PHASE ONE ENVIRONMENTAL SITE ASSESSMENT REPORT

EXISTING COMMERCIAL PROPERTY
5065 COUNTY ROAD 21,
HALIBURTON, ONTARIO
PROJECT NO. G024152E1

Prepared for:

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1.0 EXECUTIVE SUMMARY

Geo-Logic Inc. (Geo-Logic) conducted a Phase One Environmental Site Assessment (ESA) of a commercial property located at 5065 County Road 21, Haliburtion, Municipality of Dysart et al, Haliburton County, Ontario ('the Property"). The Property consists of an estimated 5.5 ha and is currently an active car dealership with automotive service. The irregular shaped lot fronts onto County Road 21 on the south and Mallard Road on the northeast. The area is municipally serviced for sewer and privately for water. First developed use was in 2005-2006 as a commercial property.

The Phase One ESA has been prepared to provide Mr. Bill Campbell with a professional opinion of the potential for materially significant environmental liabilities with respect to future use. It is understood it will continue to be used as a commercial property.

Observations made during the site reconnaissance inspection, surrounding property uses and historical documentation were reviewed as part of the Phase One ESA. Areas of potential environmental concern (APECs) were identified at the Property, including waste oil storage tanks and an oil water separator, and the use of a portion of the property for automotive service. A Phase Two ESA would be required to be completed to reduce the level of uncertainty related to the APEC's.

2.0 INTRODUCTION

2.1 PHASE ONE PROPERTY INFORMATION

This report presents the results of a Phase One Environmental Site Assessment (ESA) that was completed for a property located at 5065 County Road 21, Haliburtion, Municipality of Dysart et al, Haliburton County, Ontario (herein referred to as "the Property"). The assessment was conducted at the request Mr. Bill Campbell. It is our understanding that the report will be used to evaluate the potential for environmental issues prior to purchasing. The work was completed in accordance with our proposal PG-1677 dated of August 31, 2012 (Appendix A).

Based on interviews, land registry documents and aerial photography, the Property has operated as a car dealership with automotive service facility from 2006. The large modern facility was recently developed in 2005/ 2006, the property was previously undeveloped and consists of approximately 5.5 hectares (ha).

The area is municipally serviced for sewer and privately serviced for water. The general location is illustrated on the Vicinity Plan, Plate 1. The location with respect to surrounding roads and watercourses is illustrated on the Property Plan, Plate 2. Specific site details are provided on the Plot Plan, Plate 3. A Phase One Conceptual Site Plan is provided on Plate 4.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA was performed in general accordance with the Ontario Regulation (O. Reg.) 153/04 of the Environmental Protection Act (as amended in December 2009 by O. Reg. 511/09): Schedule D for Phase One Environmental Site Assessments under Part XV.1 of the Act.

The purpose of the Phase One ESA was to identify and document the current and historical environmental conditions that indicate if further investigation may be necessary to evaluate the potential environmental liabilities. To achieve the aforementioned purpose, the scope of work for this ESA included the following elements:

1. Compiled and reviewed available background information relating to past land use. Sources of information include municipal data and aerial photography.

2. Reviewed information on file through the Historical Environmental Information Reporting System (HEIRS) and the EcoLog Environmental Risk Information Service (ERIS) Standard reports. An ERIS standard report provides information associated with both the subject property and all neighbouring properties within 250 m, through a comprehensive search of all federal, provincial and private source data.

3. Carried out an inventory request of the Ministry of the Environment (MOE) and Technical Standards and Safety Authority (TSSA) files to search for prior reported including incidents such as spills.

4. Conducted a Property walkover inspection to evaluate the possible presence of large steel obstructions that may represent other underground storage tanks (USTs) or possibly buried drums.

5. Conducted an interview of personnel knowledgeable of the Property.

6. Analyzed data obtained from the investigation and presented the findings in a written report with appropriate conclusions and recommendations. The conclusions presented in this report are professional opinions based on the data described herein.

4.0 RECORDS REVIEW

4.1 GENERAL

A historical records review was completed for the Property which included a request for and/or review of the following mandatory records review components:

- Historical Environmental Information Reporting System (HEIRS)
- EcoLog ERIS report;
- Requests submitted to the TSSA;
- Available aerial photography of the Property and surrounding area;
- MOE available documentation for the Property;
- Chain of Title search based on the legal description of the Property; and
- Available environmental and historical reports related to the Property.

The findings of the records review are presented in the following sections.

4.1.1 Phase One Study Area Determination

The requirements for the Phase One Study, under O. Reg. 153/04, are to obtain and review records to evaluate potential environmental issues that may exist and to interpret any areas of potential environmental concern (APECs). As part of this investigation, properties located within 250 m were assessed.

No properties located greater than 250 m where identified that in our opinion should be included in the Phase One Study area. The findings are summarized in this section with supporting documentation provided in relevant sections.

The adjacent properties surrounding are described below and are generally residential or commercial in nature:

North: Vacant undeveloped land, Heating and Cooling contractor on northeast;
South: County Road 21, residential;
East: Gas Station, Independent Grocer, commercial along County Road 21; and,
West: Residential along County Road 21.

Grass Lake is located approximately 300m south of the property. Based on interviews with the property owner, the Property was farmland prior to being developed in 2005-2006 as a commercial property. The area is generally a mix of commercial services and residential.

4.1.2 First Developed Use Determination

The first developed use is the current car dealership constructed in 2005-2006 based on interviews with the building owner.

4.1.3 Fire Insurance Plans

In response to a search request through the HEIRS, no fire insurance plans were available. A copy of the HEIRS letter is presented in Appendix B.

4.1.4 Chain of Title

The following information was available from documents reviewed at the land registry office in Minden. The current owner is 97265 Ontario Limited. No environmental issues were listed on title. A breakdown of the information reviewed is presented on Table 1.

