations, development of Work Plans and sampling results reports, development of a Tier II BUSTR closure report, preparation of monthly progress reports and meeting summaries, coordination of the Risk Assessments and Feasibility Study reports, and maintaining the document index of all Ohio EPA files pertaining to the Superfund site

- Report coordinator responsible for assisting with a Fleetwide Tritium Assessment at 11 nuclear power generating facilities in the United States, including reviewing all reports, assisting Project Managers with revising reports, and coordinating project managers, support staff, and technical specialists to meet project deadlines

- Project engineer responsible for preparation of an Environmental Conditions Assessment Form for submission to the Connecticut Department of Environmental Protection for property transfer

- Prepared historical records review for Phase I Environmental Site Assessments which included analysis of aerial photographs, street directory and environmental database searches, research fire insurance plans, and performing property title searches

- Phase I Environmental Site Assessment – undeveloped land in Collingwood, Ontario
- Phase I Environmental Site Assessment – automotive plant in Kitchener, Ontario
- Phase I Environmental Site Assessment – storage facility in Mitchell, Ontario
- Substantive Environmental Compliance Audit – storage/distribution centre in Winnipeg, Manitoba
- Conducted a capacity analysis at waste transfer station, prepared technical support document to MOE requesting C of A be amended to allow for an increased waste transfer rate
- Performance of various field activities including: groundwater fluid monitoring, groundwater sampling, surface water sampling, residential well surveying, soil sampling, drilling contractor administration, excavation contractor administration for soil remediation and tank closures, and surveying
- Data management and analysis
- Prepare Stratigraphic and Instrumentation Logs using GINT
EDUCATION

B.Sc. Eng Civil Engineering, Queen’s University, 2010
Other Courses: 40-Hour OSHA Health and Safety Training (as per OSHA 29 CFR 1910.120), Aug 2010 (hazardous waste site safety training)
8-Hour HAZWOPER Refresher OSHA Training (per 29 CFR 1910.120), Annually

EMPLOYMENT

2010- Engineering Assistant
Present Conestoga-Rovers & Associates, Waterloo, ON

PROFILE OF PROFESSIONAL ACTIVITIES

Environmental Investigation and Remediation

• Provided engineering support for the development of a Conceptual Site Model for a TCE contaminated site in Toronto, Ontario. Responsible for detailing the nature and extent of contamination in both soil and groundwater

• Provided engineering support for post-remediation site restoration and monitoring activities for a site in Winnipeg, Manitoba. This included restoration and monitoring activities pertaining to a nearby river to comply with the Department of Fisheries and Oceans

• Provided engineering and field support for monitoring of TCE contamination in groundwater in Fergus, Ontario. Including coordinating and conducting monthly and annual monitoring programs consisting of: collection of groundwater samples and hydraulic data at one residential and 80 site related monitoring wells; collection of monthly air stripper influent and effluent streams; collection of monthly storm and sanitary sewer samples using an ISO composite sampler; and collection of real-time indoor air quality using a Photo-Ionization Detector (PID) and draeger tubes

• Project engineer for the design of a short-term contingency leachate treatment facility. Responsible for determining leachate characterization and generation rates as well as lagoon sizing and development of effluent objectives

• Project coordinator responsible for remedial system improvements for a coal tar contaminated site on the Fraser River in Vancouver, BC. The site operates a groundwater containment system that pumps to an on-site water treatment plant. Responsible for coordinating the expansion of the well field, design of a secondary containment system, equipment selection for treatment plant upgrades and collection and characterization of DNAPL

• Project engineer responsible for annual monitoring at a 1,1-TCA contaminated site in Cambridge, Ontario. Responsible for developing annual monitoring deliverable detailing contaminant fate and transport

• Project engineer responsible for field activities at a train derailment and jet fuel spill in Ontario. Responsible for collection of daily water levels and product measurements at over 100 wells, coordination and collection of groundwater samples, mobile treatment unit samples and excavation
confirmatory samples. Responsible for organization of well installation, development and sampling details

*Environmental Site Assessment and Site Investigations*

- Provided engineering support in the development of a Site Investigation Work Plan for a former auto wrecking yard in Port Hope, Ontario
- Provided engineering assistance for the development of several Phase I Environmental Site Assessments (ESAs) at automobile parts manufacturing facilities across Ontario
- Project engineer for a Phase II ESA at a car dealership in Cambridge, Ontario. Responsible for sample collection, analysis of results and development of deliverables

*Construction Oversight*

- Provided engineering support for the construction of a landfill service building in Noelville, Ontario. Responsible for coordinating the contract administration and providing construction oversight
APPENDIX B

RISK MANAGEMENT SERVICES DOCUMENTATION
HEIRS™

Historical
Environmental
Information
Reporting
System

Site Address:
300 & 350 Northfield Dr E
Waterloo, ON

Project No:
075710

Requested by:
D. Turner
Conestoga-Rovers & Associates

Date Completed:
June 17, 2011
Historical Environmental Information Reporting System (HEIRS™)

Dan Turner
Conestoga-Rovers & Associates
651 Colby Drive
Waterloo, ON
N2V 1C2

Regarding: 300 & 350 Northfield Dr E, Waterloo - 075710

As requested, we have searched our records concerning the above site and the following information as listed below is appended hereto:

<table>
<thead>
<tr>
<th>Information</th>
<th>Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Insurance Plan(s)</td>
<td>NRF</td>
</tr>
<tr>
<td>Property Underwriters' Report(s)</td>
<td>NO</td>
</tr>
<tr>
<td>Property Underwriters' Plan(s)</td>
<td>NO</td>
</tr>
</tbody>
</table>

NRF: No Records Found  NO: Not Ordered

Our invoice in the amount of $45.00 (+ HST) for the information provided will follow in due course.

Thank you for employing our services.

Vanessa Ode
Environmental Services

New Website – www.scm-rms.ca

**TERMS AND CONDITIONS**

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

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

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

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

**Law.** This agreement shall be governed by and construed in accordance with the laws of the Province of * and the laws of Canada applicable therein.
NO RECORDS FOUND

Site Address:
300 & 350 Northfield Dr E
Waterloo, ON

Project No:
075710
APPENDIX C

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

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

---

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**INACTIVE**

**PIN CATASTROPIC DATE:**

2002/02/07

---

**PROPERTY DESCRIPTION:**

PT. LOT 63 O.C.T. BEING PT. 1 ON 58R-3064 AND PT. 2 ON 58R-12714 ; CITY OF WATERLOO.
<table>
<thead>
<tr>
<th>Chain 1</th>
<th>22282 - 0171</th>
</tr>
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<tr>
<td>13693</td>
<td>June 9/1886</td>
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<tr>
<td></td>
<td>Christian B.</td>
</tr>
<tr>
<td></td>
<td>Snyder B.</td>
</tr>
<tr>
<td>23571</td>
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<td></td>
<td>Edwin W. M.</td>
</tr>
<tr>
<td></td>
<td>Snyder</td>
</tr>
<tr>
<td>46963</td>
<td>Dec 12/50</td>
</tr>
<tr>
<td></td>
<td>Estate of</td>
</tr>
<tr>
<td></td>
<td>Edwin W. M.</td>
</tr>
<tr>
<td></td>
<td>Snyder</td>
</tr>
<tr>
<td></td>
<td>Orville G.</td>
</tr>
<tr>
<td></td>
<td>Snyder</td>
</tr>
<tr>
<td>Chain 1</td>
<td>22282-0171</td>
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<tr>
<td>559182</td>
<td>Deed</td>
</tr>
<tr>
<td>559183</td>
<td>Mortgage</td>
</tr>
<tr>
<td>688682</td>
<td>Assignment</td>
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**Estate of Orville G. Snyder**

**Dorwood Developments Limited**

**Tri-Dimensional Holdings Limited**

**The Toronto-Dominion Bank**

- Assigns mortgage 559183
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<td>Deed</td>
</tr>
<tr>
<td>806929</td>
<td>Deed</td>
</tr>
<tr>
<td>Reference</td>
<td>Date</td>
</tr>
<tr>
<td>-----------</td>
<td>------------</td>
</tr>
<tr>
<td>23573</td>
<td>June 2 1920</td>
</tr>
<tr>
<td>38215</td>
<td>June 1 1947</td>
</tr>
<tr>
<td>42668</td>
<td>Apr 4 1950</td>
</tr>
<tr>
<td>428856</td>
<td>Jul 22 1970</td>
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</table>
CHAIN 2

22282 - 0171

682733 DEED
June 6/80
BLACK WALNUT HOLDINGS LIMITED

Hydro Electric Commission of Waterloo, Wellesley, and Woolwich

(NO HYPHEN)
APPENDIX D

PREVIOUS REPORTS
PHASE I ENVIRONMENTAL SITE ASSESSMENT

WATERLOO NORTH HYDRO, SERVICE CENTRE
300 NORTHFIELD DRIVE
WATERLOO, ONTARIO

Prepared For:
Waterloo North Hydro

MAY 2000
REF. NO. 15882 (28)
This report is printed on recycled paper.
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1.0 INTRODUCTION

Conestoga-Rovers & Associates (CRA) was retained by Waterloo North Hydro to conduct a Phase I Environmental Site Assessment (ESA) of an industrial property located at 300 Northfield Drive, Waterloo, Ontario (Property or Site). The Site is currently owned and operated by Waterloo North Hydro as an administration and service centre, referred to hereafter as the Operations Centre. It is CRA's understanding that Waterloo North Hydro is considering establishing a Board of Directors for Waterloo North Hydro and as part of that process requires an assessment of the potential environmental liability associated with the Site. The purpose of the Phase I ESA was to identify, through a non-intrusive investigation, significant actual or potential areas of environmental impairment associated with the Site, and Site operations not in substantive compliance with applicable environmental regulations. A Site location plan is included on Figure 1.

The Phase I ESA was conducted in general accordance with Canadian Standards Association (CSA) Standard Z768-94 for conducting environmental site assessments. The Phase I ESA included a review of Site history, a Property title search, a Site inspection, a review of facility records, interviews with persons knowledgeable of the Site, and correspondence with regulatory agencies. The following tasks were conducted during this assessment:

- review of available aerial photography and fire insurance plans of the Site and surrounding area;
- review of Property title records;
- review of past and current Property usage and adjacent property occupancy;
- inspection of the facilities, equipment, utility services, operations, and associated records for the Site;
- observations of any conditions on Site that represented potential environmental concerns;
- review of chemical usage and storage and spill/release incidents;
- review of the compliance status of any environmental permits and registrations;
- review of underground and aboveground storage tank records;
- review of air emissions and wastewater discharges;
- review of waste handling, storage, and disposal practices;
- review of equipment that potentially contains polychlorinated biphenyls (PCBs);
• observations of potential asbestos-containing materials (ACM); and
• inquiries with regulatory agencies and persons knowledgeable of the Site and Site operations.

CRA relied on information received from all parties as accurate unless contradicted by field observations or written documentation.

The following sections of the report summarize the information gathered by CRA during the Phase I ESA and identifies significant actual or potential areas of environmental impairment associated with the Site, and environmental compliance issues associated with the Property and facility operations.

This Phase I ESA has been prepared for the use of Waterloo North Hydro, and may not be relied upon by others without the written concurrence of CRA.
2.0 **HISTORICAL RECORDS REVIEW**

Historical land use of the Site was investigated by CRA through a review of Property title records, available fire insurance plans, aerial photographs, and environmental databases.

2.1 **PROPERTY TITLE SEARCH**

CRA contracted J & S Title Searching Services to conduct a search of Property title records and other documents (lease agreements, easements, environmental caveats, etc.) dated from at least 1940 (or the date of the first recorded deed) to the present, associated with ownership or occupation of the Site. The Site is legally described as Part Lot 63, German Company Tract, Part 1, 58R-3064, and Part 1, 58R-1468, Waterloo. The following entities were reported to be associated with ownership or occupation of the Site during the specified time periods:

<table>
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<tr>
<th>Registered Owner(s)</th>
<th>Ownership Period</th>
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<tr>
<td><strong>For Part 1, 58R-3064</strong></td>
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</tr>
<tr>
<td>Joseph B. Snyder</td>
<td>June 1896 – March 1947</td>
</tr>
<tr>
<td>Milferd Snyder</td>
<td>March 1947 – April 1950</td>
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<tr>
<td>Hubert Toman</td>
<td>April 1950 – July 1970</td>
</tr>
<tr>
<td>Black Walnut Holdings Limited</td>
<td>July 1970 – June 1980</td>
</tr>
<tr>
<td>Hydro-Electric Commission of Waterloo</td>
<td>June 1980 - Present</td>
</tr>
<tr>
<td>Wellesley and Woolwich</td>
<td></td>
</tr>
</tbody>
</table>

| **For Part 1, 58R-1468**             |                                |
| Edwin W. M. Snyder                   | June 1920 – December 1950     |
| Orville G. Snyder                    | December 1950 – June 1970     |
| Tri-Dimensional Holdings Limited     | December 1975– November 1981  |
| Dorwood Developments Limited         | November 1981– April 1985     |
| Hydro-Electric Commission of Waterloo|                                |
| Wellesley and Woolwich               | April 1985 - Present          |

A copy of Block Plan 22282, showing the limits of the Property, is included in Appendix A.
No environmental liens, easements, or other interests of potential environmental concern were reported to be associated with the Site through completion of the Property title search.

2.2 FIRE INSURANCE PLANS

Fire insurance plans assist in the identification of historic land use and commonly indicate the existence and location of aboveground and underground storage tanks, structures, improvements, and facility operations. CRA researched available historic fire insurance plans for the Site and adjacent lands. Fire Insurance plans were obtained for the years 1908 (revised in 1913), 1942, and 1920 (revised in 1946). The area of the Site was not included in the mapped portion of any of these plans.

2.3 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed to document the development of the Site and properties in the vicinity of the Site. Aerial photographs of the Site and surrounding area were obtained by CRA for years 1971, 1975, 1980, 1985, 1990, and 1995.

In 1971 the area of the Site and the adjacent lands were utilized for agricultural purposes. Conestogo Road, and Country Squire Road were located south and north of the Site respectively. Several farm buildings were located south of the southeast and southwest corners of the Site, south of Conestogo Road. On Site and adjacent land use activities were unchanged until 1985, when the Site was developed with a commercial/industrial facility, generally similar in appearance to the existing Operations Centre. Outdoor material storage activities were identified north of (behind) the on-Site building. However, due to the scale and clarity of the photograph, the types of materials stored outdoors could not be identified. A small ‘pond’ was observed in the northwest corner of the Site. The back portion of the Site, fronting onto Country Squire Road and east of the stormwater pond, appeared to be landscaped. On-Site and adjacent land use activities appeared to be unchanged in 1990. An addition had been constructed onto the east end on the on-Site building. In 1995, the formerly landscaped area located east of the stormwater pond was used for material storage activities. Due to the scale and clarity of the photograph, the types of materials stored in this area could not be identified.
2.4 ENVIRONMENTAL DATABASES

CRA reviewed several published environmental summary documents and databases as part of the Site history review to determine if past use of the Site or lands in the vicinity of the Property may have resulted in environmental impairment of the Property. The following documents were searched with the findings as noted:

i) **MOE Waste Disposal Site Inventory, June 1991**: The Ministry of Environment (MOE) Waste Disposal Site Inventory prepared in June 1991 contains a list, prepared by the MOE, of all known active and closed waste disposal sites in the Province of Ontario as of October 31, 1990. The document is a "working document", subject to continual revisions and updating. The document contains an active site inventory, a closed site inventory, a closed municipal coal gasification plant site inventory, and an inventory of industrial sites producing and using coal tars and related tars in Ontario.

**Finding**: No active or closed waste disposal sites or industrial sites producing or using coal tars and related tars were reported on Site or within 2 kilometres of the Site.

ii) **Ontario Inventory of PCB Storage Sites, January 1993**: The Ontario Inventory of PCB Storage Sites, January 1993 contains information on PCB Storage Sites in the Province of Ontario which is collected under Ontario Regulation 362/90 by the district and regional offices of the MOE. The document is an inventory of known private and provincially-operated PCB storage sites as of January 1993. The document does not include Federal PCB storage sites which are under Environment Canada jurisdiction.

**Finding**: Waterloo North Hydro is listed in the PCB Storage Sites inventory, as owning a PCB storage site associated with the Property. The Site is identified as Site Number 20289A034, a Minor Site, containing 0.3 tonnes of PCBs at that time. This PCB storage site is still in operation, as discussed further in Section 3.12.

iii) **Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987**: The report titled, Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987 provides an inventory and preliminary assessment of potential environmental impacts of 41 known manufactured gas plant waste sites in Ontario as of April 1987. Industrial facilities that utilized coal carbonization for manufacturing of gas, coke, ammonia, and other products were not addressed in this study.

**Finding**: No manufactured gas plant waste sites were identified located on Site or within 2 kilometres of the Site.
Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, November 1988: The report titled, Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, November 1988, provides an inventory and preliminary assessment of potential environmental impacts of 44 known industrial sites in Ontario which produced or used coal tar and related tars, as of November 1988. This report was prepared to continue the inventory and assessment process started by the "Inventory of Coal Gasification plant Waste Sites in Ontario, April 1987".

Finding: No facilities located within 2 kilometres of the Site were listed in the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars, dated, November 1988.
3.0 SITE INSPECTION

On April 14, 2000, Mr. Ed Taves of CRA completed an inspection of the building and property comprising the Site. Mr. Fred Roblin, General Maintenance with Waterloo North Hydro, accompanied CRA during the Site inspection. Representative photographs of the Site are provided in Appendix B.

Mr. Herbert Haller, Stations and Metering Superintendent, and Mr. Fred Roblin, both with Waterloo North Hydro, were interviewed by CRA concerning current and historical Site operations. Messrs. Haller and Roblin have been familiar with Site operations for approximately 11 years and 7 years, respectively. Additional information concerning historical Site operations was obtained through discussions with Mr. Bob Berthin, and Mr. Howard Dessler, former employees of Waterloo North Hydro. Mr. Berthin was familiar with Site operations from 1982 to his retirement in 1993. Mr. Dessler was familiar with Site operations from 1982 to his retirement in 1996.

3.1 SITE OVERVIEW

3.1.1 PROPERTY AND BUILDING

The Property is 7.4 hectares (18.2 acres) in size and is generally flat. The western portion of the Site, 11.5 acres in size, has been developed by Waterloo North Hydro as the Operations Centre. The eastern portion of the Site, 6.7 acres in size, is utilized as farmland.

One building is located on Site, the main Operations Centre building. This building is approximately 45,000 square feet in size. The majority of the area of the building was constructed in 1982, at the time the Site was developed by Waterloo North Hydro. In 1987, four small additions was constructed onto the building, including:

- a general office and control room, 2,277 square feet in size;
- a men's locker room, 704 square feet in size;
- a vehicle repair garage, 535 square feet is size; and
- a clerks area, 612 square feet in size.

In approximately 1989, an addition, approximately 6,450 square feet is size was added to the eastern (vehicle garage) portion of the building.
The building was observed to be constructed with a concrete foundation, concrete floors, architectural block, exterior walls, steel framing, and a flat roof finished with tar and gravel ballast.

Two smaller ‘sheds’ are also located on Site, identified as the Weigh Scale building, and the Flammable Materials Storage Shed. Both of these sheds were observed to be constructed with concrete slab floors, wood framing, and exterior sheet metal cladding.

Site personnel were not aware of any other buildings having been associated with the Site.

The exterior surfaces of the Operations Centre are gravel surfaces, and landscaped areas fronting onto Conestogo Road.

3.1.2 SITE OPERATIONS

The Site is currently owned and operated by Waterloo North Hydro as their Operations Centre. Operations conducted on Site include:

- office administration, and customer service areas;
- engineering;
- general vehicle maintenance. Waterloo North Hydro currently has 59 company vehicles;
- transformer oil testing and staging of transformers for repair or decommissioning;
- meter testing;
- material storage and works yard for linemen. Materials stored on Site include reels (electrical cable, pole supports, etc.), hydro poles (wood, steel, and concrete), and transformers; and
- employee services such as locker rooms, lunch room, and employee training rooms.

Based on discussions with Site personnel, the nature of operations conducted on Site by Waterloo North Hydro has been generally unchanged since the Site was first developed by Waterloo North Hydro in the early 1980s.
3.2 ENVIRONMENTAL SETTING

The Site is located in the northeast portion of the City of Waterloo, in an area developed for industrial and agricultural purposes. The Site is bordered to the north by Country Squire Road, and farmland north of Country Squire Road. The Site is bordered to the east and south by Conestogo Road, and farmland, including rural residences, located south of Conestogo Road. The Site is bounded to the west by vacant industrial land. Based on discussions with Site personnel a portion of the vacant land to the west is used in the winter as a snow dump by the City of Waterloo.

Site personnel were not aware of any adverse environmental impacts to the Site from operations conducted on adjacent lands. No visual evidence of any adverse environmental impact to the Site from the adjacent properties was observed by CRA at the time of the Site inspection.

No surface water bodies occur on Site.