Table 1: Chain of Title for the Property

Owner	**Years of Ownership**
97265 Ontario Limited	January 2003- present
William Walker	1999 - 2003
William Grant (part 2 temporarily owned by Alexander Grant 1989- early 1990s)	1989-1999
Roger/ Beverly Woods (plan 19R4278 (1989) divided property)	1987 - 1989
John Peel	1985 - 1987
R. Fluegel	1976 - 1985
Private owners	1959 - 1976
Transferred by Veterans Land Act to J. Ingliss	1959

*Information obtained from information supplied by Land Registry office.

4.1.5 Environmental Reports

No previous environmental reports were available.

4.2 ENVIRONMENTAL SOURCE INFORMATION

Inquiries were made to obtain a number of documents regarding environmental information including information provided by maps, regulatory agencies (MOE, TSSA etc.), local agencies (municipal data, local library etc.) and environmental search information on file. Results from the information request are compiled in Appendix B.

4.2.1 Mapping

The location is presented on the National Topographic System Mapping from Energy, Mines and Resources Canada Mapping 31 E/02, Vicinity Plan, Plate 1. The location with respect to adjacent roadways and surrounding land uses is presented on Ontario Base Mapping Series (10 17 6900 49900, dated 1991) and is shown on the Property Plan, Plate 2. No environmental concerns are presented on the mapping reviewed.

4.2.2 Zoning

According to the Municipality of Dysart et al planning department, the Property and adjacent properties are zoned as Highway Commercial (CH) Zone. Properties to the south and west along County Road 21 are zoned as Suburban Residential Zone (RS) due to the availability of the municipal sewage system. To the northwest is zoned Rural Residential Zone (RR). A copy of the area zoning maps and permitted uses for the CH zone is included in Appendix B.

4.2.3 Ontario Ministry of Environment

A request under the Freedom of Information and Protection of Privacy Act (FOIPPA) was made to the Ontario Ministry of Environment (MOE) in regards to potential concerns. Requests were submitted for two (2) properties owned 97265 Ontario Limited including the main car lot at 5065 County Road 21 and 154 Industrial Park Road. The response letters document the air emissions Certificate of Approval located at the Industrial Park facility, waste generator forms and storm water management at the County Road 21 facility. Recommendations were made regarding record keeping, documentation and signage at the facilities. The MOE response letters are included Appendix B.

4.2.4 Historical Environmental Information Reporting System (HEIRS)

Environmental Risk Information Services (ERIS) was contacted regarding possible background information through the Historical Environmental Information Reporting System (HEIRS). ERIS indicated that no Fire Insurance Plans, no Property Underwriters' reports and no Property Underwriters' plans were found in relation to the Property. A copy of the HEIRS response letter and documentation is included in Appendix B.

4.2.5 Technical Standards and Safety Authority

The TSSA were contacted, Mr. Prem Lal, Coordinator of Public Information Services, indicated in a letter dated August 23, 2012 that there did not appear to be any outstanding instructions, incident reports, fuel spills or contamination records. The TSSA response letter is included in Appendix B.

4.2.6 Land Registry Search

A title search was performed at the local Land Registry Office in Minden. The title search indicated the current owner as 97265 Ontario Limited since 2003. Information on record at the land registry office in Minden was reviewed for past land use and potential environmental issues. No environmental issues were registered on title. A copy of the Land Registry document is included in Appendix B.

4.2.7 EcoLog Environmental Risk Information System

An EcoLog Environmental Risk Information System (ERIS) report was requested that provides a list of general environmental risks. The ERIS report is based on a number of databases including, but not limited to, the National PCB Inventory, National Pollutant Release Inventory, Occurrence Reporting Information System, Retail Fuel Storage Tanks, Private Fuel Storage Tanks, Waste Disposal Sites Inventory and Certificates of Approval. These records are discussed in detail including areas of potential environmental concern (APEC) or potentially contaminating activities (PCA). The ERIS report is included in Appendix B and documented two (2) records for the property and sixteen (16) records mapped within 250 m. A summary of the two (2) records reported for the Property are listed as the following:

- Two (2) Environmental Registry records

A summary of the sixteen (16) records reported within a 250m radius are listed as follows:

- One (1) Ontario Regulation 347 Waste Generators Summary,
- Four (4) Pesticide Registers,
- Two (2) Permits to Take Water,
- One (1) Ontario Spills record, and
- Eight (8) Water Well Information System records

The reports lists an additional unmapped records for Certificates of Approval and Fuel Storage Tank records that will be included in this report. The following sub-sections provide a brief explanation of the records contained in the ERIS.

i) Certificates of Approval (1985 – 2011): This is a database containing the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The report notes unmapped entries in the area that may be considered within 250m of the property including a 2004 municipal water and private sewage record listed for the Loblaws property to the east and an additional industrial air record dated 2000 for the Curry Motors property to the east at Industrial Park Road. No APEC's or PCA's were indentified.

ii) Environmental Registry (1994-May 2012), lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

The two (2) records identified are both for Curry Motors, both records were approved, the first was a 2000 entry for Curry Motors location to the east at Industrial Park Road and a 2006 entry for the current facility. The 2000 record was related to industrial air emissions related to auto body paint booth emissions, the 2006 entry related to industrial air emissions related to a waste oil furnace. The government has since banned the burning of used oil in space heaters, Mr. Popple indicated that the use of the waste oil furnace was discontinued. No APEC's or PCA's were indentified.

iii)TSSA Fuel Storage Tanks (Current to Jun 2011), 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.

The report notes unmapped entries in the area that may be considered within 250m of the property. The entries all for 1236657 Ontario Limited are for various years up to 2011. The address is not listed. A gas bar is located adjacent to the property , the business is related to the Independent Grocer facility. This presents an APEC.

iv) Ontario Regulation 347 Waste Generators Summary (1986-Apr 2012),under 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. The One (1) record listed within 250m of the property is for inorganic wastes generated at the Independent Grocer business located adjacent to the east. The unmapped locations listed on the report identify the land fill site and concrete mix facility, both on Industrial Park Road. No APEC's or PCA's were identified.

v)Pesticide Register (1988-Mar 2011) maintained by The Ontario Ministry of Environment is a database of all manufacturers and vendors of registered pesticides. The four (4) vendor records listed are for the Independent Grocer located adjacent to the east. No environmental impacts are expected at the Property based on this database as the records provided are for vendors and limited vendors of pesticides, not indicating the application of pesticides.

vi)Permit to Take Water (1994-July 2012) is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water. The two (2) records listed are located at the adjacent gas bar to the east. The permits allow the facility to lower water levels in underground storage tanks for storm water. No APEC's or PCA's were indentified.

vii)Ontario Spills (1988-2011) 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. The 2009 spill reported was located at the Independent Grocer located adjacent to the east. The spill related to equipment malfunction allowing 200 pounds of Freon to be discharged into the air. No APEC's or PCA's were indentified.

viii) Water Well Information Systems (1955 – 2011): This database describes locations and characteristics of water wells found within Ontario. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc.

Eight (8) Water Well Information System records are included within the ERIS report for areas within 250m of the Property. Though no wells are listed for the property, one drilled well was observed along the west side of the building. All wells listed are drilled wells into bedrock with depth ranging from 25 to 97metres. Overburden in the area is shallow ranging from 2 to 7m in depth.

The database provides data information only and does not indicate the potential for environmental impacts. No APEC's or PCA's were indentified.

4.3 PHYSICAL SETTING SOURCES

4.3.1 Aerial Photographs

Digital aerial photographs were reviewed from the National Air Photo Library for the years 1935, 1971, 1987, and 1993. A recent image from Google Maps (Online) from estimated 2010 was also reviewed.

The Property was not developed in any of the photographs from the National Air Photo Library. The 1935 photograph shows some development along County Road 21, Industrial Park Road is also visible. The area appears to be cleared for farmland usage. The 1971 photo indicates additional development along County Road 21 and a hydro line cleared to the north. The 1987 photo indicates additional development along County Road 21 and Industrial Park Road. Mallard Road has also been constructed. The 1993 photo again indicates additional development along County Road 21, Industrial Park Road and Mallard Road. A recent (estimated 2010) aerial photograph from Google Maps (online) indicates the Property as being developed similar to current. Copies of the digital aerial photographs are included in Appendix C.

4.3.2 Topography, Hydrology, Geology

TOPOGRAPHY: As depicted by the Vicinity and Property Plans, the surrounding topography can be described as generally irregular with the Property being elevated with a steep slope to the southeast towards Grass Lake and Drag River.

HYDROLOGY: Overland flow is directed towards Grass Lake and Drag River to the south. Surface water from the building and paved parking areas is directed to a constructed storm water pond along the east boundary.

GEOLOGY: The physiographic region is described as the Haliburton Highlands Region. The surrounding topography is dominated by a thin veneer of glacial drift overlying Precambrian bedrock. The area is dominated by ridge and valley structures controlled by the bedrock surface. Based on well records of the area, the overburden consists of sand, gravel and clay above Precambrian bedrock.

4.3.3 Fill Materials

Fill materials have been used across the property for construction and parking lot areas. Based on interviews, much of the fill required was generated on site during the blasting and construction activities to level the property for the building construction. This is an APEC.

4.3.4 Water Bodies and Areas of Natural Significance

There are no water bodies or areas of natural significance within the Phase One property area. Grass Lake is located approximately 0.3km to the south of the property.

4.3.5 Well Records

One drilled well was observed on the property, the property and surrounding properties are privately serviced for water. The ERIS report reported eight (8) well records within 250m of the property.

4.4 SITE OPERATING RECORDS

The Property is considered an "enhanced investigation property" under Ontario Regulation 153/04 as it is an operating garage. In accordance with the regulation, the following, as are applicable and reasonably accessible, were considered:

i. *Regulatory permits and records related to areas of potential environmental concern:* There were no regulatory permits and records related to APEC's identified.

ii. *Material safety data sheets (MSDS)*: MSDS sheets are maintained for products on site.

iii. *Underground utility drawings*: No Underground utility drawings were available for review.

iv. *Inventories of chemicals, chemical usage and chemical storage areas:* No chemical inventories were available.

v. *Inventory of above ground storage tanks and underground storage tanks*: Two (2) Aboveground storage tanks (ASTs) for waste oil are located on the north side of the building and one (1) propane tank in the northwest parking area. One (1) Underground storage tank (UST) for a waste oil separator tank was located within the auto body service area.

vi. *Environmental monitoring data, including data created in response to an order or request of the Ministry*: Any pertinent information related to this requested update of MOE documentation will be forwarded when it is received.

vii. *Waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347 of the Revised Regulations of Ontario, 1990 (General – Waste Management) made under the Act, or its predecessors:* The oil water separator located in the auto body service area and waste oil tanks are pumped as required by a licensed operator Safety Kleen. Records are maintained of the disposals.

viii. *Process, production and maintenance documents related to areas of potential environmental concern:* No documents were available for review.

ix. *Records of spills and records of discharges of contaminants, including records of spills and records of discharges of contaminants of which notice is required to be given to the Ministry under the Act and records of such spills and discharges required to be kept pursuant to Ontario Regulation 675/98 (Classification and Exemption of Spills and Reporting of Discharges) made under the Act:* There were no records of spills at the Property.

x. *Emergency response and contingency plans including spill prevention and contingency plans prepared pursuant to section 91.1 of the Act and Ontario Regulation 224/07 (Spill Prevention and Contingency Plans) made under the Act:* Emergency response and contingency plans are available.

xi. *Environmental audit reports:* There were no environmental audit reports available.

xii. *Site plan of facility showing areas of production and manufacturing:* No floor plans were provided.

5.0 INTERVIEWS

Geo-Logic interviewed Mr. Don Popple, a co-owner of the business. Mr. Popple has been involved with the business for several years including the development of the current location. The Property was vacant prior to development of the current building. The ground surface was mainly rock prior to development, blasting and construction activities generated crushed rock that was used for much of the fill materials required for construction. The building is heated using propane. The waste oil tanks and oil water separator are serviced on a regular basis by a licensed company. No in ground hoists are located in the building. There have been no spills, incidents or orders regarding the property. A storm water pond was required for the construction of the building, the pond is located along the east border of the property. The pond has functioned as designed with no known problems. A gas station is located down gradient of the property. The Property also includes a large vacant area to the north of the car lot, a private road runs through the vacant area to Mallard Road. There were no other known environmental concerns regarding historical or current activities associated with neighbouring Properties. No new APECs were raised during the interviews.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

In accordance with the Regulation, the following general requirements and information are provided. The site reconnaissance was conducted on September 7, 2012 by Mr. Bruce Selman of Geo-Logic. Clear weather conditions were experienced during the visit.