3.3 UNDERGROUND STORAGE TANKS (USTs)

Two USTs are currently operated on Site associated with a private fuel outlet; one diesel fuel UST, and one gasoline UST. These USTs and associated fuel dispensing pumps are located in the southern portion of the Site, just inside the fenced yard area near the main entrance. These USTs are described as follows:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Size (L)</th>
<th>Year Installed</th>
<th>Construction Material</th>
<th>Status of Tank</th>
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<td>13,620</td>
<td>1989</td>
<td>Fiberglass Reinforced Plastic</td>
<td>Active</td>
</tr>
<tr>
<td>Gasoline</td>
<td>22,700</td>
<td>1989</td>
<td>Fiberglass Reinforced Plastic</td>
<td>Active</td>
</tr>
</tbody>
</table>

The USTs are dipped three times a week, but the measurements are not reconciled with the quantity of fuel purchased. Based on CRA’s review of the most recent dip records, the volume of fuel pumped from the USTs, a 2 to 3 percent loss was indicated. No visual evidence of fuel spillage was observed on the asphalt surface in the vicinity of the UST fill boxes, or the fuel dispensing pumps. Site personnel were not aware of any releases/spills associated with the operation of the USTs and associated piping and fuel dispensing pumps.
Based on discussions with Site personnel, the above noted private fuel outlet was originally located east of the northeast corner of the on-Site building, constructed during Site development activities in 1982. This outlet was moved to its current location, including relocation of the USTs, in 1989. Site personnel were not aware of any spills/releases associated with the historical operation of these USTs and associated piping and fuel dispensing pumps. Site personnel were not aware of any contaminated soil encountered during excavation of the USTs. No documentation is known to exist of soil or groundwater quality in the vicinity of the USTs during their operation or removal.

At the time of the Site inspection, no physical evidence (e.g., vent pipes, fill pipes, etc.) suggesting the presence of any other on-Site USTs was observed by CRA. Site personnel were not aware of any other USTs currently or historically operated on Site.

CRA contacted Ms. Carol Robyn of the Technical Standards and Safety Authority (TSSA) to obtain information with respect to the storage of petroleum fuels on Site, and to determine if there have been any infractions of Provincial regulations concerning the storage of gasoline or associated products. Ms. Robyn confirmed that a private fuel outlet is operated on Site, License No. 0001001144. Two USTs are registered to the Site for the storage of petroleum or associated products. No outstanding instructions, incident reports, fuel oil spills, or contamination records are on file associated with the Site. A copy of the records received from the TSSA is included in Appendix C.

3.4 ABOVEGROUND STORAGE TANKS (ASTs)

Based on discussions with Site personnel, and observations made during the Site inspection, ten ASTs are currently operated on Site, listed as follows:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Approx. Size (L)</th>
<th>Status</th>
<th>Location</th>
<th>Interior/Exterior</th>
<th>Construction</th>
<th>Secondary Containment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste Dielectric Oil</td>
<td>3,600</td>
<td>Active</td>
<td>N. of Building</td>
<td>Exterior</td>
<td>Steel</td>
<td>No</td>
</tr>
<tr>
<td>Waste Dielectric Oil</td>
<td>3,600</td>
<td>Active</td>
<td>N. of Building</td>
<td>Exterior</td>
<td>Steel</td>
<td>No</td>
</tr>
<tr>
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<td>Active</td>
<td>N. of Building</td>
<td>Exterior</td>
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<tr>
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<td>Active</td>
<td>N. of Building</td>
<td>Exterior</td>
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<td>Waste Trans. Oil (&gt;50 ppm PCBs)</td>
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<td>Yes</td>
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<tr>
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<td>Active</td>
<td>Oil Room</td>
<td>Interior</td>
<td>Steel</td>
<td>Yes</td>
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<tr>
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<td>Active</td>
<td>Vehicle Garage</td>
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<td>No</td>
</tr>
<tr>
<td>Contents</td>
<td>Approx. Size (L)</td>
<td>Status</td>
<td>Location</td>
<td>Interior/Exterior</td>
<td>Construction</td>
<td>Secondary Containment</td>
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<tr>
<td>New Oil</td>
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<td>Active</td>
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<tr>
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<td></td>
<td></td>
<td>Vehicle Garage</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

The ASTs were all labeled as to their contents. Except for the PCB waste storage tanks, and the diesel fuel tank servicing the standby generator, none of the ASTs were equipped with secondary spill containment. The interior ASTs were located on concrete floors, and the exterior ASTs were located on asphalt surfaces. No visual evidence of significant releases was observed on the concrete or asphalt surfaces beneath these ASTs. Site personnel were not aware of any significant releases associated with the operation of these ASTs. None of the exterior ASTs were effectively protected from vehicular impact.

Site personnel were not aware of any other ASTs currently or historically operated on Site.

### 3.5 Utility Services

Municipal potable water supply is provided to the Site. Potable water was historically supplied to the Site from a private drilled well located west of the on-Site building. The well casing for the private well was observed at the time of the Site inspection. Sanitary wastewater is currently discharged to a municipal sanitary sewer. Historically the Site was serviced with a septic system which included a concrete septic tank and two leaching beds. The leaching beds were located beneath the landscaped area fronting onto Conestogo Road.

The on-Site building is heated with natural gas/forced air furnaces, supplemented with electric baseboard heaters.

### 3.6 Chemical Use and Storage

Based on discussions with Site personnel and observations made during the Site inspection, chemicals currently used and stored on Site include:
• vehicle maintenance liquids such as motor oils, lubricants, windshield washer fluids, hydraulic oil, etc.;
• transformer oils as discussed in Section 3.4;
• electrical equipment maintenance chemicals; and
• janitorial chemicals.

In general, these chemicals were observed located in the receiving area, or at point of use. The chemical storage areas were generally not equipped with secondary spill containment features. No evidence of significant staining/spillage was observed in the chemical storage areas. Site personnel were not aware of any reportable spills of chemicals stored on Site.

A small flammable materials storage shed is located in the yard area, east of the Operations Centre building. At the time of the Site inspection one 200 litre drum and several 20 litre pails of material were stored in this shed. No visual evidence of chemical releases to the environment was observed. Site personnel were not aware of any spills or releases in the vicinity of the flammable materials storage shed. The construction of this shed was not reviewed to determine compliance with the Ontario Fire Code.

Vegetation control is currently subcontracted to John Wrights Landscaping, Bloomingdale, Ontario. Based on discussions with Mr. John Keenan of John Wrights Landscaping, soil sterilant, and weed control herbicides are used on Site. John Wrights Landscaping is licensed to operate an extermination business under the Ontario Pesticides Act and Regulation 914. A photocopy of their 'Operators License', Pesticides Operator Licence No. 02-01-00763 was provided to CRA for review. A photocopy of the Pesticides Licenses for Mr. Wright, and Mr. Keenan were also provided to CRA for review. Based on discussions with Mr. Keenan, herbicides are applied in accordance with manufacturers specifications. The use of herbicides by licensed personnel, in accordance with the manufacturers specifications, is not interpreted to represent an issue of potential environmental concerns for the continued use of the Site for industrial purposes.

3.7 SOLID WASTES/RECYCLABLES

Based on discussions with Site personnel and observations made during the Site inspection, solid wastes generated on Site include:
- scrap metal, ferrous (iron, steel) and nonferrous (copper or aluminum) primarily from vehicle maintenance and scrap wire respectively;
- scrap transformer shells;
- pole butts;
- used tires; and
- general refuse.

The scrap metal is temporarily stored on Site in dumpsters, and taken off Site for recycling/disposal at a variety of scrap metal recyclers. The scrap transformer shells are temporarily stored on Site in a dumpster, and taken to Gary Steacy Dismantling Ltd. for disposal/recycling. Gary Steacy Dismantling Ltd. is an MOE approved transformer recycling company. Waterloo North Hydro has procedures in place to ensure that all transformer shells taken off Site for disposal do not contain PCBs at concentrations greater than 50 parts per million (ppm). Waste wooden hydro poles are recycled as lumber to the degree possible. The pole butts, which have been treated with preservatives, are taken to the municipal landfill for disposal. Used tires are returned to the supplier for handling and disposal. General refuse is temporarily stored on Site in dumpsters and taken off Site for disposal by a licensed waste disposal contractor.

Under O. Reg. 102/94, industrial facilities whose employees work a total of 16,000 hours or more per month must conduct waste audits to identify the quantities of solid wastes being generated, reused, recycled, and landfilled. Using the information contained in the waste audit, a Waste Reduction Workplan must then be prepared. Based on discussions with Site personnel, Waterloo North Hydro employees work greater than 16,000 hours per month. A Waste Audit, and a Waste Reduction Workplan have not been prepared for the Site.

Ontario Regulation 103/94 requires industrial facilities to prepare and implement source separation and recycling programs for (as applicable) aluminum, corrugated cardboard, fine paper, glass, newsprint, polyethylene, polystyrene, steel, and wood. Recycling programs have been established by Waterloo North Hydro for these items. Recycling programs have also been established for additional items such as fluorescent tubes and street lights. These materials are taken to FLR in Cambridge for recovery of heavy metals such as mercury, and recycling.

Site personnel reported that, to their knowledge, no solid wastes have been disposed of on Site. No evidence suggesting the on-Site disposal of solid waste was observed by CRA at the time of the Site inspection.
3.8 SUBJECT WASTE/HAZARDOUS WASTE

The Site is registered with the MOE as a generator of Subject Wastes, generator number ON0363500. Based on the letter, Acknowledgement of Subject Waste Registration, dated September 1995, as received from the MOE, permitted Waste Classes include:

- Acid Waste – Heavy Metals - 112C;
- Alkaline Wastes – Other Metals – 122C;
- PCBs - 243D;
- Oil Skimmings and Sludges - 251C;
- Oil Skimmings and Sludges - 251T; and
- Waste Oils and Lubricants - 252L.

Waste Classes 112C and 122C are used for the disposal of acid and alkaline batteries. Waste Classes 243D, 251C, and 251T are used for the disposal of PCB wastes, or the disposal of wastes generated as a result of the on-Site decontamination of PCB liquids. Waste oils are disposed of as Waste Class 252L.

Based on discussions with Site personnel, and review of the current MOE database of waste generators and permitted Waste Classes, Waterloo North Hydro is also registered for the generation of Waste Class 146T. Waste Class 146T is reportedly used for the disposal of fluorescent, high pressure sodium, and mercury vapour lamps.

All regulated wastes are taken off Site for disposal by MOE-approved waste disposal contractors. Based on review of waste manifests presented to CRA for review, regulated wastes are transported and disposed of in accordance with applicable regulations. Matched copies of the waste transfer manifests are maintained on record as required by O. Reg. 347. O. Reg. 347 required that all Subject Wastes be taken off Site for disposal in less than 3 months from their date of generation. Based on discussions with Site personnel, waste oils may be stored on Site for greater than 3 months.

Site personnel were not aware of any liquid wastes ever being disposed of on Site. No visual evidence of any on-Site Subject Waste or Hazardous Waste disposal activities was observed by CRA at the time of the Site inspection.
3.9 WASTEWATER

Based on discussions with Site personnel and observations made during the Site inspection, wastewater generated at the Site includes wastewater from the vehicle repair garage, vehicle wash water from the vehicle garage, domestic wastewater generated from the facility washrooms, lockers room, and lunch room, and janitorial wastewater.

The floor drains in the vehicle repair garage discharge to an oil/water separator that historically discharged to the on-Site septic system. Site personnel were not aware of any historical spills to the floor drain, but indicated that the oil/water separator was cleaned on a regular basis. No documentation of the quality of historical wastewater discharges to these floor drains is available. The soil and groundwater quality in the vicinity of the septic system leach field is not known. These floor drains currently discharge to the municipal sanitary sewer. The floor of the vehicle repair garage was stained with oil/vehicle repair fluids typical to most vehicle repair facilities.

The wash water from the vehicle garage collects in a trench drain, which discharges through an oil/water separator to the stormwater retention pond. Based on discussions with Site personnel, no degreaser such as varsol, and limited amounts, or no soaps, are used to wash the trucks. The concrete floor drain of the vehicle garage was generally free of significant floor staining.

The domestic and janitorial wastewater historically discharged to an on-Site septic system. Domestic and janitorial wastewater discharges to septic system leaching beds are typically not interpreted to represent a significant potential environmental concern. This wastewater is currently discharged to the municipal sanitary sewer.

Site personnel were not aware of any monitoring of the sanitary sewer effluent quality, or of any infractions of the applicable sewer use by-law.

3.10 STORMWATER

Based on observations made during the Site inspection and discussions with Site personnel, the stormwater generated on Site is directed by surface grading and french drains, to a stormwater retention pond located in the northwest corner of the Site. This retention pond discharges northward, reportedly to a municipal tile bed. Stormwater from the building, including the trench drain in the vehicle garage, is also directed to the retention pond. As discussed in Section 3.9, the wash water from the vehicle garage is
first discharged to an oil/water separator. Based on discussions with Site personnel, no degreaser such as varsol, and limited amounts, or no soaps, are used to wash the trucks. The concrete floor drain of the vehicle garage was generally free of significant floor staining.

No visual evidence of staining or accumulated debris was observed in the retention pond at the time of the Site inspection. Site personnel were not aware of any stormwater quality concerns associated with the Site. Site personnel indicated that municipal personnel have sampled the discharge from the stormwater pond, and have not reported any concerns. Copies of the analytical data have not been provided to Waterloo North Hydro, and were not available for review as part of the Phase I ESA. No visual evidence of adverse impact to the stormwater generated on Site was identified during the Phase I ESA.

3.11 ASBESTOS-CONTAINING MATERIALS (ACM)

The presence of ACM at the Site was investigated through discussions with Site personnel and observations made by CRA during the Site inspection. No intrusive investigations were conducted by CRA to examine areas of concealed space for the presence of ACM. Based on information provided by Site personnel and CRA’s observations, no potential sources of friable ACM were identified associated with the Site. Potential non-friable ACM observed on Site includes vinyl floor tiles in many of the common areas, washrooms, and meeting areas, and suspended ceiling tiles. Where observed these materials were in good condition at the time of the Site inspection.

3.12 POLYCHLORINATED BIPHENYLS (PCBs)

The presence of PCBs at the Site was investigated through discussions with Site personnel and observations made by CRA during the Site inspection. Based on the age of the facility PCBs are not anticipated to occur associated with the service transformer or the fluorescent lighting fixtures.

As previously identified in Section 2.4, ii), a PCB storage facility is operated on Site, located in the ‘Oil Room’ in the northwest corner of the building. A copy of the MOE’s Director’s Instructions for the PCB Storage Site, is included in Appendix D.
The PCB storage facility is used for the storage of PCB containing oils. Based on discussions with Site personnel, when linemen are required to remove or service any pole mount transformers, reclosure units, or any other equipment that may contain PCBs, the equipment, or recovered oil, is first transported to the above-noted Oil Room. Here the service records for the equipment in question is checked. If the oil/equipment may contain PCBs, a sample is collected and submitted to any outside laboratory for chemical analysis. If PCBs are identified at concentrations of over 50 ppm, the oil from the equipment in question is drained and flushed, and the oil placed in the PCB waste storage facility. No visual evidence of any spills or releases or PCB wastes, within or in the vicinity of the PCB storage site, was observed at the time of the Site inspection. Site personnel were not aware of any spills of PCB wastes. Based on documentation provided to CRA for review the PCB storage facility is inspected regularly and records of the inspections maintained on file. A status report is completed and submitted to the MOE on an annual basis.

3.13 AIR EMISSIONS

Based on discussions with Site personnel and observations made during the Site inspection, industrial air emission sources operated on Site include:

i) a vehicle exhaust manifold in the vehicle garage; and

ii) an exhaust stack for the diesel powered backup generator.

No evidence of impact to the Site from the air emission sources listed above was identified during the Phase I ESA. A Certificate of Approval for the operation of the above-noted air emission sources has not been obtained in accordance with O. Reg. 346.

Under O. Reg. 346, a Certificate of Approval is required for the operation of natural gas fired comfort heating or ventilation systems which collectively total 1.5 million British Thermal Units (BTUs) per hour or greater. The total thermal capacity is not known for the natural gas fired comfort heating equipment operated on Site.

3.14 IONIZING RADIATION

At the time of the Site inspection, no sources of ionizing radiation (e.g., x-ray equipment, fill level controllers) were identified at the Site. No information was identified to
suggest that any testing has been completed at the Site to determine ambient radon gas levels.

3.15 **CHEMICAL SPILLS/RELEASES**

Site personnel reported that to their knowledge, no reportable chemical spill/release incidents have occurred at the Site. At the time of the Site inspection, localized areas of stained soils were observed in the storage yard located north of the building. These areas of staining corresponded to the current and historical:

- pole storage area; and
- transformer storage areas.

Where observed, the stained soils where typically from 1 to 5 square metres in area. The nature and extent of impact in these areas has not been investigated.

3.16 **CHLOROFLUOROCARBONS (CFCs)**

Based on discussions with Site personnel and observations made during the Site inspection, potential CFC containing equipment, or sources of CFC release associated with the Site, is limited to the comfort air conditioning equipment located on the roof of the building. Site personnel indicated that this equipment is serviced by Petron Mechanical personnel in accordance with applicable legislation.

3.17 **REGULATORY AGENCY CONCERNS**

The MOE Freedom of Information office was contacted by CRA to provide information as to any past complaints, violations, and/or MOE directives concerning the Site. To date, no information has been received from the MOE. Typically, the MOE takes approximately 8 to 12 weeks to process a file search. A copy of the MOE file search will be forwarded to Waterloo North Hydro under separate cover when received by CRA.
4.0 CONCLUSIONS

4.1 ENVIRONMENTAL IMPAIRMENT ISSUES

Based on the Phase I ESA, including the Property inspection, information provided by facility representatives and regulatory agencies, documents reviewed, the review of Site history, and pending receipt and review of information from the Ministry of the Environment, potential areas of environmental impairment identified to be associated with the Site.

i) Underground Storage Tanks (USTs): A private fuel outlet, including two USTs and two fuel dispensing pumps, is currently operated in the southern portion of the Site. The USTs are dipped three times a week, but these measurements are not reconciled with the quantity of fuel purchased. Based on CRA’s review of the most recent dip records, some leakage may be occurring. Therefore, in consideration of the dip records reviewed, and in the absence of any soil and/or groundwater quality data in the vicinity of the operation of these UST, the potential for small spills/releases to the subsurface environment, was identified as an issue of potential environmental concern.

A private fuel outlet including two USTs, and two fuel dispensing pumps was operated in the central portion of the Site from 1982 to 1989. Site personnel were not aware of any spill/releases associated with the historical operation of this private fuel outlet. However, no confirmatory soil or groundwater quality samples were collected during the removal of these USTs and fuel dispensing pumps.

ii) Wastewater: The floor drains in the vehicle repair garage discharge to an oil/water separator that historically discharged to the on-Site septic system. Site personnel were not aware of any historical spills to the floor drain, but indicated that the oil/water separator was cleaned on a regular basis. The floor of the vehicle repair garage was stained with oil/vehicle repair fluids typical to most vehicle repair facilities. No documentation of the quality of historical wastewater discharges to these floor drains is available. The soil and groundwater quality in the vicinity of the septic system leach field is not known.

iii) Chemical Spills/Releases: At the time of the Site inspection, localized areas of stained soils were observed in the storage yard located north of the building. These areas of staining corresponded to the current and historical:

- pole storage area; and
- transformer storage areas.
Where observed, the stained soils where typically from 1 to 5 square metres in area. The nature and extent of impact in these areas has not been investigated.

4.2 POTENTIAL ENVIRONMENTAL NONCOMPLIANCE ISSUES

Based on the Phase I ESA, potential environmental noncompliance issues identified to be associated with the Site include:

i) Aboveground Storage Tanks (ASTs): Based on the presence of a regulated diesel fuel UST, the ASTs are also regulated under the Gasoline handling Act, the General Regulation (O. Reg. 521/93), and the Gasoline Handling Code (January 1, 1993, as amended). Section 6 of the Code addresses ASTs. Every AST shall be protected from vehicular impact [6(13)]. Among the requirements of Section 6(23) of the Code is a requirement to provide diking (by December 31, 2000) to ASTs smaller than 2,000 litre capacity where a loss of product would:

a) create a hazard to public health or safety;
b) contaminate any fresh water source or waterway;
c) interfere with the rights of any person; or
d) allow entry of product into a sewer system or underground stream or drainage system.

Diking is considered to be required as product losses from the on-Site ASTs, could effect the quality of the stormwater discharged from the Site.

ii) Solid Wastes: Under O. Reg. 102/94, industrial facilities whose employees work a total of 16,000 hours or more per month must conduct a Waste Audit to identify the quantities of solid wastes being generated, reused, recycled, and landfilled. Using the information contained in the Waste Audit, a Waste Reduction Workplan must then be prepared. Based on discussions with Site personnel, Waterloo North Hydro employees work greater than 16,000 hours per month. A Waste Audit, and a Waste Reduction Workplan have not been prepared for the Site.

iii) Subject Wastes: O. Reg. 347 required that all Subject Wastes be taken off Site for disposal in less than 3 months from their date of generation. Based on discussions with Site personnel, waste oils may be stored on Site for greater than 3 months.
iv) **Air Emissions:** Industrial air emission sources operated on Site include:

a) a vehicle exhaust manifold in the vehicle garage; and

b) an exhaust stack for the diesel powered backup generator.

A Certificate of Approval for the operation of the above-noted air emission sources has not been obtained in accordance with O. Reg. 346.

Under O. Reg. 346, a Certificate of Approval is required for the operation of natural gas fired comfort heating or ventilation systems which collectively total 1.5 million British Thermal Units (BTUs) per hour or greater. The total thermal capacity is not known for the natural gas fired comfort heating equipment operated on Site.
All of Which is Respectfully Submitted,

CONESTOGA-ROVERS & ASSOCIATES

Lewis Oatway, B.A.Sc.