A summary of the Phase One ESA Site Inspection Checklist can be reviewed in Appendix B. Photographs of the Property are provided in Appendix D. The photographs document relevant structures and overall conditions. The assessor qualifications are provided in Appendix E.

6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

The following section provides a summary of the specific observations recorded on September 7, 2012. The Property encompasses an area on the order of approximately 14 acres (5.5 hectares) and is irregular in shape. Access is from County Road 21 on the south and Mallard Road on the northeast. The area is a commercial area with some residential.

Based on interviews, land registry documents and aerial photography, the Property has been operated as a car dealership since 2006. The dealership building includes a sales office/ show room area and a large automotive service area. Additional details are provided in the field notes. Refer to Appendix B for the completed checklist.

Two (2) ASTs for waste oil and a propane tank were observed, an underground oil water separator tank is located in the auto service unit. No observation of fuel oil spills or leaks was observed on the surface of the Property. No stressed vegetation was observed at the Property.

A drilled well is located to the west of the building, the well was approximately 25m in depth. A constructed storm water pond is located along the east boundary. Minimal debris was observed, the property appears to be well maintained. Environmental issues identified based upon the specific observations of the site reconnaissance activities are related to the automotive service at the facility and the existing storage tanks.

6.2.1 Enhanced Investigation Property

A site is considered to be an Enhanced Investigation Property if it is currently being used for industrial use, or currently or formerly used for commercial uses including as a garage, a bulk liquid dispensing facility such as a gas station, or for the operation of dry cleaning equipment. A portion of the property is currently used for automotive service. Based on information obtained for the Phase One ESA, this Property is considered an enhanced investigation property. For enhanced investigation properties, a checklist of records is to be identified, located and documented if possible to improve the assessment. The checklist includes the following:

1. Operations at the property including processing or manufacturing;
2. Hazardous materials used or stored at the Phase One property;
3. Products manufactured at the Phase One property;
4. By-products and wastes at the Phase One property;
5. Raw materials handling and storage locations at the Phase One property;
6. Location and contents of drums, totes and bins at the Phase One property;
7. Details of all oil/water separators at the Phase One property including, for each separator, the location, installation date, source of incoming liquid and effluent discharge location;
8. All vehicle and equipment maintenance areas, including the locations of maintenance, fluid storage and waste storage areas;
9. Details of all spills including the dates, locations, materials involved and volumes of material spilled;
10. Details of liquid discharge points such as water and French drains, including their locations; and
11. Details of all hydraulic lift equipment at the property including elevators, in-ground hoists and loading docks.

As this is an enhanced investigation property, additional observations and information was collected based on the checklist above. The following observations were made:

- No water body is present;
- No stressed vegetation was observed;
- There were no unidentified substances encountered

Additional information to satisfy the enhanced investigation requirements is provided below.

6.2.1.1 Summary of Aboveground Storage Tanks (ASTs)

The Phase One ESA identifies that two (2) ASTs for waste oil and one propane tank for heating.

6.2.1.2 Summary of Underground Storage Tanks (USTs)

The Phase One ESA identified that a waste oil separator tank was located in the auto body service unit.

6.2.1.3 Summary of Other Underground Structures

The garage area contains floor drains to oil water separator and the municipal sewer. No evidence of other underground structures was observed or reported.

6.2.1.4 Chemical Storage Areas

The Phase I ESA identified storage of chemicals and cleaners/oils related to current operations.

6.2.1.5 Hazardous Materials

The property operations include automotive service including engine oils and antifreeze products. Waste oils are contained in exterior above ground storage tanks, waste oil filters and other car products are contained in bins. The Phase I ESA did not identify any other hazardous waste materials.

6.2.1.6 Designated Substances

Designated substances are provided in the Ontario Occupational Health and Safety Act and Regulations (O. Reg. 490/09 and O. Regs. 835 to 846). Designated substances include acrylonitrile, arsenic, asbestos, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica and vinyl chloride. Due to the age of the building no designated substances were observed or anticipated.

6.2.1.7 Hazardous Waste

The operations include automotive service. Waste oils are stored and removed by a licensed operator. The Phase I ESA did not identify any other hazardous waste materials.

6.2.1.8 Solid Non-Hazardous Waste

The Phase I ESA identified that non-hazardous waste is stored for collection as required.

6.2.1.9 Existing Groundwater Issues

The area is municipally serviced for sewer and privately for water. No existing groundwater issues were identified.

6.2.1.10 Water, Wastewater and Storm water

The area ia municipally serviced area for sewer. A storm water pond was constructed as part of the development. The pond has functioned as designed with no known problems. No stressed vegetation observed. No environmental concerns are expected with water, wastewater and storm water.

6.2.1.11 Air Emissions

No C of A's related to air emissions are currently issued. A C of A for the auto body shop on Industrial Park Road owned by the same owners was included in the MOE documentation. No sources of air emissions were observed.

6.2.1.12 Pits, Ponds, or Lagoons

A storm water pond is present. Geo-Logic did not observe any other pits, ponds or lagoons.

6.2.1.13 Dry Cleaning Operations

No dry cleaning operations have or historically been documented at the Property.

6.2.1.14 Pesticides

Based on historic operations at the Property, large scale pesticide application is not expected.