Ed Taves, M.Sc.
APPENDIX A

BLOCK PLAN 22282
APPENDIX B

SITE PHOTOGRAPHS
APPENDIX C

RECORDS RECEIVED FROM THE TECHNICAL STANDARDS AND SAFETY AUTHORITY
Corporate Services Division

April 24, 2000
File: #FS9159

Grace Buda
Conestoga-Rovers & Associates
651 Colby Dr.
WATERLOO ON N2V 1C2

Dear Madam:

Re: 300 Northfield Dr. E., Waterloo, Ontario – Your File #15882

This is with reference to your request and fee of $50.00, for information on the above location.

Enclosed find the contents of our hard copy file and computerized screen prints showing a registered private fuel outlet with underground storage tanks details in compliance with the Gasoline Handling Act.

This is all the information the Fuels Safety Division has at this time regarding the above address.

Yours truly,

Carol Robyn
Coordinator Public Information Services

"To make people's lives better by enhancing public safety"
Visit our web site: www.tssa.org
Loc ID 0016517
Location 300 NORTHFIELD RD E WATERLOO
Operating As Lic. Holder 00130757 WATERLOO NORTH HYDRO
Contact Person
Operation Id 00001 Type PRIVATE FUEL OUTLETS PRIVATE
Capacity 36368 LITRES
Status LICENCED Date 1992-07-03 Reason

Licence # 0001001144 CURRENT Status Date
Date Processed 1989-12-19 Last Date Issued 1992-07-03 Expiry Date
Initial Insp Last Visited 1995-10-04
Last Dup Issued 1992-07-03 Instructions Outstanding N
Questionaire Status Quest Date Completed
Previous Oper Id (Licence # ) - FOR ALTERATION ONLY
Supplier
Equip Owner
Comment
Last Updated By LAANM Last Date Updated 1992-06-19
F3=Exit F6=Change F18=Indorg F19=Ins/TVT F20=Submit. F21=Lic Hist F22=Revtrx
Equipment Id 52708
Location 0016517 300 NORTHFIELD RD E WATERLOO
Licence # 0001001144 WATERLOO NORTH HYDRO LICENCED
Submission 001 Status ACCEPTED
Insp Report# Inst Order# Occurrence Id

Component Type TKU TANK U/G Fuel Id GAS Cause Suspect UNDERGROUND TANK

Description Status Date Changed 1989-12-19
Capacity 5,000 UOM GAL Material FRP Corrosion Protection FRP
Installation Year 1989 Manufacturer Id Year Manufactured
Approved By Model Serial#

CRN# OIN # Fuel Input Rate BTUH Supply Pressure UOM Hazard Rank Manifold Pressure UOM Risk Factor

Last Updated By GARBCZC Last Date Updated 1995-11-27
F3=Exit  F15=Exit Application
Equipment Id 52710
Location 0016517 300 NORTHFIELD RD E WATERLOO
Licence # 0001001144 WATERLOO NORTH HYDRO LICENCED
Submission 001 Status ACCEPTED
Inspection Report# Inst Order# Occurrence Id

Component Type TKU TANK U/G Fuel Id DIESEL Cause Suspect
Description UNDERGROUND TANK

Status C COMPLIED Status Date Changed 1989-12-19
Capacity 3,000 UOM GAL Material FRP Corrosion Protection FRP
Installation Year 1989 Manufacturer Id Year Manufactured
Approved By Model Serial#

CRN# OIN# Fuel Input Rate BTUH
Supply Pressure UOM Hazard Rank
Manifold Pressure UOM Risk Factor

Last Updated By GARBAZC Last Date Updated 1995-11-27
F3=Exit F15=Exit Application
# Equipment Inspection Report

**Inspector:** [Name]

**Owner's Name:** [Name]

**Address:**
- **Postal Code:** [Code]
- **City/town/Ville:** [Town]

**Fuel Supplier:**
- **City:** [City]

---

**Operation/Activité:**
- **Action/Mesures Prises:** [Action]
- **Trigger Motif Par:** [Reason]

**Damage/Dommages:**
- **Occ Date/Date de l'acc.:** [Date]
- **Occ Time/Heure de l'acc.:** [Time]

**Call/Intervention:**
- **Consult Consult.:** [Consult]
- **Site Remedy Y/N:** [Remedy]

---

**Equipment/Appliance/Component:**
- **Type/Type:** [Type]
- **Description/Description:**
- **Manufacturer/Fabricant:** [Name]
- **Model/Modèle:** [Model]
- **Serial #/N° de série:** [Serial]
- **Material/Matériel:** [Material]
- **Corrosion Protection/Protection contre la corrosion:** [Protection]
- **Fuel Input Rating/Débit de combustible:** [Rating]
- **Capacity/Capacité:** [Capacity]
- **Installation Date/Date d'installation:** [Date]
- **Manufacture Date/Date de fabrication:** [Date]

**Supply Pressure/Pression d'alimentation:** [Pressure]

---

**Received:**
- **MAY 05 1995**
- **Technical Standards Division**

---

**Client's Signature / Signature du client/la client:** [Signature]

---

**Inspection Date/Date d'inspection:** [Date]
**Location Inspected**

Waterloo North Hydro

Address/Adress:
300 Northfield Rd E
Waterloo, Ontario

Postal Code/Code postal:
N2J 4A3 519-886-5090

Operator's Name/Name du responsable:
R. Michelowsky
0001201144

**Operator's Name/Name du responsable**

R. Michelowsky
0001201144

**Fuel Supplier/Fournisseur de combustible**

Shell

**Contractor/Entrepreneur**

Wilm

**Comments/Remarques**

audit on private fuel outlet

---

**Equipment/Appliance/Component / Matériel/Appareil/Composant**

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<td>Manufacture Date/Date de fabrication</td>
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<tr>
<td>Manifold Pressure/Pression d'admission</td>
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</tbody>
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**Owner's Name / Nom du titulaire de la propriété**

Sanee

**Address/Adresse**

City/town/Ville:

Postal Code/Code postal:

Tel.No./N° de tél.:

**Fuel Supplier/Fournisseur de combustible**

Shell

**Contractor/Entrepreneur**

Wilm

**Operation/Activité**

20 01 02 01

**Action/Mesures prises**

GHA REGIME 5G1/93

**Damage/Dommages**

OCC DATE/GRAN DE L'ACC. - OALSAEAURA

**Field/Domaine**

CALL INTERVENTION 01 CONSULT. YN (CN) SITE REM. YN (CN)

---

**Receipt**

RECEIVED

MAY 10 1998

TECHNICAL STANDARDS SHAKE

**Supply Pressure/Pression d'alimentation**

**Manifold Pressure/Pression d'admission**

**Client's Signature / Signature du client à l'aide**

R. Michelowsky

**Inspector's Name / Nom de l'inspecteur/inspectrice**

D. Danes

**Head Office**

09/11/1994
APPENDIX D

DIRECTOR’S INSTRUCTIONS FOR PCB STORAGE FACILITY
July 24, 1989

Waterloo North Hydro
300 Northfield Dr. E
Waterloo, Ontario
N2J 4A3

Attention: Gerald Timlock

Dear Sir:

Re: PCB Waste Material Storage

This letter constitutes interim Director's Instructions under Ontario Regulation 11/82. Requirements for operation and maintenance of the site may be modified in the future. This site was most recently inspected by M.O.E. staff on July 14, 1989. The storage of PCB wastes is hereby authorized at the following site.

OWNER: Waterloo North Hydro

LOCATION: 300 Northfield Dr. E, Waterloo

SITE NO: 20289A034

This authorization is based upon details provided in your submission dated June 19, 1989, and is subject to the following conditions:

1. The PCB waste inventory to be established at the site is as follows: approx. 364 litres, low-level oil in a 1000 gallon bulk storage tank.

2. The operation and maintenance of this PCB storage site shall be in strict accordance with the standards specified in the Manual for the Management of Wastes Containing Polychlorinated Biphenyls (PCB's), published by Environment Canada, February 1987, and in compliance with the requirements of Ontario Regulation 11/82 under the Environmental Protection Act.

3. No wastes other than PCB wastes or PCB related wastes shall be stored at the site at any time.

4. Under Section 15, O.R. 309, you are required to register
as a generator of PCB wastes. The enclosed generator registration report shall be submitted within 30 days from the date of this letter, to the Waste Management Branch, 5th Floor, 40 St. Clair Avenue West, Toronto M4Y 1M2, with a photocopy to the undersigned.

5. A current inventory shall be maintained of all wastes stored at the site.

6. For those wastes for which a destruction method is commercially available, a timetable for this destruction shall be provided within six months from the date of this letter, to the undersigned, or details justifying the continued storage shall be provided, also within six months.

7. The site shall be inspected by authorized personnel monthly and records maintained of these inspections indicating inspection date, condition of the wastes and condition of the site. The records shall be signed by an authorized inspector and a copy be maintained at the storage site.

8. An annual report is to be submitted to the undersigned by January 31 of each year detailing the inventory as of December 31 of the previous year and confirming inspections have been conducted and identifying any site problems and corrective action taken.

9. All movement of wastes to and from the storage site shall be subject to the following:

(i) The movement of wastes to or from the storage facility requires additional written instructions from the undersigned.

(ii) An updated, total site inventory shall be provided to the Director within 30 days as required by Section 4(3)(b) O.R. 11/82.

For this purpose, please use a copy of the attached PCB Inventory form, completed in accordance with the enclosed Holder's Instructions.

(iii) Environment Canada shall be notified of all PCB labelled equipment taken out of service and moved into storage.
(iv) All transfers of wastes to the storage site shall be done in a responsible manner to minimize any hazard to the health and safety of any person or to the environment.

10. Access to the site shall be restricted to authorized persons.

11. A contingency plan shall be prepared describing procedures to be followed in the event of a spill or fire. The manual is to be kept up to date and contain a list of authorized persons. A copy shall be provided to the local fire fighting authority. The manual shall be readily available to all personnel associated with the operation of the site and shall be provided to Ministry inspectors upon request.

12. The storage site shall be externally identified with appropriate signs to identify the presence of PCB waste.

13. The operation of this site shall be in accordance with any additional requirements imposed by the Ministry of Labour.

14. All spills and leaks of PCB wastes shall be reported forthwith to the Spills Action Centre (1-800-268-6060).

Yours truly

[Signature]

D. R. Ireland
Director
Ontario Regulation 11/82

WH/jd
ASBESTOS RE-ASSESSMENT
SURVEY FOR
WATERLOO NORTH HYDRO

SERVICE CENTRE
300 NORTHFIELD DRIVE EAST
WATERLOO, ONTARIO

Prepared for:

Waterloo North Hydro
300 Northfield Drive East, Box 640
Waterloo, Ontario N2J 4A3

Pinchin Project No. 48686
March 25, 2009
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## APPENDICES

APPENDIX I  **FRIABILITY AND REGULATIONS**
1. INTRODUCTION

Pinchin Environmental Ltd. was retained by Waterloo North Hydro to re-assess the condition of previously reported asbestos-containing materials (ACM) in selected buildings included in the Asbestos Survey program performed in 2006 by Pinchin Environmental and subsequent Asbestos reassessment surveys in 2007 and 2008.

The following report presents a detailed investigation of condition, location, and type of asbestos-containing materials present in the Service Centre located at 300 Northfield Drive East in Waterloo, Ontario.

As the Ontario Regulation regarding asbestos distinguishes between friable\(^1\) and non-friable\(^2\) materials when assigning appropriate work practices, the Asbestos Building Materials Surveys performed by Pinchin Environmental included both friable and common non-friable ACM.

Details regarding the asbestos survey methodology, sampling strategy, analytical methods, and limitations of the survey are contained in the Survey Overview Report.

2. SURVEY INFORMATION

BUILDING NAME: SERVICE CENTRE
BUILDING ADDRESS: 300 Northfield Drive East, Waterloo
SURVEYOR: Christoff le Roux
DATE OF SURVEY: February 3, 2009

---

1 The term friable is applied to a material that can be readily reduced to dust or powder by hand or moderate pressure. Friable ACM has a much greater potential to release airborne asbestos fibres when disturbed. The most common friable ACM used in the past are sprayed or trowelled materials (for fireproofing or thermal insulation), texture plaster (decorative or acoustic), and mechanical insulations.

2 Common non-friable ACM include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board (transite), and asbestos textiles. Although a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. For example, most lay-in or glued on acoustic ceiling tiles release significant dust during removal of large quantities of these tiles.
3. **SURVEY FINDINGS**

3.1 **Vinyl Floor Tiles**

Asbestos-containing vinyl floor tiles are present in the Server Room (adjacent to the Data Room 123). Vinyl floor tiles are in GOOD condition. There is approximately 80 square feet of floor tile.

3.2 **Suspect ACM**

In addition to the ACM described above, a number of other materials may be present in the building that are potentially asbestos-containing. These materials are grouped under the heading of Suspect ACM (random sampling, the need for dismantling equipment, and the lack of access, limit our ability to determine the asbestos content). As the presence of asbestos is suspected, these materials will require additional sampling to determine the asbestos content prior to building demolition or renovations that are likely to disturb them.

Suspect ACM include:

- Materials which are not accessible and/or can not be sampled without demolition, dismantling or causing irreparable damage include: elevator brakes, components or wiring within motors or lights, high voltage wiring, mechanical packing and gaskets, underground services or piping, roofing felts and mastics, exterior fascias and soffits, and materials located inside electrical fixtures or switch gear, transformers etc.

- Materials with a historically, but random, asbestos content include: plaster, drywall joint compound, fire-doors, window caulking, concrete levelling compound. (Details regarding the specific use of these materials are available in the Overview Report).

The asbestos sample numbers referenced above are taken from the Bulk Analysis Report in Appendix II.

4. **RECOMMENDATIONS**

4.1 **Overall Recommendations**

1. Continue to apply the policies and procedures of the Waterloo North Hydro Asbestos Management Program.
4.2 Specific Recommendations

1. Sample suspect materials or perform a pre-construction survey with destructive testing prior to disturbance by renovation and demolition. As identified in the report this includes vinyl floor tile. Include a survey with destructive testing for friable and non-friable materials that are currently concealed by walls and ceiling systems (when these systems are affected by the work).

2. All ACM must be removed prior to demolition. In addition we recommend from practical considerations that all friable asbestos be removed before significant disturbance brought about by maintenance, renovation or alteration. Disturbance of ACM must follow the appropriate asbestos precautions for the classification of work being performed.

3. An asbestos building materials survey does not meet the requirements of a specification and should not be used for tendering of work.

5. LIMITATIONS OF SURVEY

This report details the asbestos-containing building materials found within or forming part of the building envelope. The survey only considered the structure and finishes, including mechanical equipment. The survey did not consider current or past owner or occupant articles within the building (i.e. process materials or equipment, portable equipment, curriculum items, etc.) and does not report on possible contaminants in the soil and groundwater of the site, underground storage tanks, buried piping, inside drums, vessels, production equipment, or in areas not accessed by the surveyor.

Due to the nature of building construction, some inherent limitations exist as to the possible thoroughness of the survey. For example, it was not possible to test all piping for asbestos on a foot-by-foot basis. The survey did not include demolition of floors, floor finishes, drywall or plaster ceilings or walls, or other demolition to examine concealed conditions. The quantities reported are very approximate visual estimates. Accurate take off for tendering or estimating may be required.

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied by furnishing written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the assessment is performed. The work is limited to those area of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.
Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issue, regulatory statutes are subject to interpretation and these interpretations may change over time. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. The liability of Pinchin or its staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if client has failed, within a period of (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Consultant to recover such losses or damage.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

6. CLOSURE

Should there be any questions regarding the contents of this report, please contact the undersigned at 905-577-6206 ext. 1702.

PINCHIN ENVIRONMENTAL LTD.

Prepared by: Reviewed by:

Original signed by: Original signed by:

Per: Christoff le Roux Rob Wagner, CET, CCCA, CCEP
Project Technologist Regional Manager

cleroux@pinchin.com rwagner@pinchin.com
APPENDIX I

FRIABILITY AND REGULATIONS
**Friability**

The term friable is applied to a material that can be readily reduced to dust or powder by hand or moderate pressure. ACM that are friable have a much greater potential than non-friable ACM to release airborne asbestos fibres when disturbed. The most common friable ACM used in the past are surfacing materials (usually sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations on mechanical systems. Asbestos-containing manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation these may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. For example, lay-in acoustic ceiling tiles or plaster may release significant dust at the time of removal.

**Regulations - Ontario**

Each province has issued regulations or guidelines for control of work around asbestos in buildings and for the packaging and disposal of asbestos waste. The applicable regulations governing asbestos in Ontario are as follows:

The disturbance of asbestos-containing materials (ACM) on construction projects is controlled by Ontario Ministry of Labour Regulation 278/05 made under the Occupational Health and Safety Act (Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations). The Regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All ACM are subject to special handling and disposal, and must be removed before partial or full demolition. The Ministry of Labour must be notified prior to any project involving removal of more than a minor amount of friable ACM (Type 3 or Glove Bag abatement).

In addition to the requirements under the Occupational Health and Safety Act, Section 6 of the Ministry of Labour Regulations for Construction Projects (Regulation 213/91 as amended to O.Reg. 631/94) requires the contractor to report any Designated Substances likely to be used (asbestos is a Designated Substance), handled or disturbed during the project. This information is required when submitting the Notice of Project form.

Waste disposal is controlled by Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended by 461/05.
APPENDIX E

AGENCY RECORDS
Administration and Customer Services

10 June 2011
File No: FS 35124

Dan Turner
CONESTOGA-ROVERS & ASSOCIATES
651 Colby Drive
WATERLOO ON N2V 1C2

Dear Sir:

RE: 300 Northfield Rd East, Waterloo, Ontario

This is with reference to your request and fee of $50.00 + HST, for information on the above location.

Enclosed are computerised screen prints showing an active self-serve gas station along with equipment details showing underground fuel storage tank details. Copies of the inspection reports are also enclosed.

After a search of our files, TSSA has no record of any further outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

This is all the information the Fuels Safety Division has at this time regarding the above address.

It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Yours truly,

[Signature]
Prem Lal
Coordinator Public Information Services
Installed Base

Item Instance Details

Item Instance: 9209675
Item: FS PRIVATE FUEL OUTLET - SELF SERVE
Item Description: Fuels Safety Private Fuel Outlet - Self Serve

General Attributes

- Organization Name: TSSA Item Master
- Instance Name: Version Label Date: 19-DEC-1989 0:00
- Revision
- System
- Item Instance Type
- Operational Status: Not Used
- Status: Active
- Quantity: 1
- Start Date: 19-DEC-1989
- Shipped On Date
- End Date
- Return By Date
- Actual Return Date

Owner

- Party Type: Party
- Party Name: WATERLOO NORTH HYDRO
- Account Number: 187220
- Party Number: 403027
- Account Name: WATERLOO NORTH HYDRO

Current Location

- Type: Party Site
- Party Name: WATERLOO NORTH HYDRO
- Party Number: 403027
- Address: 300 NORTFIELD RD E WATERLOO, NJ 4A3, CA

Installed At

- Installed Date: 19-DEC-1989
- Installed Time: 0:00

Sales Order Number

Change in installed date does not change contract date.
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<th>Agreement Name</th>
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<tbody>
<tr>
<td>Purchase Order Number</td>
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</table>

**Item Flags**
- BOM Enabled
- IB Trackable
- Sellable
- Inventory Trackable
- Shippable

**Item Views**
- Merchant
- Customer

**Descriptive Flexfields**

**Context Value**

Select Context Value and click 'Go' to show relevant fields.

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<th>Facility Type 3</th>
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</thead>
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<table>
<thead>
<tr>
<th>Total Capacity - Liquid Fuel Tanks (L)</th>
<th>36368</th>
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<tbody>
<tr>
<td>Total Capacity - Propane Tanks (USWG)</td>
<td></td>
</tr>
</tbody>
</table>

Item Instances  Home  Profile  Sign Out  Help

Copyright 2006, Oracle Corporation. All rights reserved.
Installed Base

Item Instance Details

Item Instance | Counters | Mass Update |
--- | --- | --- |
Item Instances | Systems | Transactions |
Item Instance: Item Instances > Item Instance Search > View : Item Instance : 11038593

Item | FS LIQUID FUEL TANK
--- | ---
Item Description | FS Liquid Fuel Tank

System | WATERLOO NORTH HYDRO
--- | ---
Account Number | 187220

General | Location | Associations | Configuration | Counters | Notes |
--- | --- | --- | --- | --- | --- |
External Reference | TSSA Item Master
--- | ---
Revision | New Version Label
Instance Name | Last Version Label
Quantity | 1
UOM | 19-Dec-1989 00:00:00
Item Instance Type | Each
Item Condition | Status
Accounting Classification | Install Date
Operational Status Code | Expiration Date
Customer Product | Shipped On Date
Not Used | Return By Date

Hide Instance Flex Fields
Fuel Type1 | Gasoline
--- | ---
Fuel Type2 | Gasoline
Fuel Type3 | 22730
Capacity (L) | Steel
Tank Material | Liquid Fuel Single Wall UST
Tank Type | Sacrificial anode
FS Corrosion Protection | Sacrificial anode
Overfill Protection Type | 1989
Installation Year | ULC Standard
ULC Standard | Manufacturer
Manufacturer | Model
Model | Serial Number
Serial Number | Description
--- | ---
Description | UNDERGROUND TANK

Show Additional Attributes

Return to Instance Search

Item Instance Counters Mass Update Home Logout Preferences

Privacy Statement

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Installed Base

Item Instance: Item Instances > View: Item Instance: 11038611

Item
FS LIQUID FUEL TANK
Item Description
FS Liquid Fuel Tank

System
Owner
WATERLOO NORTH HYDRO
Account Number
187220

General
Location
Associations
Configuration
Counters
Notes

External Reference
Organization
TSSA Item Master
Revision
Instance Name
Quantity
1
UOM
Each
Item Instance Type
Item Condition
Accounting Classification
Customer Product
Not Used

Operational Status Code
Not Used

New Version Label
1
Last Version Label
19-Dec-1989 00:00:00
Creation Date
Active
Status
19-Dec-1989 00:00:00
Install Date
Expiration Date
Shipped On Date
Return By Date
Actual Return Date

Hide Instance Flex Fields
Fuel Type1 Diesel
Fuel Type2 Diesel
Fuel Type3
Capacity (L)
13638
Steel
Tank Material
Liquid Fuel Single Wall UST
Tank Type
Sacrificial anode
FS Corrosion Protection
Sacrificial anode
Overfill Protection Type
1989
Installation Year
ULC Standard
Manufacturer
Model
Serial Number
Description
UNDERGROUND TANK

Return to Instance Search

Privacy Statement

Copyright (c) 2006, Oracle. All rights reserved.
**Perform Periodic Inspection (FS) for Job 009209691-005 (FS PIN 2004-02065)**

**Description:** Contact Butch Harvey or Steve
Cathodic testing completed by Wilfong - October 5 2007 - tank and piping pass.

**Status:** Complete by FENNEMAJ

**Assigned To:** Janice Fennema

**Outcome:** Inspection Complete

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<th>Time</th>
<th>Documents</th>
<th>Comments</th>
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<th>Found By</th>
<th>Date</th>
<th>Resolved By</th>
<th>Date</th>
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**Schedule**

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<td>May 20, 2006 14:07</td>
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</table>
Fuel Safety Inspection Report

1 Location Address
300 NORTFIELD RD E
WATERLOO, ON N2J 4A3
CANADA

2 Client
WATERLOO NORTH HYDRO
300 NORTFIELD DR E
WATERLOO, ON N2J 4A3
CA

3 Location Address
300 NORTFIELD RD E
WATERLOO, ON N2J 4A3
CANADA

4 License/Serial Number
0001001144-C

5 Job Type
Periodic Inspection (FS)

6 Inspection Date
May 20, 2008

7 Facility Type
Gasoline Station - Self Serve

The Facility/Equipment is inspected in accordance with Ontario's Technical Standards & Safety Act and the appropriate regulations and codes. When an Inspector's order is issued, time limits for compliance reflect the severity of the violation and serve to avoid disruption of service. In the interim period the recipient must ensure that additional precautions are taken for safe use.

INSPECTION NOTE: Periodic inspection - No orders issued.

SIGN UP TO OUR WEB SITE TO OBTAIN ANY NEW ADVISORY'S, DIRECTOR ORDERS AND UPDATES - www.tssa.org

FOR TECHNICAL INQUIRIES, LICENSING, REGISTRATION, BILLING INQUIRES CERTIFICATION: PLEASE CALL 1 877 882 TSSA (8772)

SPILL ACTION CENTRE - 1 800 268 6080 - 24 hours. The spills action centre shall be called when spills occur, explosions, leak, equipment failure, fire, CO incidents, environmental impact, discovery of leak etc.

GET A COPY OF LIQUID FUELS HANDLING CODE 2007 AND KEEP UPDATED
You can obtain one at www.shopcsa.ca - product # TSSA LFHC-07 or call 800.463.6727

(THE ATTACHED SAMPLE CAN NOT BE CONSTRUED AS A LEGAL DOCUMENT. IT IS A SAMPLE ONLY TO BE REVAMPED/RECONSTRUCTED TO YOUR SITE SPECIFICATION).

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<th>Date</th>
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<th>Hours</th>
<th>Rate</th>
<th>Inspection Activity - Time Allocation Detail</th>
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<td>May 20, 2008</td>
<td>Inspection-Billable</td>
<td>1.50</td>
<td>Straight</td>
<td>initial periodic inspection, prepare and complete report</td>
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<td>May 20, 2008</td>
<td>Travel-Billable</td>
<td>0.50</td>
<td>Straight</td>
<td>company policy</td>
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| 13 Total/ Time | 2 |
| 14 Travel Time | 0.5 |
| 15 Billable Hours | 2 |
| 16 Additional Charges |  |

Please, refer to guidelines

Voluntary Compliance Option* - Eligible? [ ] Yes [ ] No

I hereby confirm that all the Inspector's orders, appearing on this inspection report have been completed.

Print Name: Waterloo North Hydro Inc - Butch Harvey

Client Signature

Janice Fennema
(519) 448-4017

Inspector
Inspector Fax Number

As a not-for-profit regulatory authority, TSSA operates on a cost recovery basis. An invoice will be issued for this activity.

Putting Public Safety First

(Note: This is not an invoice)
**Perform Periodic Inspection (FS) for Job 009209691-004 (FS PIN 2002-00142)**

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<td>Resolved By</td>
<td>Date</td>
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<tr>
<td>✔</td>
<td>No corrosion protection and/or do this process</td>
<td>Janice Fennema</td>
<td>May 05, 2004</td>
<td>Sep 13, 2004</td>
<td></td>
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**Status:** Complete by FENNEMAJ

**Assigned To:** Janice Fennema

**Outcome:** Minor Deficiencies - Voluntary Compliance

**Schedule**
- **Scheduled Start:** Apr 19, 2004
- **Scheduled Complete:** h:m m d, yyyy
- **Actual Start:** h:mm dd, yyyy hh:mm
- **Actual Complete:** May 05, 2004 15:45
Fuel Safety Inspection Report

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<td>FS PIN 2002-00142</td>
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Technical Standards and Safety Act, 2000

3 Location Address
300 NORTHFIELD RD E
WATERLOO, ON N2J 4A3
CANADA

4 License/Serial Number
0001001144-C

5 Job Type
Periodic Inspection (FS)

6 Inspection Date
May 06, 2004

7 Facility Type
Gasoline Station - Self Serve

8 Client
WATERLOO NORTH HYDRO
300 NORTHFIELD DR E
WATERLOO, ON N2J 4A3
CA

9 Order No.

10 Code Section
LFHC 4.5.1.8.

11 Order Issued To
Waterloo North Hydro Inc

12 Compliance Date
Aug 30, 2004

---

*Note: This report is eligible for the Voluntary Compliance option. Should you choose to exercise it, please adhere to the following procedure:

1. All Inspectors orders appearing on the inspection report must be complied with.
2. The recipient must complete the Voluntary Compliance Option box. After complying with the above conditions, this inspection report must be returned directly to TSSA head office via fax or mail, by the last compliance date appearing on the inspection report.
3. Should TSSA fail to receive the Voluntary Compliance Form by the compliance date, an inspector will re-inspect and bill at double our normal rate.

For more information please contact TSSA at the number above or toll-free at 1-877-682-8772.
It is an offence to knowingly make a false statement or to furnish false information under the Act, the Regulations or a Ministers order. (Technical Standards and Safety Act, 2000; Sect 37)

---

**Voluntary Compliance Option**

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<tr>
<td>Additional Charges</td>
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Voluntary Compliance Option* - Eligible? [X] Yes [ ] No

I hereby confirm that all the Inspector's orders, appearing on this inspection report have been completed.

Print Name: Waterloo North Hydro Inc

Client Signature

Janice Fennema

Inspector

As a not-for-profit regulatory authority, TSSA operates on a cost recovery basis. An invoice will be issued for this activity.

Putting Public Safety First

(Note: This is not an Invoice)
<table>
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<tr>
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<th>Resolved By</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>009209691-003 (F045553)</td>
<td>Janice Fennema</td>
<td>Inspection Complete</td>
<td>Apr 19, 2001 00:00</td>
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Inspector's Report - Part A
Issued under Ontario's Energy Act and/or Gasoline Handling Act

<table>
<thead>
<tr>
<th>Location Inspected</th>
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<tbody>
<tr>
<td>WATERLOO NORTH Hydro</td>
<td></td>
</tr>
<tr>
<td>300 NORTHFIELD RD</td>
<td></td>
</tr>
<tr>
<td>WATERLOO</td>
<td></td>
</tr>
<tr>
<td>N2J 4A3</td>
<td></td>
</tr>
<tr>
<td>Operator's Name</td>
<td>Fuel Supplier</td>
</tr>
<tr>
<td>Licence No.</td>
<td>City</td>
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<tr>
<td>Contractor</td>
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**OPERATION/SUB**

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**ACT**

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Investigation/Audit/Occurrence Summary

**Audit - No instructions issued.**

**Equipment/Appliance/Component**

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Manufacturer</th>
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<tbody>
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<table>
<thead>
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<th>Manufacturer</th>
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**Material**

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**Supply Pressure**

<table>
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<tr>
<th>Manifold Pressure</th>
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<tbody>
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</table>

As a not-for-profit regulatory authority, the Technical Standards and Safety Authority operates on a cost recovery basis. An invoice will be issued for this activity.

Client's Signature: [Signature]

Inspector's Name: J. Fennema

Badge #: 234

Date of Inspection: Apr 19, 2001
The image shows a form titled "Perform Periodic Inspection (FS) for Job 009209691-002 (0017317)".

### Details

- **Description:** 0017317 Private Fuel Oil 26
- **Status:** Complete by DANEKD
- **Assigned To:** Debbie Danek
- **Outcome:** Inspection Complete

### Schedule

- **Scheduled Start:** nnn dd, yyyy
- **Scheduled Complete:** nnn dd, yyyy
- **Actual Start:** Oct 04, 1995 00:00
- **Actual Complete:** Oct 04, 1995 00:00

### Table

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<th>Found By</th>
<th>Date</th>
<th>Resolved By</th>
<th>Date</th>
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The form includes a table for tracking deficiencies, time, documents, comments, O/S orders, resolved orders, and create deficiencies. A checkbox indicates whether to show resolved items.
**Inspector's Report**

**Location Inspected/Lieu Inspecté**

**Waterloo North Hydro**

**Address/Adresse**

300 Northfield Rd E

**Postal Code/Code postal**

N2J 4A3

**Owner's Name / Nom du/de la propriétaire**

Sam

**Operator's Name / Nom de la personne responsable**

R Michalowsky

**Licence #N° de permis**

A0018091144

**Fuel Supplier/Fournisseur de combustible**

Shell

**City/town/Ville**

Waterloo

**City/town/Ville**

Ontario

**Contractor/Entrepreneur**

Wilcox

**Comment/Remarques**

audit on private fuel outlet

---

**Equipment/Appliance/Component / Matériel/Appareil/Composant**

*Type/Type* | *Code/Code*
---|---

**Description/Description**

**Manufacturer/Fabricant**

**Model/Modèle**

**Serial #N° de série**

**Material/Matériel**

**Corrosion Protection/Protection contre la corrosion**

**Fuel Input Rating/Débit de combustible**

**Capacity/Capacité**

**Installation Date/Date d'installation**

**Manufacture Date/Date de fabrication**

**Supply Pressure/Pression d'alimentation**

**Manifold Pressure/Pression d'admission**

---

**Client's Signature/Signature du client/de la cliente**

**Inspector's Name / Nom de l'inspecteur/inspectrice**

---

**Date of Inspection/Date de l'inspection**

**Head Office**
**Perform Inspection (FS) for Job 012333390-001 (D002170)**

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<th>09</th>
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<tbody>
<tr>
<td>Status:</td>
<td>Complete by COREAR</td>
<td></td>
</tr>
<tr>
<td>Assigned To:</td>
<td>Rod Corea</td>
<td></td>
</tr>
<tr>
<td>Outcome:</td>
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**Schedule**

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**Actual**

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**Details**

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**Notes**

- No additional information available from the image.
North Waterloo Hydro
300 Northfield P.E.
Waterloo

Owner's Name / Nom du de la propriétaire

Address/Adresse

City/town/Ville

Postal Code/Code postal

Tel. No./N° de tél.

Fuel Supplier/Fournisseur de combustible

City/Ville

Contractor/Entrepreneur

Registration #/N° d'inscription

Operation/Activité

SUB TYPE/ SUB-SYMPHONY

LOC TYPE/ TYPE DE LIEU

POP DENS/ DENS. DE POP.

FUEL/ COMBUSTIBLE

CLASS/ CATÉGORIE

REASON/ RAISON

TRIGGER/ MOTIVE PAR:

ACTION/ MESURES PRISES

ACTA10

REGRÉGLEMENT

DURATION/ DUREE

BILLABLE/ À FACTURER

TRAVEL/ DEPLACEMENT

BILL FACTURER/ Y/N

Damage/Dommages

OCC RATE/ GRAV. DE L'ACC.

CAUSE/CAUSE

CON FACT/ FACT. CONTR.

OCC DATE/ DATE DE L'ACC.

OCC TIME/ HEURE DE L'ACC.

FIELD/ DOMAINE 1

CALL/ INTERVENTION

CONSULT/ CONSULT. (O/N)

SITE REM/ REMEDIER (O/N)

FU REQ? Y/N

SUIVI REQ? (O/N)

At request of Fire Chief inspected installation of fuel oil storage for emergency generator instructed manager to keep the 50 gal tank outside & provide it with a vapor tight lid.

Equipment/Appliance/Component / Matériel/Appareil/Composant

Type/Type

Description/Description

Manufacturer/Fabricant

Model/Modele

Serial #/N° de série

Material/Matiériel

Corrosion Protection/Protection contre la corrosion

Fuel Input Rating/Détroit de combustible

Capacity/Capacité

Installation Date/Date d'installation

Manufacture Date/Date de fabrication

Supply Pressure/Pression d'admission

Manifold Pressure/Pression d'admission

Client's Signature / Signature du client/de la cliente

Inspector's Name / Nom de l'inspecteur/inspectrice

Badge #/N° d'insigne

Date of Inspection/ Date de l'inspection
July 18, 2011

Dan Turner
Conestoga-Rovers & Associates
651 Colby Dr
Waterloo, ON N2V 1C2

Dear Dan Turner:

RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2011-02536, Your Reference #: 075710

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act relating to 300 Northfield Drive East, Waterloo.

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

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

- Search Time 1 hour @ $30/hour $30.00
- Copying 55 pages @ $0.20/page $11.00
- Delivery 3.00
- Total $ 44.00
- Deposit Received - 30.00
- BALANCE WAIVED (NOT REQUIRED) $ 14.00

To conduct a search through the files of the Environmental Assessment and Approvals Branch requires an additional 12.50 hours. If you would like us to search for Certificates of Approval at the Environmental Assessment and Approvals Branch, please forward to me at the above address payment by money order or cheque (made payable to the “Minister of Finance (FOI)”) or by credit card in the amount of $375.00. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Assessment and Approvals Branch, the time for answering your request will be extended for an additional 30 days.

If you object to any decision I have made, you may request a review by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a $25.00 fee and you only have 30 days from receipt of this letter to request a review.
If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559.

Yours truly,

Donna Currie  
F.O.I Coordinator  
Freedom of Information and Protection of Privacy Office  

Attachments
May 30, 1995

Rondar Inc.
333 Centennial Parkway North
Hamilton, Ontario
L8E 2X6

Attn: Sandy Cleland
President & Chief Engineer

Dear Mr. Cleland:

RE: Provisional Certificate of Approval No. A550082

Attached is the Provisional Certificate of Approval for a class 2 Waste Disposal Site for the operation of your mobile PCB destruction facility at Waterloo North Hydro, 300 Northfield Drive, Waterloo, Ontario.

In addition to the conditions on the Certificate, you are reminded of the following requirements:

1. The mobile PCB destruction facility site shall at all times be operated in accordance with the waste storage and handling, transportation, contingency planning, security and occupational health and safety standards as stipulated in the appropriate regulations.

2. You are required to keep records in respect to the site as specified in Section 4 and in paragraph 6(1)17 of Ontario Regulation 352 and submit a written report to the Director within 60 days from the date the unit is removed from the site.

3. The transportation of all liquid industrial or hazardous wastes for the site requires the use of manifests pursuant to Regulation 347 and a certified carrier. All wastes must be disposed of at a site approved by the Ministry to handle those wastes.

4. The Certificate of Approval in no way relieves you from the requirements of any other legislation, regulation or by-law.

If you have any questions regarding the above, please contact Marisa Valle at (905) 521-7630.

Yours truly,

Alison Braithwaite
Supervisor
Environmental Approvals and Plan Review

Encl.
PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE (PROCESSING)
NO. A650082
Page 1 of 3

Under the Environmental Protection Act and the regulations made thereunder and subject to the limitations thereof, this Provisional Certificate of Approval (hereafter called "Certificate") is issued to:

Rondar Inc.
333 Centennial Parkway North
Hamilton, Ontario
L8E 2X6

subject to the following Terms:

for the use and operation of a class 2 mobile PCB destruction facility at a class 2 destruction facility waste disposal site to decontaminate PCB-contaminated oil (waste class 243 as outlined in the New Ontario Waste Classes, January, 1986) limited to (1) tank containing 9000 litres at a concentration of 500 ppm PCB.

all in accordance with the site application for PCB decontamination at Waterloo North Hydro Electric Systems, Waterloo, Ontario dated May 11, 1995 and supporting documentation and the Terms and Conditions of this Certificate.

Located at: Waterloo North Hydro Electric System
300 Northfield Drive East
Waterloo, Ontario

and subject to the following Definitions and Conditions:

1. (1) The Company shall cease operation of the mobile PCB destruction facility immediately in the event that any PCB contaminated mineral oil escapes from the facility or any of the associated hoses, containers, connections or other appurtenances, and the operation shall not continue unless and until a Provincial Officer has inspected the discharge or emission and has consented to the recommencement of the operation.

(2) The Provincial Officer may withhold the consent referred to in sub-condition 8(1) above, if, in the Provincial Officer’s opinion, adequate clean-up of the discharge or emission is not under way or completed or that it is likely that continuance of the operation will result in a further discharge or emission of PCB contaminated material into the natural environment.
2. The Company shall ensure that all waste generated by the mobile PCB destruction facility is removed from the Site and transferred off-site within thirty (30) days of the Unit being removed from the Site to a Waste Disposal Site approved to receive the waste. The Company shall ensure that this is done in accordance with the requirements of Ontario Regulation 347, R.R.O. 1990.

3. The Company shall notify the local Fire Department, the local Police Department, the local Municipality and the District Manager by facsimile at least forty-eight (48) hours in advance of the arrival of the Unit at the Site to inform them of the time, duration, and location of the Mobile PCB Waste Disposal Site.

CERTIFIED TO BE A TRUE COPY

M.E. at 4:00 PM on the 23rd day of June 1985

[Signature]
NOTICE
FOR A WASTE DISPOSAL SITE (PROCESSING)
NO. A650082
PAGE 3 OF 3

You are hereby notified that Provisional Certificate of Approval No. A650082 has been issued to you subject to the conditions outlined therein. The reasons for the imposition of these conditions are as follows:

1. The reason for conditions one (1) is to minimize the potential for the facility to cause an adverse effect.

2. The reason for Condition two (2) is to ensure the waste is not stored indefinitely and to ensure that the waste is disposed in an environmentally acceptable manner.

3. The reason for Conditions three (3) is to ensure that the appropriate authorities are notified of the establishment of the site to enable inspections of the site.

You may by written notice served upon the Director and the Environmental Appeal Board within fifteen (15) days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, R.S.O. 1990 c. E.19, as amended, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each Term or Condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the Waste Disposal Site is located;

This Notice must be served upon:

The Secretary,
Environmental Appeal Board
112 St. Clair Avenue West
Suite 502
Toronto, Ontario M4V 1N3

H. M. Wong
Director, Section 39
Environmental Protection Act

Issued at Hamilton this 22nd day of June, 1995.

H. M. Wong
Director

CERTIFIED TO BE A TRUE COPY
MADE BY ME, at Hamilton on the 23 day of January, 1995.

H. M. Wong
Director, Section 39
Environmental Protection Act
September 16, 1991

Rondar Inc
333 Centennial Parkway
Hamilton, Ontario
L8E 2X6

Dear Mr. Maskell:

RE: Provisional Certificate of Approval No. A140322

Attached is the Provisional certificate of Approval for a Class 2 Waste Disposal Site for the operation of your mobile PCB destruction facility at Waterloo North hydro, 300 Northfield Drive East, Waterloo, Ontario

In addition to the condition on the Certificate, you are reminded of the following requirements:

1. The mobile PCB destruction facility sites shall at all times be operated in accordance with the waste storage and handling, transportation, contingency planning, security and occupational health and safety standards as stipulated in the Regulations.

2. You are required to keep records in respect of the sites as specified in Section 4 and in paragraph 6(1)17 of Ontario Regulation 146/86 and submit a written report to the Director within 60 days of cessation of operations (from the date the unit is removed from the site).

3. The transportation of all liquid industrial or hazardous wastes from the site requires the use of manifests pursuant to Regulation 309 and a certified carrier. All wastes must be disposed on to a site approved by the Ministry to handle those wastes.