6.2.1.15 Garages and Service Stations

The Property is an automotive service facility; a gas station is located to the southeast. These are APEC/PCA's.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

The site reconnaissance included an inspection to confirm the current conditions and identify any current land uses which may have or may cause actual and/or potential environmental impacts to the Property. Adjoining and neighbouring properties were observed. Written descriptions of the investigation were presented in previous sections and the site inspection checklist included in Appendix B.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

The Property has been used for commercial purposes including an automotive service from 2006 based on interviews, aerial photography and land registry information. In accordance with the Regulation, a table of current and past uses of the Property is required. Based on the information provided from the review of various documents, the following table is provided:

Table 2: Current and Past Uses of Property

Year	Name of Owner	Description of Property Use	Property Use[1]	Other Observations from Aerial Photos, FIPs, etc
2006–Present	97265 Ontario Limited	Auto sales and service	Commercial	Land registry, Aerial photographs; interviews
Prior 2006	Private owners	Agricultural	Vacant	Aerial photographs,, interviews

Notes:
Dates and uses are estimated based on information obtained from interviews and research information.
1 – the following types of property uses were considered:
Agriculture or other use; Commercial use; Community use; Industrial use; Institutional use; Parkland use; and, Residential use.

7.2 POTENTIALLY CONTAMINATING ACTIVITY

The MOE provides a list of Potentially Contaminating Activities (PCA) in Schedule D of O. Reg. 153 (as amended by O. Reg. 511/09, O. Reg. 245/10 and O. Reg. 179/11). The following is a list and description of PCAs at the Property based on the list provided by the MOE:

1. Gasoline and Associated Products Storage in Fixed Tanks (item #28)
2. Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems (item #52)

PCAs identified related to surrounding properties is based the gas station located to the southeast.

1. Gasoline and Associated Products Storage in Fixed Tanks (item #28)

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Including the list of PCAs identified in Section 7.2, the following Areas of Potential Environmental Concern (APECs) have been identified by the Phase One ESA site reconnaissance, interview and records review. The APECs identified are provided in Table 3:

Table 3: Areas of Potential Environmental Concern

Areas of Potential Environmental Concern (APECs)			
APEC	***Description of Area***	***Potential Environmental Concern***	***Potential Impacts***
A	Waste oil tanks, oil water separator tank, adjacent gas station	Potential for leaks and spills	Soil and groundwater
B	Automotive service	Potential for spills/leaks of fuels and other chemical products associated with the automotive garage.	Soil and groundwater

7.4 PHASE ONE CONCEPTUAL SITE MODEL

The Phase One conceptual site model is provided as Plate 4 within the Enclosures section. The model provides a basic overview of the Property, approximate locations of underground utilities and corridors, basic geological and hydrogeological information and any other pertinent data that may affect the Phase One ESA.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 PHASE TWO ENVIRONMENTAL SITE ASSESSMENT REQUIRED

The Phase One ESA represents a "snapshot" in time. Geo-Logic cannot guarantee the reliability of information provided by others. However, whenever possible, verification of authenticity was attempted. In conclusion, a Phase Two ESA is required to reduce the level of uncertainty regarding the identified PCAs, as discussed in Section 7.0.

8.2 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT ALONE

The Phase One ESA indicates that a Phase Two ESA is required to investigate the APECs. A record of Site Condition (if requested) cannot be filed without further investigation. It is understood that a Record of Site Condition has not been requested at this time.

8.3 SIGNATURES

The following signatures are provided of Geo-Logic staff that prepared and conducted the Phase One ESA. Mr. Nyle McIlveen, the qualified person with respect to this project, has provided his opinion and confirms that the findings and conclusions in this document were completed in accordance with the Regulation 153/04.

Following the References section of this report is the Statement of Limitations. These limitations are an integral part of this report. Should questions arise regarding any aspect of our report, please contact our office.

Sincerely yours,

Geo-Logic Inc.
GEOTECHNICAL ENGINEERS
AND HYDROGEOLOGISTS

Steven J. Gagné, H.B.Sc.

Nyle C. McIlveen, P. Eng.

LICENSED PROFESSIONAL ENGINEER
N. C. McILVEEN
Oct 23/12
PROVINCE OF ONTARIO

/bs

9.0 REFERENCES

Canadian Standards Association (CSA) Z768-01, "Phase I Environmental Site Assessment", reaffirmed 2006.

Chapman and Putnam, 1966. The Physiography of Southern Ontario, 2nd Edition. University of Toronto Press.

Chapman and Putnam, 1984. The Physiography of Southern Ontario, 3rd Edition. Ministry of Natural Resources.

Environmental Protection Act, R.S.O. 1990, and associated regulations.

Occupational Health and Safety Act, R.S.O. 1990, and associated regulations.

Ontario Ministry of the Environment, 2011. Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act (*Environmental Protection Act* 153/04, as amended).

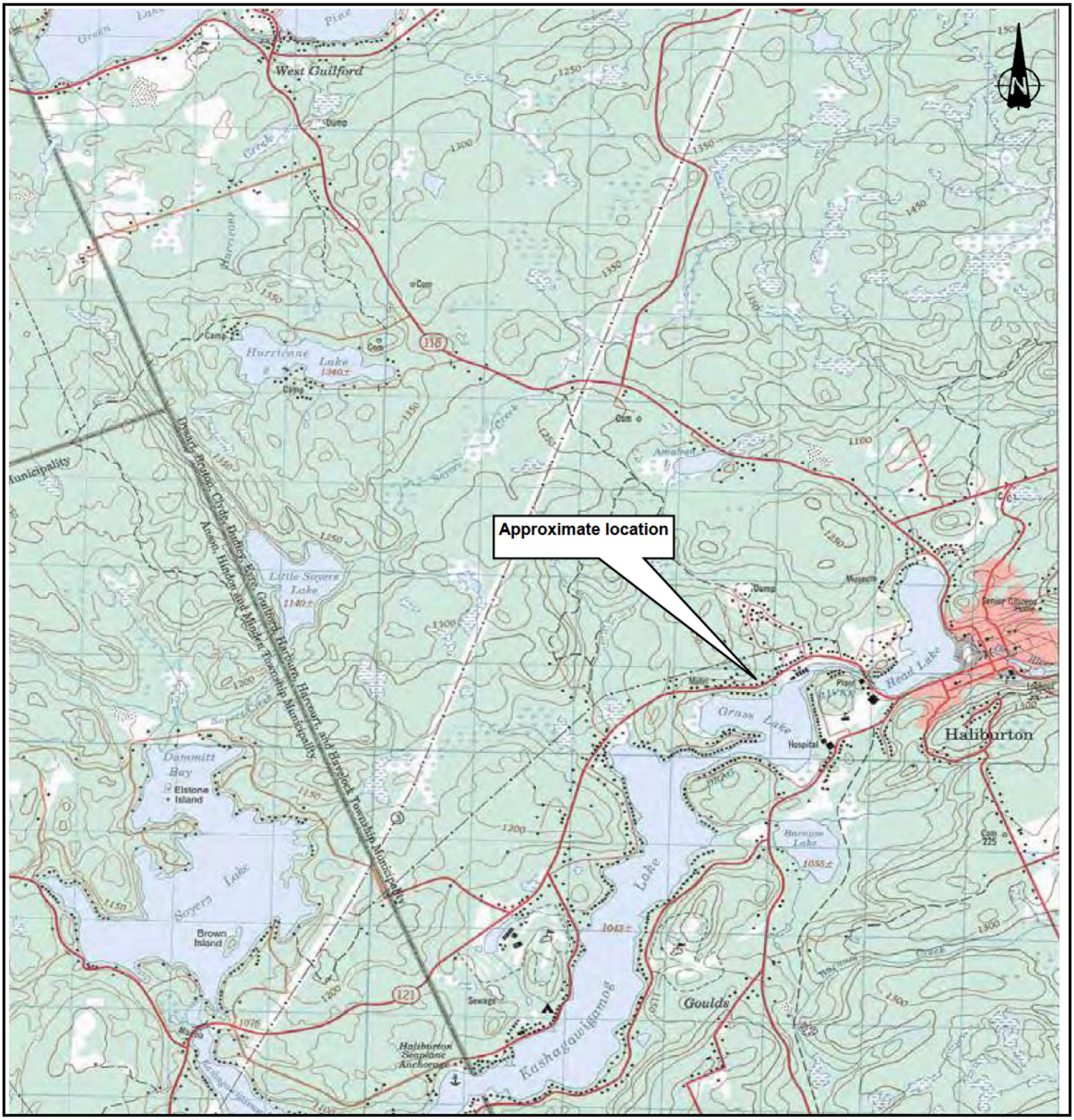
STATEMENT OF LIMITATIONS

This report is intended solely for Mr. Bill Campbell representing Thomas Pontiac Buick and any other parties explicitly identified in the report in assessing the environmental concerns of the property identified with a municipal address of 5065 County Road 21, Haliburton, Municipality of Dysart et al, Haliburton County, Ontario and is prohibited for use by others without Geo-Logic's prior written consent. This report is considered Geo-Logic's professional work product and shall remain the sole property of Geo-Logic. Any unauthorized reuse, redistribution of or reliance on the report shall be at the Client and recipient's sole risk, without liability to Geo-Logic. Client shall defend, indemnify and hold Geo-Logic harmless from any liability arising from or related to Client's unauthorized distribution of the report. No portion of this report may be used as a separate entity; it is to be read in its entirety and shall include all supporting drawings and appendices.

The conclusions and recommendations made in this report are in accordance with our present understanding of the project, the current site use, surface and subsurface conditions, and are based on available information, a site reconnaissance on the date set out in the report, records review and interviews with appropriate people and the work scope approved by the Client and described in the report and should not be construed as a legal opinion. Therefore, our liability is limited to interpreting accurately the information made available to us and assessing the property information investigated during this Phase One ESA. The services were performed in a manner consistent with that level of care and skill ordinarily exercised by members of environmental engineering professions currently practicing under similar conditions in the same locality. No other representations, and no warranties or representations of any kind, either expressed or implied, are made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

If conditions at the Property change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

ENCLOSURES



VICINITY PLAN

Phase One Environmental Site Assessment
5065 County Road 21
Haliburton, ON

Base map compiled from Energy, Mines and Resources Canada Map 31 E/2 dated 1996 (aerial photography 1994).