4. The Certificate of Approval in no way relieves you from the requirements of any other Act, Regulation or By-law.
By copy of this letter, approval under section 8 of the Environmental Protection Act is also granted for this particular site. The same right of having this approval reviewed by the Environmental Appeal Board, as set out in the generic Certificate of Approval No. 8-2269-88-897 applies to this approval.

If you have any questions regarding the above, please contact Shyrin Hassanali-Natha at (416) 521-7659.

Yours truly,

B. Trebilcock
Assistant Director
West Central Region

BF/mv
38-95
Provisional Certificate of Approval for a Waste Disposal Site

Certificate d'autorisation provisoire de décharge

Provisional Certificate of Approval No. A140322

Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

Rondar Inc.
333 Centennial Parkway N.
Hamilton, Ontario
L8E 2X6

for the use and operation of a class 2 mobile PCB destruction facility at a class 2 destruction facility waste disposal site to decontaminate PCB contaminated oil in total and limited to 1 (one) tank containing 4,000 litres at a concentration of 50-300 ppm and 1 (one) tanker containing 14,100 litres at a concentration of less than 50 ppm.

all in accordance with the following plans and specifications:


Located: Waterloo North Hydro
300 Northfield Dr. East
Waterloo, Ontario

which includes the use of the site only for the processing of Waste Class 243 as outlined in the new Ontario Waste Classes, January, 1986,

and subject to the conditions listed below.

(Signed)

Date: 16 day of Sept. 19

Director, Section 38
Environmental Protection Act
Ontario Ministry of the Environment

Loi sur la protection de l'environnement
Definitions:

1. For the purposes of this Provisional Certificate of Approval:
   a) "Company" means Rondar Inc.
   b) "Ministry" means Ministry of the Environment, unless another Ministry is specifically referenced.
   c) "Director" means the Director, West Central Region, Ministry of the Environment.
   d) "Unit" means mobile destruction facility.
   e) "Certificate of Approval (Air)" means Certificate of Approval for air number 8-2269-88-897 or the most recent revision.
   f) "Provisional Certificate of Approval for Technology" means Certificate of Approval for a Waste Management System number A820227.
   g) "Cessation of operations at the site" means as referenced in Section 4(2) of Ontario Regulation 148/86 means when the unit is removed from the site.
   h) "Containers" means vessels, drums, tanks, transformer casings without the core, but does not include electrical equipment such as transformers, capacitors, bushings, reclosures, regulators and oil types switch gears.
   i) "Liquid waste" means waste that has a slump of more than 150 millimetres using Test Method for the Determination of Liquid Waste (slump test) detailed in Regulation 309 of the Environmental Protection Act.
   j) "District Officer" means the District Officer, Cambridge District Office Ministry of the Environment.
   k) "Site" means Waterloo North Hydro, 300 Northfield Dr. East, Waterloo, Ontario.

Conditions:

2) It is condition of this Provisional Certificate of Approval that the holder must forthwith, upon request, permit Provincial Officers to carry out inspections authorized by Section 126, 126a, of the Environmental Protection Act, Section 10, 10a or 10b of the Ontario Water Resources Act or Section 19 or 19a of the Pesticides Act of any place other than any room actually used as a dwelling to which this Provisional Certificate of Approval relates.
3) Requirements specified in this Provisional Certificate of Approval are minimum requirements and do not abrogate the need to take all reasonable steps to avoid violating the provisions of applicable legislation.

4) The requirements of this Provisional Certificate of Approval are severable. If any requirements of this Provisional Certificate of Approval, to any circumstances is held invalid, the application of such requirement to other circumstances and the remainder of this Provisional Certificate of Approval shall not be affected thereby.

5) A copy of both the Provisional Certificate of Approval for technology and the most recently issued Certificate of Approval (Air) shall be kept on the site until the cessation of the operations.

Operation

6) Except as otherwise provided by these conditions, the company shall operate the Unit in accordance with the Provisional Certificate of Approval for technology and the Certificate of Approval (Air).

7) The company shall ensure the unit is operated in such a manner that fugitive emissions of PCB vapours are minimized and spills and accidental releases are contained.

8) a) The company shall cease operation of the mobile PCB destruction facility immediately in the event that any PCB contaminated mineral oil escapes from the facility or any of the associated hoses, containers, connections or other appurtenances, and the operation shall not continue unless and until a Provincial Officer has inspected the discharge or emission and has consented to the recommencement of the operation.

b) The Provincial Officer may withhold the consent referred to in subcondition (a) above, if, in the Provincial Officer's opinion, adequate clean-up of the discharge or emission of is not underway or completed or that it is likely that continuance of the operation will result in a further discharge or emission of PCB contaminated material into the natural environment.
9) The company shall ensure the site is supervised by persons trained in contingency measures from the time the hoses are connected for the transfer of mineral oil until the pumping has been completed, and the hoses have been properly drained and safely stored.

10) The company shall ensure:

   a) The operation of the Unit is limited to 168 hours;
   b) the Unit is removed from the site within ninety (90) days of the issuance of this Provisional Certificate of Approval; and
   c) the site is subsequently restored to the satisfaction of the Ministry.

11) The company shall report all spills and process aberrations to the District Officer and the Spills Action Centre (1-800-268-6060) and shall clean up the spill immediately.

12) The company shall record in a log book the nature of the spill or upset and the remedial action taken.

Waste Disposal

13) The company shall ensure that liquid and solid wastes generated at the site are stored in leak proof containers that are covered and stored in a secure location at the site.

14) The company shall ensure that all waste generated by the unit is removed from the site and transferred off-site within 30 days of the unit being removed from the site to a Waste Disposal Site approved to receive the waste. The company shall ensure that this is done in accordance with the requirements of Ontario Regulation 309.

Notification

15) The company shall notify the District Officer, the local fire and police department, the local Medical Officer of Health and the Municipality at least 24 hours in advance of the arrival of the unit at the site to inform them of the time, duration, and location of the Mobile PCB Waste Disposal Site.
16) The company shall notify the District Officer by telephone with a verbal status report:

a) upon arrival of equipment on the site;
b) immediately prior to processing; and
c) upon completion of processing.

Contingency Methods

17) The company shall take the following measures when operating the unit:

a) ensure any openings to drainage systems, including openings to storm and sanitary sewer systems, closer that 100 meters to the Unit or associated equipment are isolated, using impermeable impoundments or barriers, and
b) ensure that air intakes (including air conditioners) within 10 metres of the Unit and associated equipment being decontaminated are shut off.

18) The company shall ensure all doors and windows within 10 meters of the Unit and associated equipment are closed.

Reporting Requirement

19) The company shall report in writing the results of the analysis of a twenty (20) millilitre sample of decontaminated mineral oil to the Director. The company shall take and analyze a sample of the processed mineral oil from each transformer or batch of oil which was decontaminated. The result of the analysis shall be submitted as part of the report required by section 4(2) of Ontario Regulation 148/86.

In the case of a class 3 mobile PCB destruction facility waste disposal site the sample shall be taken after the transformer has been in service a minimum of 90 days after completion of the treatment. The samples shall be retained by the company for two years. The company shall make the sample available to the Ministry, upon request, for analysis and verification of results.
Notice

To:
Ronder Inc.
239 Centennial Parkway
Hamilton, Ontario
L8E 2X6

You are hereby notified that Provisional Certificate of Approval A140327 has been issued to you, subject to the conditions outlined therein. The reason for the imposition of these conditions are as follows:

1. The reason for Condition one (1), is to ensure the terms used in this certificate of approval are clear and to reduce the need to use a long description for each term.

2. The reason for Condition two (2) is to ensure that the appropriate Ministry staff have ready access to the waste disposal site to inspect the company's operations that are under this Provisional Certificate of Approval. The condition is supplementary to the powers of entry afforded a Provincial Officer, pursuant to the Environmental Protection Act, the Ontario Water Resources Act and the Pesticides Act as amended.

3. The reason for Conditions three (3) and four (4) is to clarify the legal rights and obligations of this Provisional Certificate of Approval.

4. The reason for Condition five (5) is to ensure that all staff at the site have ready access to the requirements on the company as set out in each on the approvals issued by the Ministry.

5. The reason for Condition six (6) is to ensure the site is operated in accordance with the plans and specifications approved by the Ministry and not on the basis or in any way which the Director has not been asked to consider.

6. The reason for Conditions seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12) and eighteen (18) is to ensure that the health and safety of the public or any other person is protected and to minimize the adverse impacts of the operation on the environment.

7. The reason for Conditions thirteen (13) and seventeen (17) is to minimize the potential of an accidental discharge of a contaminant into the environment.

8. The reason for Condition fourteen (14) is to ensure the waste is not stored indefinitely and to ensure that the waste disposed in an environmentally acceptable manner and in accordance with the legislation.
9. The reason for Conditions fifteen (15) and sixteen (16) is to ensure that the appropriate authorities are notified of the time, duration and location of the PCB destruction to enable the authorities to inspect the site at different phases of the operation.

10. The reason for Condition nineteen (19) is to ensure it is possible to verify satisfactory completion of PCB destruction and Transformer decontamination.

You may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice request a hearing by the board.

Section 122a of the Environmental Protection Act, R.S.O., c 141, as amended, provides that the Notice requesting the hearing shall state the portions of each Term or Condition and the approval in respect of which the hearing is required and the grounds on which you intend to rely at that hearing.

This Notice should be served upon:

The Secretary and
Environmental Appeal Board
5th Floor
1 St. Clair Avenue West
Toronto, Ontario
M4V 1K6

H. Wong
Director
West Central Region
Ellen Fairclough Building
P.O. Box 2112
119 King Street West
Hamilton, Ontario
L8N 3Z9

Issued at Hamilton this 16 day of Sept, 1991.

B. Trebilcock
Director, Section 38
Environmental Protection
September 1, 1992

Rondar Inc.
333 Centennial Parkway N.
Hamilton, Ontario
L8K 2X2

Attn: Mr. R.N. Stewart

Dear Mr. Stewart:

RE: Provisional Certificate of Approval No. A146325

Attached is the Provisional Certificate of Approval for a Class 2 Waste Disposal Site for the operation of your mobile PCB destruction facility at 300 Northfield Dr., Waterloo, Ontario.

In addition to the conditions on the Certificate, you are reminded of the following requirements:

1. The mobile PCB destruction facility sites shall at all times be operated in accordance with the waste storage and handling, transportation, contingency planning, security and occupational health and safety standards as stipulated in the appropriate Regulations.

2. You are required to keep records in respect to the sites as specified in Section 4 and in paragraph 6(1)17 of Ontario Regulation 148/86 and submit a written report to the Director within 60 days of cessation of operations (from the date the unit is removed from the site).

3. The transportation of all liquid industrial hazardous wastes for the site require the use of manifests pursuant to Regulation 309 and a certified carrier. All wastes must be disposed on to a site approved by the Ministry of handle those wastes.

4. The Certificate of Approval in no way relieves you from the requirements of any other Legislation, Regulation or By-law.

By copy of this letter, approval under Section 8 of the Environmental Protection Act is also granted for this particular site. The same right of having this approval reviewed by the Environmental Appeal board, as set out in the generic Certificate of Approval No. 8-226-88-897 applies to this approval.
If you have any questions regarding the above, please contact Deanna Johnson at (416) 521-7884.

Yours truly,

B. Trebilcock
Assistant Director
West Central Region

DJ/dj
Provisional Certificate of Approval for a Waste Disposal Site
Certificat d'autorisation provisoire de décharge

Provisional Certificate of Approval No.
Certificat d'autorisation provisoire n° A140325

Page 1 of 6

Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

Aux termes de la Loi sur la protection de l'environnement et des règlements y afférents et sous réserve des restrictions qui s'yappliquent, ce Certificat provisoire d'autorisation est délivré à:

Rondar Inc.
333 Centennial Parkway North
Hamilton, Ontario
L8E 2X6

for the use and operation of a class 2 mobile PCB destruction facility at a class 2 destruction facility waste disposal site to decontaminate PCB-contaminated as listed in Schedule "A" and Schedule "B".

all in accordance with the following plans and specifications:

1) Site application for PCB decontamination at Waterloo North Hydro Electric Commission, 300 Northfield Dr., Waterloo, Ontario, dated July 24, 1992, and supporting documentation.


Located: Waterloo North Hydro Electric Commission
300 Northfield Dr.
Waterloo, Ontario

which includes the use of the site only for the processing of Waste Class 243 as outlined in the New Ontario Waste Classes, January, 1986.

Dated this _1_ day of _Sept._ 92

[Signature]

Chapter, Section 38
Environmental Protection Act
Codeur, Section 38
Loi sur la protection de l'environnement
Definitions:

1. For the purposes of this Provisional Certificate of Approval:

   a) "Company" means Rondar Inc.
   b) "Ministry" means Ministry of the Environment, unless another Ministry is specifically referenced.
   c) "Director" means the Director, West Central Region, Ministry of the Environment.
   d) "Unit" means mobile destruction facility.
   e) "Certificate of Approval (Air)" means Certificate of Approval for Air number 8-2269-88-897 or the most recent revision.
   f) " Provisional Certificate of Approval for Technology" means Certificate of Approval for a Waste Management System number A820227.
   g) "cessation of operations at the site" means as referenced in Section 4(2) of Ontario Regulation 148/86 means when the unit is removed from the site.
   h) "containers" means vessels, drums, tanks, transformer casings without the core, but does not include electrical equipment such as transformers, capacitors, bushings, reclosures, regulators and oil types switch gears.
   i) "liquid waste" means waste that has a slump of more than 150 millimetres using Test Method for the Determination of Liquid Waste (slump test) detailed in Regulation 309 of the Environmental Protection Act.
   j) "District Officer" means the District Officer, Cambridge District Office Ministry of the Environment.
   k) "Site" means 300 Northfield Drive, Waterloo, Ontario.
   l) "adequately trained person" means a person who is trained in the following:
      1) relevant waste management legislation, regulations and guidelines;
      2) major environmental concerns pertaining to the waste to be handled;
      3) occupational health and safety concerns pertaining to the waste to be handled;
      4) use and operation of any equipment to be used; and
      5) the requirements of this provisional Certificate of Approval.
Provisional Certificate of Approval for a Waste Disposal Site
Certificat d’autorisation provisoire de décharge

The following conditions are additional to the conditions shown on Provisional Certificate of Approval Number A140925 dated 6/14/93.

Conditions:

2) It is a condition of this Provisional Certificate of Approval that the holder must forthwith, upon request, permit Provincial Officers to carry out inspections authorized by Section 156, 157 or 158 of the Environmental Protection Act, Section 15, 16 or 17 of the Ontario Water Resources Act or Section 19 or 20 of the Pesticides Act of any place other than any room actually used as a dwelling to which this Provisional Certificate of Approval relates.

3) Requirements specified in this Provisional Certificate of Approval are minimum requirements and do not abrogate the need to take all reasonable steps to avoid violating the provisions of applicable legislation.

4) The requirements of this Provisional Certificate of Approval are severable. If any requirements of this Provisional Certificate of Approval, to any circumstances is held invalid, the application of such requirement to other circumstances and the remainder of this Provisional Certificate of Approval shall not be affected thereby.

5) A copy of both the Provisional Certificate of Approval for Technology and the most recently issued Certificate of Approval (Air) shall be kept on the Site until the cessation of the operations.

Operation

6) Except as otherwise provided by these conditions, the Company shall operate the Unit in accordance with the Provisional Certificate of Approval for Technology and the Certificate of Approval (Air).

7) The Company shall ensure the Unit is operated in such a manner that fugitive emissions of PCB vapours are minimized and spills and accidental releases are contained.

8) a) The Company shall cease operation of the mobile PCB destruction facility immediately in the event that any PCB contaminated mineral oil escapes from the facility or any of the associated hoses, containers, connections or other appurtenances, and the operation shall not continue unless and until a Provincial Officer has inspected the discharge or emission and has consented to the recommencement of the operation.
The following conditions are additional to the conditions shown on Provisional Certificate of Approval A146325:

b) The Provincial Officer may withhold the consent referred to in sub-condition (a) above, if, in the Provincial Officer's opinion, adequate clean-up of the discharge or emission is not under way or completed or that it is likely that continuance of the operation will result in a further discharge or emission of PCB contaminated material into the natural environment.

9) The Company shall ensure the Site is supervised by persons trained in contingency measures from the time the hoses are connected for the transfer of mineral oil until the pumping has been completed, and the hoses have been properly drained and safely stored.

10) The Company shall ensure:

   a) the operation of the Unit is limited to 168 hours;

   b) the Unit is removed from the Site within ninety (90) days of the issuance of this Provisional Certificate of Approval; and

   c) the Site is subsequently restored to the satisfaction of the Ministry.

11) The Company shall report all spills and process aberrations to the District Officer and the Spills Action Centre (1-800-268-6060) and shall clean up the spill immediately.

12) The Company shall record in a log book the nature of the spill or upset and the remedial action taken.

Waste Disposal

13) The Company shall ensure that liquid and solid wastes generated at the Site are stored in leak proof containers that are covered and stored in a secure location at the Site.

14) The Company shall ensure that all waste generated by the Unit is removed from the Site and transferred off-site within 30 days of the Unit being removed from the Site to a Waste Disposal Site approved to receive the waste. The Company shall ensure that this is done in accordance with the requirements of Ontario Regulation 309.
Provisional Certificate of Approval for a Waste Disposal Site
Certificat d'autorisation provisoire de décharge

The following conditions are additional to the conditions shown on Provisional Certificate
Les conditions ci-dessous s'ajoutent à celles indiquées dans le Certificat d'autorisation
of Approval Number A140325 dated last date
provisoire n°

Notification

15) The Company shall notify the District Officer, the local fire and police department, the local Medical Officer of Health and the Municipality at least 24 hours in advance of the arrival of the Unit at the Site to inform them of the time, duration, and location of the Mobile PCB Waste Disposal Site.

16) The Company shall notify the District Officer by telephone with a verbal status report:
   a) upon arrival of equipment on the Site;
   b) immediately prior to processing; and
   c) upon completion of processing.

Contingency Methods

17) The Company shall take the following measures when operating the Unit:
   a) ensure any open water courses and openings to drainage systems, including openings to storm and sanitary sewer systems, closer than 100 meters to the Unit or associated equipment are isolated, using impermeable impoundments or barriers; and
   b) ensure that air intakes (including air conditioners) within 10 metres of the Unit and associated equipment being decontaminated are shut off.

18) The Company shall ensure all doors and windows within 10 meters of the Unit and associated equipment are closed.

19) The Company shall ensure the site and decontamination operations are secure at all times during the decontamination operations.

20) The Company ensure that a trained attendant is available on-site at all times during all hours of the decontamination at the site.
Provisional Certificate of Approval for a Waste Disposal Site
Certificat d'autorisation provisoire de décharge

The following conditions are additional to the conditions shown on Provisional Certificate
Les conditions ci-dessous s'ajoutent à celles indiquées dans le Certificat d'autorisation
of Approval Number
provisoire n°
A140325
dated
fait le

Reporting Requirement

21) The Company shall report in writing the results of the analysis of a twenty (20) millilitre sample of decontaminated mineral oil to the Director. The Company shall take and analyze a sample of the processed mineral oil from each transformer or batch of oil which was decontaminated. The result of the analysis shall be submitted as part of the report required by section 4(2) of Ontario Regulation 148/86. In the case of a class 3 mobile PCB destruction facility waste disposal site the sample shall be taken after the transformer has been in service a minimum of 90 days after completion of the treatment. The samples shall be retained by the Company for two years. The Company shall make the sample available to the Ministry, upon request, for analysis and verification of results.
SCHEDULE "A"

This Schedule forms part of Provisional Certificate of Approval Number A140325.

Site: Waterloo North Hydro Electric Commission
      300 Northfield Drive
      Waterloo, Ontario

Waterloo North Hydro
Bulk Stored Oil
300 Northfield Drive

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[Handwritten note: 2 - September 40]
SCHEDULE "B"

This Schedule forms part of Provisional Certificate of Approval Number A140325.

Site: Waterloo North Hydro Electric Commission
     300 Northfield Drive
     Waterloo, Ontario

Other Clients Scheduled

Regional Municipality of Waterloo
    2069 Ottawa St. S., Kitchener
    Lot 3, Conc. BKX
    Township of Wilmot
    1319 L  71-136 ppm
    116 L  flush
    1435 L

Ministry of the Environment,
    368 Mill Park Dr., Kitchener
    Kitchener WPCP
    886 L  500 ppm
    159 L  flush
    1045 L  total.
Notice Avis

To: Rondar Inc.
333 Centennial Parkway N.
Hamilton, Ontario
L8E 2X6

You are hereby notified that Provisional Certificate of Approval A14032S has been issued to you, subject to the conditions outlined therein. The reason for the imposition of these conditions are as follows:

1. The reason for Condition one (1), is to ensure the terms used in this Certificate of Approval are clear and to reduce the need to use a long description for each term.

2. The reason for Condition two (2) is to ensure that the appropriate Ministry staff have ready access to the waste disposal site to inspect the Company’s operations that are under this Provisional Certificate of Approval. The condition is supplementary to the powers of entry afforded a Provincial Officer, pursuant to the Environmental Protection Act, the Ontario Water Resources Act and the Pesticides Act as amended.

3. The reason for Conditions three (3) and four (4) is to clarify the legal rights and obligations of this Provisional Certificate of Approval.

4. The reason for Condition five (5) is to ensure that all staff at the site have ready access to the requirements of the company as set out in each of the approvals issued by the Ministry.

5. The reason for Condition six (6) is to ensure the site is operated in accordance with the plans and specifications approved by the Ministry and not on the basis or in any way which the Director has not been asked to consider.

6. The reason for Conditions seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), eighteen (18), nineteen (19), and twenty (20) is to ensure that the health and safety of the public or any other person is protected and to minimize the adverse impacts of the operation on the environment.

7. The reason for Conditions thirteen (13) and seventeen (17) is to minimize the potential of an accidental discharge of a contaminant into the environment.

8. The reason for Condition fourteen (14) is to ensure the waste is not stored indefinitely and to ensure that the waste is disposed in an environmentally acceptable manner and in accordance with the legislation.
9. The reason for Conditions fifteen (15) and sixteen (16) is to ensure that the appropriate authorities are notified of the time, duration and location of the PCB destruction to enable the authorities to inspect the Site at different phases of the operation.

10. The reason for Condition nineteen (21) is to ensure it is possible to verify satisfactory completion of PCB destruction and transformer decontamination.

You may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice request a hearing by the board.

Section 142 of the Environmental Protection Act, R.S.O., 1990, c. P-19, as amended, provides that the Notice requesting the hearing shall state the portions of each Term or Condition and the approval in respect of which the hearing is required and the grounds on which you intend to rely at that hearing.

This Notice should be served upon:

The Secretary and H. M. Wong
Environmental Appeal Board Director
5th Floor West Central Region
1 St. Clair Avenue West Ellen Fairclough
Building
Toronto, Ontario P.O. Box 2112
M4V 1K6 119 King Street West

hamilton, ontario

Issued at Hamilton this 1st day of Sept., 1992.

B. Trelilcock
Director, Section 38
Environmental Protection Act

[Handwritten signature]
October 2, 1996

PPM Canada Inc.
520 Southgate Drive
Guelph, Ontario
N1G 4P5

Attn: Camille Atrache

Dear Mr. Atrache:

RE: Provisional Certificate of Approval No. A650124

Attached is the Provisional Certificate of Approval for a Class 2 Waste Disposal Site for the operation of your Mobile PCB Destruction Facility at Waterloo North Hydro, in Waterloo, Ontario.

In addition to the conditions on the Certificate, you are reminded of the following requirements:

1. The mobile PCB destruction facility site shall at all times be operated in accordance with the waste storage and handling, transportation, contingency planning, security and occupational health and safety standards as stipulated in the appropriate regulations.

2. You are required to keep records in respect to the site as specified in Section 4 and in paragraph 6(11) of Ontario Regulation 352 and submit a written report to the Director within 60 days from the date the unit is removed from the site.

3. The transportation of all liquid industrial or hazardous wastes for the site requires the use of manifests pursuant to Regulation 347 and a certified carrier. All wastes must be disposed of at a site approved by the Ministry to handle those wastes.

4. The Certificate of Approval in no way relieves you from the requirements of any other legislation, regulation or by-law.
If you have any questions regarding the above, please contact Vin Mohindra at (905) 521-7866.

Yours truly,

R. Lee Van Biesbroeck  
Supervisor (Acting)  
Environmental Approvals and Plan Review

cc: Cambridge District Office  
Approvals Branch  
Environmental Monitoring and Reporting Branch, Manifest Section

VM/ks
Under the Environmental Protection Act and the regulations made thereunder and subject to the limitations thereof, this Provisional Certificate of Approval (hereafter called "Certificate") is issued to:

PPM Canada Inc.
520 Southgate Drive
Guelph, Ontario
N1G 4P5

for the use and operation of a Class 2 Mobile PCB Destruction Facility at a Class 2 Destruction Facility Waste Disposal Site to decontaminate PCB-contaminated oil (waste class 243 as outlined in the New Ontario Waste Classes, January, 1986) limited to 15,000 litres at a maximum concentration of 1,000 ppm PCB.

all in accordance with the site application for PCB decontamination at Waterloo North Hydro, dated August 29, 1996, and supporting documentation and the Terms and Conditions of this Certificate,

Located at: Waterloo North Hydro
300 Northfield Drive
Waterloo, Ontario

and subject to the following Definitions and Conditions:

1. (1) The Company shall cease operation of the mobile PCB destruction facility immediately in the event that any PCB contaminated mineral oil escapes from the facility or any of the associated hoses, containers, connections or other appurtenances, and the operation shall not continue unless and until a Provincial Officer has inspected the discharge or emission and has consented to the recommencement of the operation.

(2) The Provincial Officer may withhold the consent referred to in sub-condition 1(1) above, if, in the Provincial Officer's opinion, adequate clean-up of the discharge or emission is not under way or completed or that it is likely that continuance of the operation will result in a further discharge or emission of PCB contaminated material into the natural environment.
2. The Company shall ensure that all waste generated by the mobile PCB destruction facility is removed from the Site and transferred off-site within thirty (30) days of the Unit being removed from the Site to a Waste Disposal Site approved to receive the waste. The Company shall ensure that this is done in accordance with the requirements of Ontario Regulation 347, R.R.O. 1990.

3. The Company shall notify the local Fire Department, the local Police Department, the local Municipality and the District Manager by facsimile at least forty-eight (48) hours in advance of the arrival of the Unit at the Site to inform them of the time, duration, and location of the Mobile PCB Waste Disposal Site.
You are hereby notified that Provisional Certificate of Approval No A650124 has been issued to you subject to the conditions outlined therein. The reasons for the imposition of these conditions are as follows:

1. The reason for conditions one (1) is to minimize the potential for the facility to cause an adverse effect.

2. The reason for Condition two (2) is to ensure the waste is not stored indefinitely and to ensure that the waste is disposed in an environmentally acceptable manner.

3. The reason for Conditions three (3) is to ensure that the appropriate authorities are notified of the establishment of the site to enable inspections of the site.

You may by written notice served upon the Director and the Environmental Appeal Board within fifteen (15) days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, R.S.O. 1990 c. E.19, as amended, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each Term or Condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the Waste Disposal Site is located;

This Notice must be served upon:

The Secretary,
Environmental Appeal Board
112 St. Clair Avenue West
Suite 502
Toronto, Ontario M4V 1N3

H. M. Wong
Director
Ministry of Environment and Energy
119 King Street West
Hamilton, Ontario L8P 4Y7

H. M. Wong
Director
Ministry of Environment and Energy
119 King Street West
Hamilton, Ontario L8P 4Y7

Issued at Hamilton this (M. A.) day of Oct., 1996.

E.J. Gill
Director, Section 39
Environmental Protection Act
September 20, 1993

PPM Canada Inc.
6 Chelsea Lane
Brampton, Ontario
L6T 3Y4

Attn: Ms. Karen Wassink

Dear Ms. Wassink:

RE: Provisional Certificate of Approval No. A140329

Attached is the Provisional Certificate of Approval for a Class 2 Waste Disposal Site for the operation of your mobile PCB destruction facility at Waterloo North Hydro, 300 Northfield Drive East, Waterloo, Ontario.

In addition to the conditions on the Certificate, you are reminded of the following requirements:

1. The mobile PCB destruction facility sites shall at all times be operated in accordance with the waste storage and handling, transportation, contingency planning, security and occupational health and safety standards as stipulated in the appropriate Regulations.

2. You are required to keep records in respect to the sites as specified in Section 4 and in paragraph 6(1)17 of Ontario Regulation 352 and submit a written report to the Director within 60 days of cessation of operations (from the date the unit is removed from the site).

3. The transportation of all liquid industrial or hazardous wastes for the site require the use of manifests pursuant to Regulation 347 and a certified carrier. All wastes must be disposed on to a site approved by the Ministry to handle those wastes.

4. The Certificate of Approval in no way relieves you from the requirements of any other Legislation, Regulation or By-law.
This letter also grants approval under Section 9 of the Environmental Protection Act for this particular site. The same right of having this approval reviewed by the Environmental Appeal Board, as set out in the generic Certificate of Approval No. 8-3090-87-908 applies to this approval.

If you have any questions regarding the above, please contact Deanna Johnson at (416) 521-7884.

Yours truly,

[Signature]

B. Trebilcock
Assistant Director
West Central Region

DJ/dj
encl.
Under the Environmental Protection Act and the regulations made thereunder and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

PPM Canada Inc.
6 Chelsea Lane
Brampton, Ontario L6T 3Y4

for the use and operation of a class 2 mobile PCB destruction facility at a class 2 destruction facility waste disposal site to decontaminate PCB-contaminated oil limited to 9,092 litres at a concentration of 50 ppm to 500 ppm.

all in accordance with the following plans and specifications, except as specified in the terms and conditions of this Provisional Certificate of Approval:

1) Site application for PCB decontamination at Waterloo North Hydro, 300 Northfield Drive East, Waterloo, Ontario, dated June 29, 1993, and supporting documentation.

Located:  Waterloo North Hydro
300 Northfield Drive East
Waterloo, Ontario

which includes the use of the site only for the processing of Waste Class 243 as outlined in the New Ontario Waste Classes, January, 1986,

and subject to the following conditions:

Definitions

1) For the purposes of this Provisional Certificate of Approval:

a) "Company" means PPM Canada Inc..
b) "Ministry" means Ministry of Environment and Energy, unless another Ministry is specifically referenced.
c) "Director" means the Director, West Central Region, Ministry of Environment and Energy.
d) "Unit" means mobile destruction facility.
e) "Certificate of Approval (Air)" means Certificate of Approval for Air number 8-3090-87-90 or the most recent revision.
f) "Provisional Certificate of Approval for Technology" means Certificate of Approval for a Waste Management System number A840288.
g) "cessation of operations at the site" means when the Unit is removed from the Site as referenced in Section 4(2) of Ontario Regulation 352.
h) "containers" means vessels, drums, tanks, transformer casings without the core, but does not include electrical equipment such as transformers, capacitors, bushings, reclosures, regulators and oil types switch gears.

i) "liquid waste" means waste that has a slump of more than one hundred and fifty (150) millimetres using Test Method for the Determination of Liquid Waste (slump test) detailed in Regulation 347 of the Environmental Protection Act.

j) "District Officer" means the District Officer, Cambridge District Office, Ministry of Environment and Energy.

k) "Site" means 300 Northfield Drive East, Waterloo, Ontario.

l) "adequately trained person" means a person who is trained in the following:

1) relevant waste management legislation, regulations and guidelines;
2) major environmental concerns pertaining to the waste to be handled;
3) occupational health and safety concerns pertaining to the waste to be handled;
4) use and operation of any equipment to be used; and
5) the requirements of this Provisional Certificate of Approval.

Conditions

2) It is a condition of this Provisional Certificate of Approval that the holder must forthwith, upon request, permit Provincial Officers to carry out inspections authorized by Section 156, 157 or 158, of the Environmental Protection Act, Section 15, 16 or 17 of the Ontario Water Resources Act or Section 19 or 20 of the Pesticides Act of any place other than any room actually used as a dwelling to which this Provisional Certificate of Approval relates.

3) Requirements specified in this Provisional Certificate of Approval are minimum requirements and do not abrogate the need to take all reasonable steps to avoid violating the provisions of applicable legislation.

4) The requirements of this Provisional Certificate of Approval are severable. If any requirements of this Provisional Certificate of Approval, to any circumstances is held invalid, the application of such requirement to other circumstances and the remainder of this Provisional Certificate of Approval shall not be affected thereby.

5) A copy of both the Provisional Certificate of Approval for Technology and the most recently issued Certificate of Approval (Air) shall be kept on the Site until the cessation of the operations.

Operation

6) Except as otherwise provided by these conditions, the Company shall operate the Unit in accordance with the Provisional Certificate of Approval for Technology and the Certificate of Approval (Air)
7) The Company shall ensure the Unit is operated in such a manner that fugitive emissions of PCB vapours are minimized and spills and accidental releases are contained.

8) a) The Company shall cease operation of the mobile PCB destruction facility immediately in the event that any PCB contaminated mineral oil escapes from the facility or any of the associated hoses, containers, connections or other appurtenances, and the operation shall not continue unless and until a Provincial Officer has inspected the discharge or emission and has consented to the recommencement of the operation.

b) The Provincial Officer may withhold the consent referred to in sub-condition (a) above, if, in the Provincial Officer’s opinion, adequate clean-up of the discharge or emission is not under way or completed or that it is likely that continuance of the operation will result in a further discharge or emission of PCB contaminated material into the natural environment.

9) The Company shall ensure the Site is supervised by persons trained in contingency measures from the time the hoses are connected for the transfer of mineral oil until the pumping has been completed, and the hoses have been properly drained and safely stored.

10) The Company shall ensure:
   a) the operation of the Unit is limited to one hundred and sixty-eight (168) hours;
   b) the Unit is removed from the site within ninety (90) days of the issuance of this Provisional Certificate of Approval; and
   c) the Site is subsequently restored to the satisfaction of the Ministry.

11) The Company shall report all spills and process aberrations to the District Officer and the Spills Action Centre (1-800-268-6060) and shall clean up the spill immediately.

12) The Company shall record in a log book the nature of the spill or upset and the remedial action taken.

Waste Disposal

13) The Company shall ensure that liquid and solid wastes generated at the site are stored in leak proof containers that are covered and stored in a secure location at the Site.

14) The Company shall ensure that all waste generated by the Unit is removed from the Site and transferred off-site within thirty (30) days of the Unit being removed from the Site to a Waste Disposal Site approved to receive the waste. The Company shall ensure that this is done in accordance with the requirements of Ontario Regulation 347.

[Signature]

[Date]
Notification

15) The Company shall notify the District Officer, the local fire and police department, the local Medical Officer of Health and the Municipality at least twenty-four (24) hours in advance of the arrival of the Unit at the Site to inform them of the time, duration, and location of the Mobile PCB Waste Disposal Site.

16) The Company shall notify the District Officer by telephone with a verbal status report:
   a) upon arrival of equipment on the Site;
   b) immediately prior to processing; and
   c) upon completion of processing.

Contingency Methods

17) The Company shall take the following measures when operating the Unit:
   a) ensure any open water courses and openings to drainage systems, including openings to storm and sanitary sewer systems, closer than one hundred (100) meters to the Unit or associated equipment are isolated, using impermeable impoundments or barriers; and
   b) ensure that air intakes (including air conditioners) within ten (10) metres of the Unit and associated equipment being decontaminated are shut off.

18) The Company shall ensure all doors and windows within ten (10) meters of the Unit and associated equipment are closed.

19) The Company shall ensure the Site and decontamination operations are secure at all times during the decontamination operations.

20) The Company ensure that a trained attendant is available on-site at all times during all hours of the decontamination at the Site.
Reporting Requirement

21) The Company shall report in writing the results of the analysis of a twenty (20) millilitre sample of decontaminated mineral oil to the Director. The Company shall take and analyze a sample of the processed mineral oil from each transformer or batch of oil which was decontaminated. The result of the analysis shall be submitted as part of the report required by Section 4(2) of Ontario Regulation 352. In the case of a class 3 mobile PCB destruction facility waste disposal site the sample shall be taken after the transformer has been in service a minimum of ninety (90) days after completion of the treatment. The samples shall be retained by the Company for two (2) years. The Company shall make the sample available to the Ministry, upon request, for analysis and verification of results.
The reasons for the imposition of these conditions are as follows:

1. The reason for Condition one (1) is to ensure the terms used in this Provisional Certificate of Approval are clear and to reduce the need to use a long description for each term.

2. The reason for Condition two (2) is to ensure that the appropriate Ministry staff have ready access to the waste disposal site to inspect the Company's operations that are under this Provisional Certificate of Approval. The Condition is supplementary to the powers of entry afforded a Provincial Officer, pursuant to the Environmental Protection Act, the Ontario Water Resources Act and the Pesticides Act as amended.

3. The reason for Conditions three (3) and four (4) is to clarify the legal rights and obligations on this Provisional Certificate of Approval.

4. The reason for Condition five (5) is to ensure that all staff at the Site have ready access to the requirements of the Company as set out in each of the approvals issued by the Ministry.

5. The reason for Condition six (6) is to ensure the Site is operated in accordance with the plans and specifications approved by the Ministry and not on the basis or in any way which the Director has not been asked to consider.

6. The reason for Conditions seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), eighteen (15), nineteen (19), and twenty (20) is to ensure that the health and safety of the public or any other person is protected and to minimize the adverse impacts of the operation on the environment.

7. The reason for Conditions thirteen (13) and seventeen (17) is to minimize the potential of an accidental discharge of a contaminant into the environment.

8. The reason for Condition fourteen (14) is to ensure the waste is not stored indefinitely and to ensure that the waste is disposed in an environmentally acceptable manner and in accordance with the legislation.

9. The reason for Conditions fifteen (15) and sixteen (16) is to ensure that the appropriate authorities are notified of the time, duration and location of the PCB destruction to enable the authorities to inspect the Site at different phases of the operation.

10. The reason for Condition twenty-one (21) is to ensure that it is possible to verify satisfactory completion of PCB destruction and transformer decontamination.
You may by written notice served upon the Director and the Environmental Appeal Board within fifteen (15) days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, R.S.O. 1990 c. E.19, as amended, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the waste disposal site is located;

This Notice must be served upon:

The Secretary,
Environmental Appeal Board
112 St. Clair Avenue West
Suite 302
Toronto, Ontario M4V 1N3

H. M. Wong
Director
Ministry of Environment and Energy
119 King St. W., 12th Floor
P.O. Box 2112
Hamilton, Ontario L8N 3Z9

Issued at Hamilton this 27 day of Sept., 1993.

B. Trebilcock
Director, Section 39
Environmental Protection Act
February 13, 1991

FPW Canada Inc.
6 Chelsea Lane
Brampton, Ontario
L6T 3J4

Dear Ms. Karen Wassink:

RS: Provisional Certificate of Approval No. A140317

Attached is the Provisional Certificate of Approval, Waste Disposal Site for the operation of your mobile PCB destruction facility at Waterloo North Hydro, Waterloo, Ontario.

In addition to the conditions on the certificate, you are reminded of the following requirements:

1) The mobile PCB destruction facility sites shall at all times be operated in accordance with the waste storage and handling, transportation, contingency planning, security and occupational health and safety standards as stipulated in the regulations.

2) You are required to keep records in respect of the sites as specified in Section 4 and in Section 6(1) 17 of Ontario Regulation 148/85 and submit three written reports to the Director within sixty days of cessation of operations. This record shall include a description of any spill or process alteration and the remedial action taken.

3) The transportation of any liquid industrial or hazardous wastes from the sites requires the use of manifests pursuant to Ontario Regulation 309 and a certified carrier. All wastes must be disposed at a site approved by the Ministry to handle those wastes.
By copy of this letter, approval under Section 8 of the Environmental Protection Act is also granted for this particular site. The same right of having this approval reviewed by the Environmental Appeal Board, as is set out in Certificate of Approval No. A840288, applies to this approval.

If you have questions concerning the above, please contract Shyrin Hassanali-Natha at this office.

Yours truly,

[Signature]

B.I. Boyko
Director
West Central Region

SHN/cc

SHN-06.ltr
Provisional Certificate of Approval for a Waste Disposal Site

Certificat d'autorisation provisoire de décharge

Provisional Certificate of Approval No. A140317

Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

PPM Canada Inc.
5 Chelsea Lane
Brampton, Ontario
L6T 3W4

for the use and operation of a Class 2 destruction facility waste disposal site to decontaminate oil in 2 tanks and 18 drums.

all in accordance with the following plans and specifications:


2. Generic Information Package for Certificate of Approval for mobile PCB decontamination.

3. Amended site plan submitted to Shyria Hassanali-Natha by Karen Wassink, PPM Canada Inc.

Located: Waterloo North Hydro
300 Northfield Drive East
Waterloo, Ontario
N2J 4A3

which includes the use of the site only for the processing of Waste Class 243 as outlined in the new Ontario Waste Classes, April 29, 1985 limited to 11,865 litres at a maximum of 483 ppm.

and subject to the following conditions:

Definitions:

a) "Company" means PPM Canada Inc.

b) "Ministry" means Ministry of the Environment, unless another Ministry is specifically referenced.

c) "Director" means the Director, West Central Region, Ministry of the Environment.

d) "Unit" means mobile destruction facility.

Dated the 15th day of April 1993

[Signature]

Environmental Protection Act
Director, Section 38
Loi sur la protection de l'environnement
February 13, 1991

PPM Canada Inc.
6 Chelsea Lane
Brampton, Ontario
L6T 3Y4

Dear Ms. Karen Wassink:

RE: Provisional Certificate of Approval No. A140317

Attached is the Provisional Certificate of Approval, Waste Disposal Site for the operation of your mobile PCB destruction facility at Waterloo North Hydro, Waterloo, Ontario.

In addition to the conditions on the certificate, you are reminded of the following requirements:

1) The mobile PCB destruction facility sites shall at all times be operated in accordance with the waste storage and handling, transportation, contingency planning, security and occupational health and safety standards as stipulated in the regulations.

2) You are required to keep records in respect of the sites as specified in Section 4 and in Section 5(1) 17 of Ontario Regulation 148/86 and submit three written reports to the Director within sixty days of cessation of operations. This record shall include a description of any spill or process alteration and the remedial action taken.