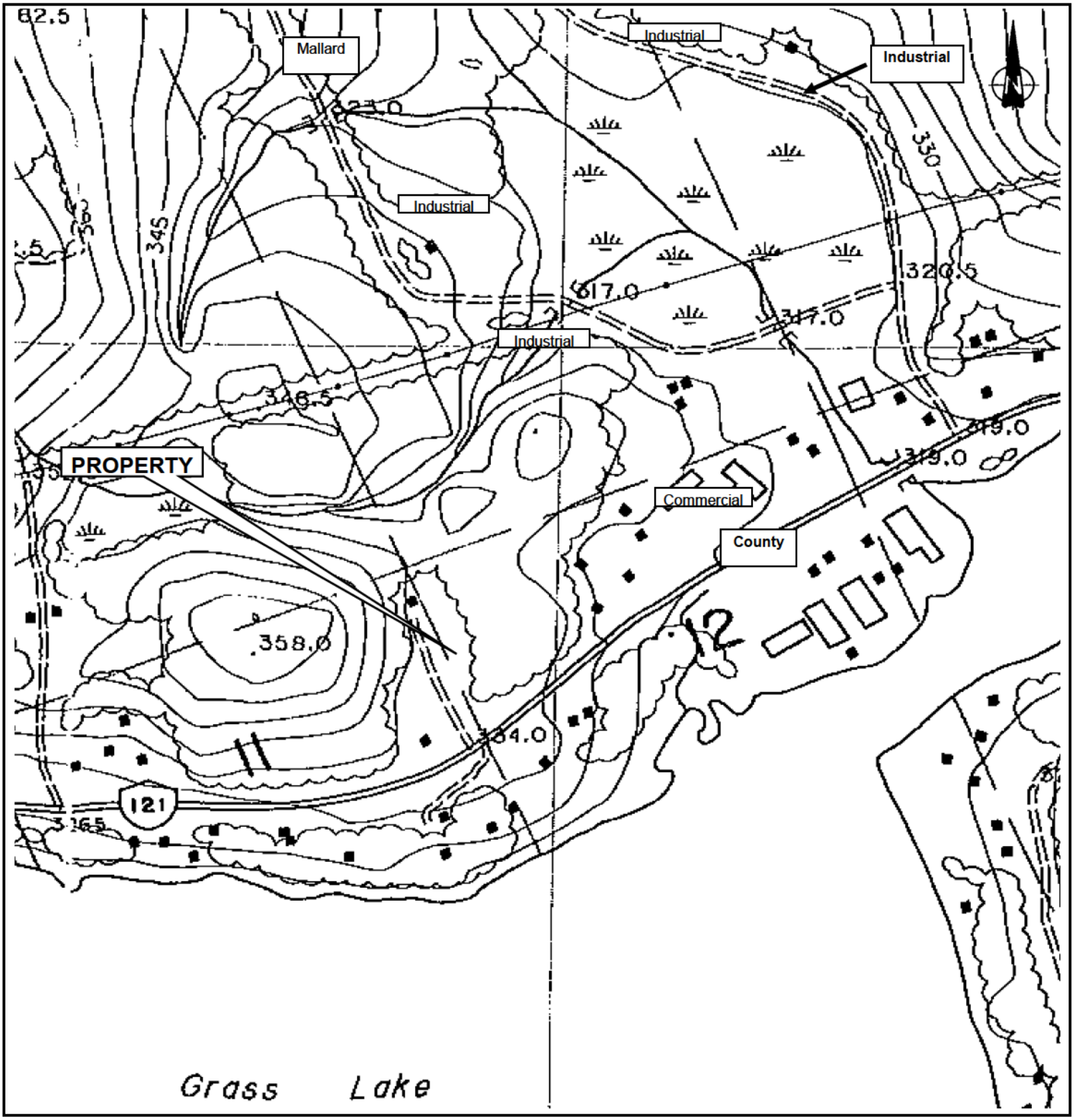
DATE: September 2012

SCALE: 1 : 50000

JOB NUMBER: G024152E1

DRAWING NUMBER: PLATE 1

GEO-LOGIC INC.
347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX (705) 749-9248 www.geo-logic.ca



PROPERTY PLAN

Phase One Environmental Site Assessment
5065 County Road 21
Haliburton, ON

Source: From Ontario Ministry of Natural Resources. Air Photography 1984; Published 1991 UTM Zone 17 6900 49900

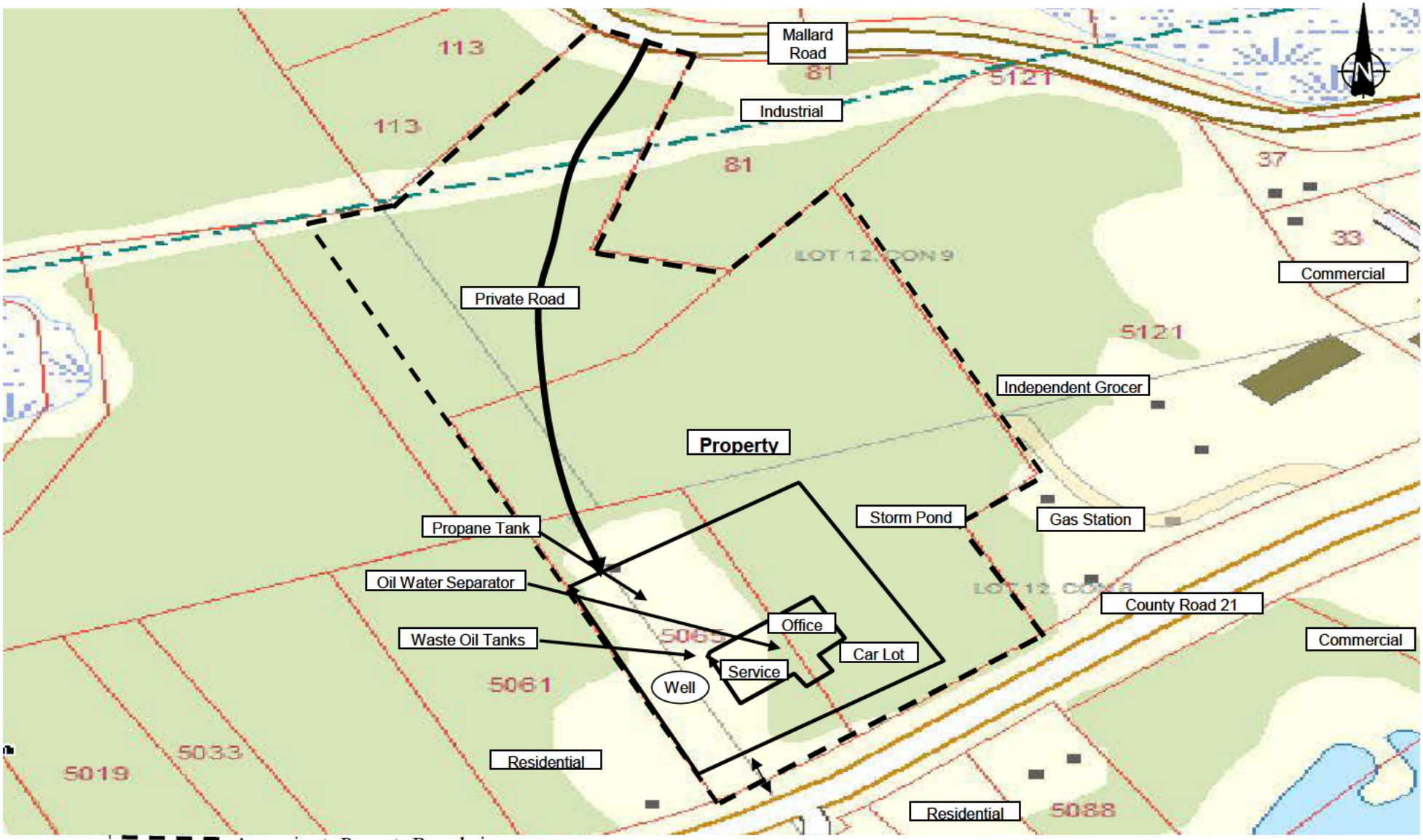
DATE: September 2012

SCALE: 1 : 10 000

JOB NUMBER: G04152E1

DRAWING NUMBER: PLATE 2

GEO-LOGIC INC.
347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX (705) 749-9248 www.geo-logic.ca