3) The transportation of any liquid industrial or hazardous wastes from the sites requires the use of manifests pursuant to Ontario Regulation 309 and a certified carrier. All wastes must be disposed at a site approved by the Ministry to handle those wastes.
By copy of this letter, approval under Section 8 of the Environmental Protection Act is also granted for this particular site. The same right of having this approval reviewed by the Environmental Appeal Board, as is set out in Certificate of Approval No: A840288, applies to this approval.

If you have questions concerning the above, please contact Shyrin Hassanali-Natha at this office.

Yours truly,

[Signature]

B.I. Boyko
Director
West Central Region

SHN/cc

SHN-06.ltr
Provisional Certificate of Approval for a 
Waste Disposal Site 
Certificat d'autorisation provisoire 
de décharge

Provisional Certificate of Approval No. 
Certificat d'autorisation provisoire no: A140317

Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

PPM Canada Inc. 
6 Cheslea Lane 
Brampton, Ontario 
Lot 3Y4

for the use and operation of a Class 2 destruction facility waste disposal site to decontaminate oil in 2 tanks and 18 drums.

all in accordance with the following plans and specifications:


2. Generic Information Package for Certificate of Approval for mobile PCB decontamination.

3. Amended site plan submitted to Shyrin Hassanali-Natha by Karen Wassink, PPM Canada Inc.

Located: Waterloo North Hydro 
300 Northfield Drive East 
Waterloo, Ontario 
N2J 4A3

which includes the use of the site only for the processing of Waste Class 243 as outlined in the new Ontario Waste Classes, April 29, 1995 limited to 11,865 litres at a maximum of 483 ppm.

and subject to the following conditions:

Definitions:

a) "Company" means PPM Canada Inc.
b) "Ministry" means Ministry of the Environment, unless another Ministry is specifically referenced.
c) "Director" means the Director, West Central Region, Ministry of the Environment.
d) "Unit" means mobile destruction facility.
8) The company shall notify the District Officer by telephone, with a verbal status report:
   a) upon arrival of equipment on the site;
   b) immediately prior to processing;
   c) upon completion of processing;

9) The company shall notify the City of Waterloo Fire Department and the Waterloo Regional Health Unit at least 24 hours prior to processing.

10) The company shall ensure the Unit is operated in such a manner that fugitive emissions of PCB vapours, spills and accidental releases are minimized and contained.

11) The company shall ensure plastic sheeting is placed under any equipment or hose actually containing transformer oil.

12) The company shall ensure any openings to drainage systems, including opening to storm and sanitary sewer systems, closer than 100 metres to the Unit or associated equipment are isolated, using impermeable impoundments or barriers.

13) The company shall ensure all doors and window within 10 metres of the Unit and associated equipment are closed.

14) The company shall ensure additional air intakes (including air conditions) within 10 metres of the Unit and associated equipment being decontaminated are shut off.

15) The company shall ensure additional bags of absorbent shall be present on-site to assist in the containment and cleanup of any spill.

16) The company report all spills and process aberrations to the District Officer or the Spills Action Centre (1-800-268-6060) and shall clean up the spill immediately.

17) The company shall take a 20 millilitre sample of processed oil from the transformer and retain it for one year for Ministry verification.
18) The company shall ensure:

a) The operation of the Unit is limited to 168 hours;

b) The Unit is removed from the site within one (1) month of this Provisional Certificate of Approval coming into effect;

c) all wastes generated from this Unit are removed from the site by within one (1) month of the Unit being removed from the site;

d) the site is subsequently restored to the satisfaction of the Ministry.
You are hereby notified that Provisional Certificate of Approval A140317 has been issued to you, subject to the conditions outlined herein:

1) Conditions one (1) and two (2) have been included to clarify the legal rights and obligations of this Provisional Certificate of Approval.

2) The reason for Condition three (3) is to ensure that the appropriate Ministry staff have ready access to the waste disposal site to inspect the company’s operations that are under this Provisional Certificate of Approval. The Condition is supplementary to the powers of entry afforded a Provincial Officer, pursuant to the Environmental Protection Act, the Ontario Water Resources Act and the Pesticides Act as amended.

3) The reason for Conditions four (4) and five (5) is to ensure that the mobile PCB destruction facility waste processing site is operated in accordance with the application for this Provisional Certificate of Approval and the supporting information submitted therewith and in accordance with Provisional Certificates of Approval for a waste management system and Certificate of Approval (Air), not on a basis or in any way which the Director has not been asked to consider.

4) The reason for Conditions six (6), twelve (12), thirteen (13), fourteen (14), fifteen (15), and sixteen (16) is to ensure the PCB destruction facility waste processing site is operated in accordance with the relevant legislation and guidelines and in an environmentally acceptable manner.

5) The reason for Conditions seven (7) and eight (8) is to enable the Ministry to inspect the site during different phases of its operation.
6) The reason for Conditions nine (9), ten (10), eleven (11), seventeen (17) and eighteen (18) is to ensure that health and safety of the public or any other person is protected and that any release of PCBs into the natural environment can be controlled in an environmentally satisfactory manner.

You may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice require a hearing by the board.

Section 122a of the Environmental Protection Act, R.S.O. 1980, C.141, amended, provides that the Notice requiring the hearing shall state the portions that each Term or Condition and the Approval in respect of which the hearing is required and the grounds on which you intend to rely at the hearings.

This notice should be served upon:

The Secretary
Environmental Appeal Board
5th Floor
1 St. Clair Ave. West
Toronto, Ontario
M4V 1K6

and

B. I. Boyko
Director
West Central Region
Ministry of the Environment
Eileen Fairclough Building
P.O. Box 2112
119 King Street West
Hamilton, Ontario
L8N 3S9


[Signature]

B. I. Boyko
Section 38, EPA
Ministry of the Environment
Registration/Notification Number
ON0363500

Legal Company Name
Primary Name: WATERLOO NORTH HYDRO INC. Division Name: NA

Company Operating Name
Primary Name: WATERLOO NORTH HYDRO INC. Division Name: NA

Mailing Address
Division Building: Engineering & Stations Post Box Number: NA
Address Line 1: P.O. BOX 640 Address Line 2: 300 NORTHFIELD DRIVE EAST
Town/City: WATERLOO Postal Code / Zip Code: N2J 4A3
County: (if inside Ontario) WATERLOO (R. M.) Province/State (if inside Canada/US) ONTARIO
County: (if outside Ontario) NA Province / State (If outside Canada / US) NA
Country: Canada

Site Location
This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.
Division Building: Stations Post Box Number: NA
Address Line 1: P.O. BOX 640 Address Line 2: 300 NORTHFIELD DRIVE EAST
Address Line 2: 300 NORTHFIELD DRIVE EAST
Town/City: WATERLOO Postal Code / Zip Code: N2J 4A3
County: (if inside Ontario) WATERLOO (R. M.) Province / State (If inside Canada / US) ONTARIO
County: (if outside Ontario) NA Province / State (If outside Canada / US) NA
Country: Canada


2011/06/21
Company Name: WATERLOO NORTH HYDRO INC.
Company Number: ON0363500 (Generator)

Active Waste Classes

### Active Off-site Waste Classes

<table>
<thead>
<tr>
<th>Waste Class</th>
<th>View Details</th>
<th>Hazardous Waste Number (per waste stream)</th>
<th>Reg. 347 Schedules</th>
<th>Disposal Method</th>
<th>Part 2B required</th>
<th>Part 2B complete</th>
<th>Physical State</th>
<th>Off-Site Status</th>
<th>UnRegister Waste Class</th>
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<tr>
<td>112 - C</td>
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</tbody>
</table>

Unregister Selected Classes

---

This site maintained by the Government of Ontario

Technical inquiries to Webmaster. © 2002 Queen’s Printer for Ontario
Protection Act and Regulation 347. Disposal occurs at any time, you may be subject to legal action as provided by the Environmental Waste Act. If you have selected the waste management plan by the Ministry of Environment, you should be notified of the accuracy of the information submitted by you. Should the selection of accurate waste number(s) is your responsibility. This acknowledgement must not include the site for the waste site is an adjacent site is illegal. The disposal of waste at an adjacent site is illegal. Environmental Protection Act. The property described in the waste must be approved as a disposal method in the manner and under the conditions of this Environmental Registration document. Under Ontario's Schedule A, the Environmental Registration Number must be entered on Part A of each form. For on-site disposal of subject waste, the appropriate waste number(s) acknowledged in a list of acknowledged waste number(s) as Schedule A. A waste number appears on the site located at:

WATERLOO 300 NORTHFIELD DRIVE EAST ON 265900

Number assigned to your company is: 000962500

Number assigned to your company is: 000962500. The General Registration Report dated August 18, 2000. The General Registration in accordance with subsection 189) of Ontario Regulation 347, this letter acknowledges receipt

Attention: MR. GEORGE HILFORD
WATERLOO, ON WATERLOO, NORTH HYDRO INC.

November 23, 2000

FILE COPY FOR ON0363500 SCHEDULE A. FILE COPY
APPENDIX F

ENVIRONMENTAL DATABASE SEARCH REPORT
Project Site:   WN Hydro  
300 and 350 Northfield Drive East  
Waterloo, ON

Client:   Lindsay Johnson  
Conestoga-Rovers & Associates  
651 Colby Drive  
Waterloo, ON N2V1C2

ERIS Project No:   20110609003

Report Type:   Custom Report - .25km Search Radius

Prepared By:   Matt Thompson  
mthompson@eris.ca

Date:   June 17, 2011

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Report Summary
This outlines the number of records from each database that fall on the site, and within various distances from the site.

Site Diagram
The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.

Site Profile
This table describes the records that relate directly to the property that is being researched.

Detail Report
This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.

Certificates of Approval
ERIS Historical Searches
Fuel Storage Tank
Ontario Regulation 347 Waste Generators Summary
National PCB Inventory
Inventory of PCB Storage Sites
Private and Retail Fuel Storage Tanks
Ontario Regulation 347 Waste Receivers Summary
Scott's Manufacturing Directory
Ontario Spills
Waste Disposal Sites - MOE CA Inventory
Water Well Information System

Appendix: Database Descriptions
### Number of Mappable Records Surrounding the Site

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<tr>
<th>Database</th>
<th>Selected</th>
<th>On-site</th>
<th>Within 0.25</th>
<th>0.25km to 0.25km</th>
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<td>AMIS Abandoned Mine Information System</td>
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<td>MINE Canadian Mine Locations</td>
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Report Summary
Order Number: 20110609003
Site Name: WN Hydro
Site Address: 300 and 350 Northfield Drive East Waterloo, ON
Report Type: Custom Report, 0.25 km Search Radius

The databases chosen by the client as per the submitted order form are denoted in the ‘Selected’ column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.
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### Certificates of Approval

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## Site Report

Order Number: 20110609003  
Site Name: WN Hydro  
Site Address: 300 and 350 Northfield Drive East Waterloo, ON  
Report Type: Custom Report, 0.25 km Search Radius

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### Ontario Regulation 347 Waste Generators Summary

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### Waste Disposal Sites - MOE CA Inventory

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Site Report

Order Number: 20110609003
Site Name: WN Hydro
Site Address: 300 and 350 Northfield Drive East Waterloo, ON
Report Type: Custom Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

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Private and Retail Fuel Storage Tanks

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Detail Report
Order Number: 20110609003
Site Name: WN Hydro
Site Address: 300 and 350 Northfield Drive East Waterloo ON
Report Type: Custom Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Certificates of Approval
ERIS Historical Searches
Fuel Storage Tank
Ontario Regulation 347 Waste Generators Summary
National PCB Inventory
Inventory of PCB Storage Sites
Private and Retail Fuel Storage Tanks
Ontario Regulation 347 Waste Receivers Summary
Scott's Manufacturing Directory
Ontario Spills
Waste Disposal Sites - MOE CA Inventory
Water Well Information System
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<td>3/10/1986</td>
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Client Name:  
Client Address:  
Client City:  
Client Postal Code:  
Project Description:  
Contaminants:  
Emission Control:  

| n/a     | R.M. OF WATERLOO | NORTHFIELD DR. WATERLOO CITY | 7-1343-86-86 | 10/29/1986 | Municipal water | Approved | |

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

| n/a     | R.M. OF WATERLOO + AIR | NORTHFIELD DR. BOOSTER P.S. WATERLOO CITY | 7-1471-86-86 | 1/19/1987 | Municipal water | Approved in 1987 | |

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

| n/a     | WATERLOO CITY NORTHLAND IND. SUBD. | FROBISHER DR. WATERLOO CITY | 7-0142-88-88 | 2/19/1988 | Municipal water | Approved | |

Client Name:  
Client Address:  
Client City:  
Client Postal Code:  
Project Description:  
Contaminants:  
Emission Control:  
## Certificates of Approval

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<th>Issue Date</th>
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### Additional Information:

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

### Example Project Descriptions:

- **Installation of Storm Sewers on University Ave from New Bedford Drive to Northfield Drive, New Country Squire Rd from University Ave to 730m East of University Ave, Connect Road 'A' from University Ave to Country Squire Court, Country Squire Road from Northfield Drive to 30m West of Northfield Drive.**
- **Installation of Sanitary Sewers on University Ave from 220 East of New Country Squire Rd to Northfield Drive, Country Squire Road from Northfield Drive to 30m West of Northfield Drive.**
### Certificates of Approval

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<tr>
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#### Client Information

- **Client Name:**
- **Client Address:**
- **Client City:**
- **Client Postal Code:**

#### Project Description

- **Corporation of the City of Waterloo:**
  - Installation of Watermains on University Avenue from New Bedford Drive to Connecting Road ‘A’, Connecting Road ‘A’ from University Avenue to Country Squire Court, New Country Squire Road from University Avenue to 730 m East of University Avenue

- **Tanem Developments Limited:**
  - Construction of sanitary and storm sewers on Breakwater Crescent and block 102

- **Tanem Developments Limited:**
  - Construction of a watermain on Breakwater Crescent.

- **2136943 Ontario Inc.:**
  - Air
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# ERIS Historical Searches

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## National PCB Inventory

### Federal Source Database

#### National PCB Inventory of Detail Report

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Scott's Manufacturing Directory

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### Ontario Spills

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<td>WATERLOO NORTH HYDRO</td>
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## Ontario Spills

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**Certificate No.:** 0624-4XXPE7  
**Issue Date:** 6/29/2001  
**Status:** Approved  
**Application Status:** New Certificate of Approval  
**Concession:**  
**Lot:**  
**Region/County:** Regional Municipality Of Waterloo  
**Proponent:** Safety-Kleen (On-Site) Inc.  
**Address:** 520 Southgate Drive  
**City:** Guelph  
**Facility Type:** Other (describe)  
**District Office:** Guelph  
**Municipalities Served:** Waterloo North Hydro Inc.  
**Project Description:** This application is for a site specific approval for a Class 2 PCB decontamination unit. The unit will be utilized to treat 12,000 litres of PCB contaminated mineral oil on the premises of Waterloo North Hydro Inc.  
**Approval Description:**  

**Total Area (ha):** 1  
**Landfill Capacity (m³):**  
**Landfill Monitoring:**  
**Landfill Control Type:**  
**Est. Closure Date:**  
**Transfer Area (ha):**  
**Transfer Capacity (m³):**  
**Transfer Sites Cert. No.:**  
**Incinerator Area (ha):**  
**Incinerator Capacity (t):**  
**Processing Area (m²):**  
**Processing Capacity (m³/d):**  
**Processing Volume (m³):**  
**Processing Feed (m³):**  

**Waste Type:** Polychlorinated biphenyls (PCBs)  
**Waste Type Other:**  
**Waste Class:**  
**Other Approvals/Permits:** Waste Generator #ON0363500  
**Project Description:**  

**Waste Description:**  

**Site Closing Description:** 0624-4XXPE7
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**Water Well Information System**

**Map Key** | **Company** | **Address** | **Well Id** | **Lot** | **Concession** | **Concession Name** | **Easting Nad83** | **Northing Nad83** | **Zone** | **Utm Reliability** | **Construction Date** | **Primary Water Use** | **Secondary Water Use** | **Well Depth** | **Pump Rate** | **Static Water Level** | **Flow Rate** | **Clear/Cloudy** | **Specific Capacity** | **Final Well Status** | **Construction Method** | **Flowing (y/n)?** | **Elevation (m)** | **Elevation Reliability** | **Depth to Bedrock** | **Overburden/Bedrock** | **Water Type** | **Casing Material** |
|--------------|--------------|------------------------|-------------|---------|----------------|---------------------|---------------------|-------------------|---------|---------------------|---------------------|----------------------|-----------------------|----------------|-------------|----------------------|----------------|----------------|-----------------------|---------------------|------------------------|----------------|----------------|------------------------|----------------|----------------|------------------|----------------|
## Water Well Information System

### Province Source Database

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- **Easting Nad83:** 538910
- **Northing Nad83:** 4818189
- **Zone:** 17
- **Utm Reliability:** margin of error: 10 - 30 m
- **Construction Date:** 9/7/2007
- **Primary Water Use:**
- **Secondary Water Use:**
- **Well Depth:**
- **Pump Rate:**
- **Static Water Level:**
- **Flow Rate:**
- **Clear/Cloudy:**
- **Specific Capacity:**
- **Final Well Status:** Abandoned-Other
- **Construction Method:**
- **Flowing (y/n):**
- **Elevation (m):** 331.606597
- **Elevation Reliability:**
- **Depth to Bedrock:**
- **Overburden/Bedrock:**
- **Water Type:**
- **Casing Material:**

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## Water Well Information System

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- **Easting Nad83**: 538914.1
- **Northing Nad83**: 4818023
- **Zone**: 17
- **Utm Reliability**: margin of error : 100 m - 300 m
- **Construction Date**: 6/21/1965
- **Primary Water Use**: Domestic
- **Well Depth**: 25 ft
- **Pump Rate**: 
- **Static Water Level**: 15 ft
- **Flow Rate**: 
- **Clear/Cloudy**: CLOUDY
- **Specific Capacity**: 
- **Final Well Status**: Water Supply
- **Construction Method**: Cable Tool
- **Flowing (y/n)**: N
- **Elevation (m)**: 335.149291
- **Elevation Reliability**: 
- **Depth to Bedrock**: 
- **Overburden/Bedrock**: Overburden
- **Water Type**: FRESH
- **Casing Material**: CONCRETE

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**Easting Nad83:** 539039.1  
**Northing Nad83:** 4818073  
**Zone:** 17  
**Utm Reliability:** margin of error : 100 m - 300 m  
**Construction Date:** 10/17/1960  
**Primary Water Use:** Livestock  
**Secondary Water Use:** Domestic  
**Well Depth:** 123 ft  
**Pump Rate:** 18 GPM  
**Static Water Level:** 35 ft  
**Construction Method:** Cable Tool  
**Flowing (y/n):** N  
**Elevation (m):** 332.32843  
**Elevation Reliability:**  
**Depth to Bedrock:** Overburden  
**Water Type:** FRESH  
**Casing Material:** STEEL  

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## Water Well Information System

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- **Easting Nad83**: 539142
- **Northing Nad83**: 4818198
- **Zone**: 17
- **Utm Reliability**: margin of error : 10 - 30 m
- **Construction Date**: 5/1/2007

**Well Use**

- **Primary Water Use**
- **Secondary Water Use**

**Well Details**

- **Well Depth**: 6 m
- **Pump Rate**
- **Static Water Level**
- **Flow Rate**
- **Clear/Cloudy**
- **Specific Capacity**
- **Final Well Status**: Observation Wells
- **Construction Method**: Boring
- **Flowing (y/n)**
- **Elevation (m)**: 330.579772
- **Elevation Reliability**
- **Depth to Bedrock**
- **Overburden/Bedrock**: Overburden
- **Water Type**: PLASTIC
- **Casing Material**: PLASTIC

**Material Details**

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<td>Address</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------</td>
<td>-----------------------</td>
<td>---------</td>
</tr>
<tr>
<td>GCT</td>
<td>WATERLOO</td>
<td>WOOLWICH TOWNSHIP</td>
<td>WWIS-7</td>
</tr>
</tbody>
</table>

**Water Well Information System**

- **Well Information:**
  - **Map Key:** WWIS-7
  - **Company:** Environmental Risk Information Services Ltd.

**Well Details:**

- **Easting Nad83:** 538564.1
- **Northing Nad83:** 4818473
- **Zone:** 17
- **Utm Reliability:** margin of error : 100 m - 300 m
- **Construction Date:** 10/19/1962
- **Primary Water Use:** Domestic
- **Secondary Water Use:**
- **Well Depth:** 95 ft
- **Pump Rate:** 15 GPM
- **Static Water Level:** 32 ft
- **Flow Rate:**
- **Clear/Cloudy:** CLEAR
- **Specific Capacity:**
- **Final Well Status:** Water Supply
- **Construction Method:** Cable Tool
- **Flowing (y/n):** N
- **Elevation (m):** 327.055053
- **Elevation Reliability:**
- **Depth to Bedrock:**
- **Overburden/Bedrock:** Overburden
- **Water Type:** FRESH
- **Casing Material:** STEEL

**Thickness & Material:**

<table>
<thead>
<tr>
<th>Thickness (ft)</th>
<th>Original Depth (ft)</th>
<th>Material Colour</th>
<th>Material</th>
</tr>
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<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>MEDIUM SAND</td>
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</tr>
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<td>14</td>
<td>16</td>
<td>GRAVEL</td>
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</tr>
<tr>
<td>42</td>
<td>58</td>
<td>CLAY</td>
<td></td>
</tr>
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<td>35</td>
<td>93</td>
<td>HARDPAN</td>
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<tr>
<td>2</td>
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<td>GRAVEL</td>
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### Water Well Information System

<table>
<thead>
<tr>
<th>Address</th>
<th>Well Id</th>
<th>Lot</th>
<th>Concession</th>
<th>Concession Name</th>
<th>County</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>WWIS-8</td>
<td>7157287</td>
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<td></td>
<td></td>
<td>WATERLOO</td>
<td>WATERLOO CITY (WATERLOO TWP)</td>
</tr>
</tbody>
</table>

**Easting Nad83:** 539107  
**Northing Nad83:** 4818437  
**Zone:** 17  
**Utm Reliability:** margin of error: 10 - 30 m  
**Construction Date:** 12/14/2010  
**Primary Water Use:**  
**Secondary Water Use:**  
**Well Depth:**  
**Pump Rate:**  
**Static Water Level:**  
**Flow Rate:**  
**Clear/Cloudy:**  
**Specific Capacity:**  
**Final Well Status:**  
**Construction Method:**  
**Flowing (y/n):**  
**Elevation (m):**  
**Elevation Reliability:**  
**Depth to Bedrock:**  
**Overburden/Bedrock:**  
**Water Type:**  
**Casing Material:**  

<table>
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<th>Material Colour</th>
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### Water Well Information System

<table>
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<tr>
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<th>Lot</th>
<th>Well Id</th>
<th>Address</th>
<th>Company</th>
<th>Map Key</th>
<th>County</th>
<th>Municipality</th>
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</thead>
<tbody>
<tr>
<td>WWIS-9</td>
<td></td>
<td></td>
<td>7157288</td>
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<td></td>
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<td>WATERLOO</td>
<td>WATERLOO CITY (WATERLOO TWP)</td>
</tr>
</tbody>
</table>

- **Easting Nad83**: 539112
- **Northing Nad83**: 4818447
- **Zone**: 17
- **Utm Reliability**: margin of error: 10 - 30 m
- **Construction Date**: 12/15/2010
- **Primary Water Use**: 
- **Secondary Water Use**: 
- **Well Depth**: 
- **Pump Rate**: 
- **Static Water Level**: 
- **Flow Rate**: 
- **Clear/Cloudy**: 
- **Specific Capacity**: 
- **Final Well Status**: 
- **Construction Method**: 
- **Flowing (y/n)**: 
- **Elevation (m)**: 
- **Elevation Reliability**: 
- **Depth to Bedrock**: 
- **Overburden/Bedrock**: 
- **Water Type**: 
- **Casing Material**: 

<table>
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<tr>
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<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth</td>
<td></td>
<td></td>
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</tbody>
</table>
## Water Well Information System

<table>
<thead>
<tr>
<th>Map Key</th>
<th>Company</th>
<th>Address</th>
<th>Well Id</th>
<th>Lot</th>
<th>Concession</th>
<th>Concession Name</th>
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<th>Municipality</th>
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<tbody>
<tr>
<td>WWIS-10</td>
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<td></td>
<td>7157286</td>
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<td>WATERLOO</td>
<td>WATERLOO CITY (WATERLOO TWP)</td>
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</table>

**Easting Nad83:** 539120  
**Northing Nad83:** 4818441  
**Zone:** 17  
**Utm Reliability:** margin of error : 10 - 30 m  
**Construction Date:** 12/15/2010  
**Primary Water Use:**  
**Secondary Water Use:**  
**Well Depth:**  
**Pump Rate:**  
**Static Water Level:**  
**Flow Rate:**  
**Clear/Cloudy:**  
**Specific Capacity:**  
**Final Well Status:**  
**Construction Method:**  
**Flowing (y/n):**  
**Elevation (m):**  
**Elevation Reliability:**  
**Depth to Bedrock:**  
**Overburden/Bedrock:**  
**Water Type:**  
**Casing Material:**

<table>
<thead>
<tr>
<th>Thickness</th>
<th>Original Depth</th>
<th>Material Colour</th>
<th>Material</th>
</tr>
</thead>
</table>
Water Well Information System

<table>
<thead>
<tr>
<th>Well Id</th>
<th>Lot</th>
<th>Concession</th>
<th>Concession Name</th>
<th>County</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>6507764</td>
<td>066</td>
<td>GCT</td>
<td>WATERLOO</td>
<td>WATERLOO CITY (WATERLOO TWP)</td>
<td></td>
</tr>
</tbody>
</table>

- **Map Key**: WWIS-11
- **Company**: Environmental Risk Information Services Ltd.
- **Address**: lot 66
- **Well Id**: 6507764
- **Lot**: 066
- **Concession**: GCT
- **Concession Name**: WATERLOO
- **County**: WATERLOO CITY
- **Municipality**: WATERLOO TWP

### Detailed Information

- **Easting Nad83**: 539143.1
- **Northing Nad83**: 4818492
- **Zone**: 17
- **Utm Reliability**: margin of error: 10 - 30 m
- **Construction Date**: 4/14/1995
- **Primary Water Use**: Irrigation
- **Secondary Water Use**: Irrigation
- **Well Depth**: 174 ft
- **Pump Rate**: 90 GPM
- **Static Water Level**: 3 ft
- **Flow Rate**: N
- **Clear/Cloudy**: CLEAR
- **Specific Capacity**: N
- **Final Well Status**: Water Supply
- **Construction Method**: Rotary (Convent.)
- **Flowing (y/n)**: N
- **Elevation (m)**: 327.644653
- **Elevation Reliability**: N
- **Depth to Bedrock**: 157 ft
- **Overburden/Bedrock**: Bedrock
- **Water Type**: FRESH
- **Casing Material**: STEEL, OPEN HOLE

<table>
<thead>
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<th>Thickness</th>
<th>Original Depth</th>
<th>Material Colour</th>
<th>Material</th>
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<tbody>
<tr>
<td>1 ft</td>
<td>1 ft</td>
<td>BROWN</td>
<td>TOPSOIL</td>
</tr>
<tr>
<td>11 ft</td>
<td>12 ft</td>
<td>GREY</td>
<td>CLAY, SOFT</td>
</tr>
<tr>
<td>36 ft</td>
<td>48 ft</td>
<td>GREY</td>
<td>CLAY, MEDIUM-GRAINED</td>
</tr>
<tr>
<td>25 ft</td>
<td>73 ft</td>
<td>GREY</td>
<td>CLAY, TILL, MEDIUM-GRAINED</td>
</tr>
<tr>
<td>28 ft</td>
<td>101 ft</td>
<td>GREY</td>
<td>CLAY, MEDIUM GRAVEL</td>
</tr>
<tr>
<td>1 ft</td>
<td>102 ft</td>
<td>GREY</td>
<td>MEDIUM GRAVEL</td>
</tr>
<tr>
<td>4 ft</td>
<td>106 ft</td>
<td>GREY</td>
<td>CLAY, TILL, MEDIUM-GRAINED</td>
</tr>
<tr>
<td>8 ft</td>
<td>114 ft</td>
<td>GREY</td>
<td>SAND, MEDIUM GRAVEL</td>
</tr>
<tr>
<td>31 ft</td>
<td>145 ft</td>
<td>GREY</td>
<td>CLAY, HARD</td>
</tr>
<tr>
<td>12 ft</td>
<td>157 ft</td>
<td>GREY</td>
<td>CLAY, STONES, HARD</td>
</tr>
<tr>
<td>17 ft</td>
<td>174 ft</td>
<td>BLUE</td>
<td>SHALE, LIMESTONE, MEDIUM-GRAINED</td>
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<td>Map Key</td>
<td>Company</td>
<td>Address</td>
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</table>
| WWIS-12 |         | lot 63  | 6501477 | 063 | GCT        | WATERLOO       | WATERLOO CITY (WATERLOO TWP) |}

**Easting Nad83:** 538875.6  
**Northing Nad83:** 4817812  
**Zone:** 17  
**Utm Reliability:** unknown UTM  
**Construction Date:** 5/4/1951  
**Primary Water Use:**  
**Secondary Water Use:**  
**Well Depth:** 127 ft  
**Pump Rate:**  
**Static Water Level:**  
**Flow Rate:**  
**Clear/Cloudy:**  
**Specific Capacity:**  
**Final Well Status:** Test Hole  
**Construction Method:** Rotary (Convent.)  
**Flowing (y/n):**  
**Elevation (m):** 334.55368  
**Elevation Reliability:**  
**Depth to Bedrock:** 125  
**Overburden/Bedrock:** Bedrock  
**Water Type:**  
**Casing Material:**  

<table>
<thead>
<tr>
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<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 ft</td>
<td>1 ft</td>
<td>MUCK</td>
<td></td>
</tr>
<tr>
<td>9 ft</td>
<td>10 ft</td>
<td>MEDIUM SAND, GRAVEL</td>
<td></td>
</tr>
<tr>
<td>44 ft</td>
<td>54 ft</td>
<td>CLAY</td>
<td></td>
</tr>
<tr>
<td>22 ft</td>
<td>76 ft</td>
<td>CLAY, GRAVEL</td>
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</tr>
<tr>
<td>3 ft</td>
<td>79 ft</td>
<td>GRAVEL, CLAY</td>
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</tr>
<tr>
<td>3 ft</td>
<td>82 ft</td>
<td>GRAVEL</td>
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</tr>
<tr>
<td>43 ft</td>
<td>125 ft</td>
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</tr>
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<td>2 ft</td>
<td>127 ft</td>
<td>ROCK</td>
<td></td>
</tr>
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<td>Thickness</td>
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<td>---------</td>
</tr>
<tr>
<td>1 ft</td>
<td>1 ft</td>
<td>TOPSOIL</td>
<td></td>
</tr>
<tr>
<td>1 ft</td>
<td>2 ft</td>
<td>GRAVEL</td>
<td></td>
</tr>
<tr>
<td>47 ft</td>
<td>49 ft</td>
<td>CLAY</td>
<td></td>
</tr>
<tr>
<td>57 ft</td>
<td>106 ft</td>
<td>CLAY, GRAVEL</td>
<td></td>
</tr>
<tr>
<td>5 ft</td>
<td>111 ft</td>
<td>GRAVEL</td>
<td></td>
</tr>
<tr>
<td>6 ft</td>
<td>117 ft</td>
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</tr>
<tr>
<td>4 ft</td>
<td>121 ft</td>
<td>GRAVEL</td>
<td></td>
</tr>
<tr>
<td>1 ft</td>
<td>122 ft</td>
<td>ROCK</td>
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</table>

**Well Information**
- **Well Id:** 6501478
- **Lot:** 063
- **Concession:** GCT
- **Concession Name:** WATERLOO
- **County:** WATERLOO
- **Municipality:** WATERLOO CITY (WATERLOO TWP)

**Geographic Details**
- **Easting Nad83:** 538875.6
- **Northing Nad83:** 4817812
- **Zone:** 17
- **Utm Reliability:** unknown UTM
- **Construction Date:** 5/19/1951

**Construction Details**
- **Primary Water Use:**
- **Secondary Water Use:**
- **Well Depth:** 122 ft
- **Pump Rate:**
- **Static Water Level:**
- **Flow Rate:**
- **Clear/Cloudy:**
- **Specific Capacity:**
- **Final Well Status:** Test Hole
- **Construction Method:** Rotary (Convent.)
- **Flowing (y/n):**
- **Elevation (m):** 334.55368
- **Elevation Reliability:**
- **Depth to Bedrock:** 121
- **Overburden/Bedrock:** Bedrock
- **Water Type:**
- **Casing Material:**

**Thickly Material**
- **Material Colour:**
- **Material:**
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<th>Material</th>
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<tr>
<td>1 ft</td>
<td>1 ft</td>
<td>BROWN</td>
<td>CLAY</td>
</tr>
<tr>
<td>9 ft</td>
<td>10 ft</td>
<td>BROWN</td>
<td>SAND, GRAVEL</td>
</tr>
<tr>
<td>4 ft</td>
<td>14 ft</td>
<td>BROWN</td>
<td>SAND</td>
</tr>
<tr>
<td>1 ft</td>
<td>15 ft</td>
<td>BROWN</td>
<td>GRAVEL</td>
</tr>
<tr>
<td>15 ft</td>
<td>30 ft</td>
<td>BLUE</td>
<td>CLAY, SAND, LAYERED</td>
</tr>
</tbody>
</table>
## Water Well Information System

### Provincial Source Database

<table>
<thead>
<tr>
<th>Map Key</th>
<th>Company</th>
<th>Address</th>
<th>Well Id</th>
<th>Lot</th>
<th>Concession</th>
<th>Concession Name</th>
<th>County</th>
<th>Municipality</th>
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</thead>
<tbody>
<tr>
<td>n/a</td>
<td></td>
<td>139 NORTHFIELD DR</td>
<td>7121563</td>
<td></td>
<td></td>
<td></td>
<td>WATERLOO</td>
<td>WATERLOO CITY</td>
</tr>
</tbody>
</table>

- **Easting Nad83:**
- **Northing Nad83:**
- **Zone:**
- **Utm Reliability:** margin of error : 10 - 30 m
- **Construction Date:**
- **Primary Water Use:** Monitoring
- **Secondary Water Use:**
- **Well Depth:** 9.4 m
- **Pump Rate:**
- **Static Water Level:**
- **Flow Rate:**
- **Clear/Cloudy:**
- **Specific Capacity:**
- **Final Well Status:** Test Hole
- **Construction Method:**
- **Flowing (y/n):**
- **Elevation (m):**
- **Elevation Reliability:**
- **Depth to Bedrock:**
- **Overburden/Bedrock:**
- **Water Type:**
- **Casing Material:** PLASTIC, PLASTIC, PLASTIC, PLASTIC, PLASTIC, PLASTIC, PLASTIC, PLASTIC

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>0.9 m</td>
<td>0.9 m</td>
<td>BROWN</td>
<td>GRAVEL, SAND, PACKED</td>
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<tr>
<td>3.7 m</td>
<td>4.6 m</td>
<td>BROWN</td>
<td>SAND, GRAVEL, HARD</td>
</tr>
<tr>
<td>2.4 m</td>
<td>7 m</td>
<td>GREY</td>
<td>CLAY, SAND, HARD</td>
</tr>
<tr>
<td>2.4 m</td>
<td>9.4 m</td>
<td>BROWN</td>
<td>SAND, HARD</td>
</tr>
</tbody>
</table>
## Appendix: Ontario Database Descriptions

EcoLog Environmental Risk Information Services Ltd 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 EcoLog ERIS at the time of update. **Note:** Databases denoted with “*” indicates that the database will no longer be updated. See the individual database descriptions for more information.

### Provincial Government Source Databases:

<table>
<thead>
<tr>
<th>Database Name</th>
<th>Range</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td><strong>Abandoned Aggregate Inventory</strong></td>
<td>Up to Sept 2002</td>
<td>The MAAP Program maintains a database of all 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.</td>
</tr>
<tr>
<td><strong>Aggregate Inventory</strong></td>
<td>Up to Jun 2010</td>
<td>The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot/concession and city/town location. The database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.</td>
</tr>
<tr>
<td><strong>Abandoned Mines Information System</strong></td>
<td>1800-2005</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Borehole</strong></td>
<td>1875-Sept 2010</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Certificates of Approval</strong></td>
<td>1985-Mar 2011</td>
<td>This database contains the following types of approvals: Air &amp; Noise, Industrial Sewage, Municipal &amp; 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.</td>
</tr>
<tr>
<td><strong>TSSA Commercial Fuel Oil Tanks</strong></td>
<td>1948-Aug 2010</td>
<td>Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards &amp; Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.</td>
</tr>
<tr>
<td>Dataset Name</td>
<td>Date Range</td>
<td>Code</td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------------</td>
<td>------</td>
</tr>
<tr>
<td>Coal Gasification Plants</td>
<td>1987, 1988*</td>
<td>COAL</td>
</tr>
<tr>
<td>Compliance and Convictions</td>
<td>1989-Apr 2011</td>
<td>CONV</td>
</tr>
<tr>
<td>Drill Holes</td>
<td>1886-2005</td>
<td>DRL</td>
</tr>
<tr>
<td>Environmental Registry</td>
<td>1994-Apr 2011</td>
<td>EBR</td>
</tr>
<tr>
<td>TSSA Fuel Storage Tanks</td>
<td>Current to Jun 2010</td>
<td>FST</td>
</tr>
<tr>
<td>Ontario Regulation 347 Waste Generators Summary</td>
<td>1986-Oct 2010</td>
<td>GEN</td>
</tr>
<tr>
<td>Mineral Occurrences</td>
<td>1846-Nov 2010</td>
<td>MNR</td>
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</table>

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. 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, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

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.

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a “Report of Work”.

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, licence, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes things like; Approval for discharge into the natural environment other than water (i.e. Air), Permit to Take Water (PTTW), Certificate of Property Use (CPU), Approval for a waste disposal site, Order for preventative measures,(EPA s. 18), Order for conformity with Act for waste disposal sites.(EPA s. 44), Order for remedial work.(EPA s. 17) and many more.

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

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.

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 planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.
Non-Compliance Reports  1992(water only), 1994-2009

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.

Ontario Oil and Gas Wells  1800-Nov 2010

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Ontario Inventory of PCB Storage Sites  1987-Oct 2004

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.

Pesticide Register  1988-Mar 2011

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private and Retail Fuel Storage Tanks  1989-1996*

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).

Ontario Regulation 347 Waste Receivers Summary  1986-2008

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.


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. Information available includes Registration Number, Filing Owner, Property Address, Filing Date and Municipality.
Ontario Spills 1988-Nov 2010

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.

Wastewater Discharger Registration Database 1990-2009

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Waste Disposal Sites - MOE CA Inventory 1970-Mar 2011

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. For more current information for Waste Disposal Sites please see the EBR database, which will include information such as 'Approval for a waste disposal site (EPA s.27)' and 'Approval for use of a former waste disposal site (EPA s.46)'.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990*

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.

Water Well Information System 1955-Mar 2011

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.

Federal Government Source Databases:

Environmental Effects Monitoring 1992-2007*

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.

Environmental Issues Inventory System 1992-2001*

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.
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.

Contaminated Sites on Federal Land June 2000-May 2011  
The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003  
Fisheries & Oceans Canada maintains an inventory of all 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.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003  
The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all 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.

National Analysis of Trends in Emergencies System (NATES) 1974-1994*  
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.

National Defence & Canadian Forces Fuel Tanks Up to May 2001*  
The Department of National Defence 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.

The Department of National Defence 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.

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.
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 all 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.

**National PCB Inventory  1988-2008**

Environment Canada’s National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all 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.

**National Pollutant Release Inventory  1993-2009**

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.

**Parks Canada Fuel Storage Tanks  1920-Jan 2005**

Canadian Heritage maintains an inventory of all 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.

**Transport Canada Fuel Storage Tanks  1970-March 2007**

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 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, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

**Private Source Databases:**

**Anderson’s Waste Disposal Sites  1860s-Present**

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.**
Automobile Wrecking & Supplies  2001-Jun 2010

This database provides an inventory of all 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.

Chemical Register  1992, 1999-Jun 2010

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.).

ERIS Historical Searches  1999-Apr 2011

EcoLog 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.

Canadian Mine Locations  1998-2009

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.

Oil and Gas Wells  Oct 2001-Mar 2011

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 Nickles’ database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.


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.

Retail Fuel Storage Tanks  2000-Jun 2010

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. Information is provided on company name, location and type of business.


Scott’s Directory is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott’s listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company’s address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson’s Storage Tanks  1915-1953

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.
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-All listings for businesses were listed as they are in the city directory.
-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.
APPENDIX G

AERIAL PHOTOGRAPHS
APPENDIX H

PHOTOGRAPHS OF THE BUILDING AND PROPERTY
Floor trenches in the north bay of the vehicle service garage looking west. Trench also contains hydraulic fluid piping for the lifts to the right (not in picture).

Mezzanine in vehicle service garage containing drum of silicon floor sealant (left), 20L pails of hydraulic fluid (center), and 2 new oil ASTs (right), looking east.
Aboveground hydraulic lift, floor trench and sediment trap in southern bay of vehicle service garage, looking east
Hydraulic lift pit in northern bay of vehicle service garage, looking east
Floor trench in vehicle garage filled with sediment, looking east
PCB contaminated oil over 50 ppm ASTs in secondary containment in northeast corner of oil room, dip record for June is attached to AST support
Gasoline and diesel fuel pumps (left), pump control kiosk (right), USTs located behind kiosk, looking north

Former fuel pump location (foreground), receiving area (background), looking west
Exterior gravel storage area with new liquid filled transformers (non-PCB), looking northeast

Pole storage area, wooden poles are chemically treated at supplier, looking west
Old transformers stored for disposal by Gary Steacy Dismantling Ltd. located adjacent to northwest corner of oil room loading dock, looking northeast

4,500 L Waste oil AST, location of three former waste oil ASTs, north edge of oil room loading dock, looking east
Hydraulic lift at oil room loading dock, drain located beneath lift discharges to oil/water separator and then stormwater pond, tote in upper left corner contains new transformer oil, looking east

Soil cuttings and snow dump location on 350 Northfield Drive property, soil cuttings of unknown quality, looking northeast toward Northfield Drive
Vinyl floor tiles in server room adjacent to information systems department identified by Pinchin Environmental as containing asbestos, elevated floor constructed on top of ACM tiles, tiles in good condition
APPENDIX I

CURRENT PLAN OF SURVEY