Approximate Property Boundaries

PLOT PLAN

Phase One Environmental Site Assessment
5065 County Road 21
Haliburton, ON

Compiled from interactive maps - Haliburton County

DATE: September 2012

SCALE: NTS

JOB NUMBER: G024152E1

DRAWING NUMBER: PLATE 3

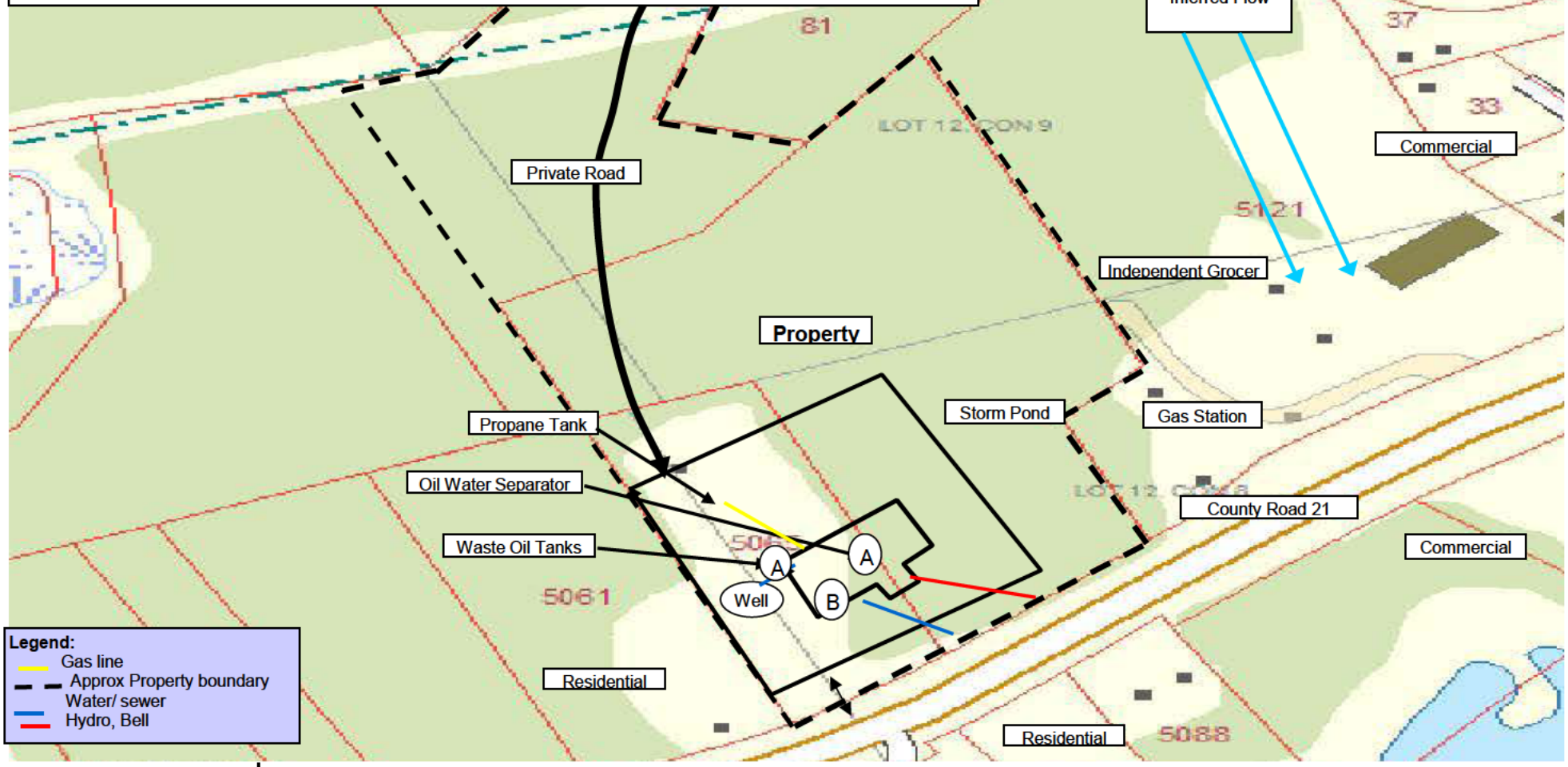
GEO-LOGIC INC.

347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7

(705) 749-3317 FAX (705) 749-9248 www.geo-logic.ca

Area of Potential Environmental Concern – Phase I Conceptual Site Model

Location	Description of Area	Potential Environmental Concern	Potential Impacts
A	Waste oil, oil / water separator tanks	Soil, groundwater	Impacts to soil and GW (metals, PHCs, VOCs)
B	Auto service	Soil, groundwater	Impacts to soil and GW (metals, PHCs, VOCs)



PHASE ONE CONCEPTUAL SITE MODEL

Phase One Environmental Site Assessment
5065 County Road 21
Haliburton, ON

Compiled from interactive maps - Haliburton County

DATE: September 2012

SCALE: NTS

JOB NUMBER: G024152E1

DRAWING NUMBER: PLATE 4

GEO-LOGIC INC.

347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7

(705) 749-3317 FAX (705) 749-9248 www.geo-logic.ca

APPENDIX A

PROPOSAL

GEO-LOGIC INC.
347 Pido Road, Unit 29
Peterborough, Ontario, K9J 6X7
Tel: (705) 749-3317
Fax: (705) 749-9248
www.geo-logic.ca
QMS ISO 9001 : 2008

OFFER OF SERVICES – CONFIRMATION

Thomas Pontiac Buick
100 University Avenue West
Cobourg, ON
K9A 4L1
Attention: Mr. Bill Campbell

DATE: August 31, 2012
OUR REF.: PG-1678
YOUR REF.:
FAX/EMAIL: b.campbell@thomaspontiac.com
TEL.:

THIS PROPOSAL ISSUED TO COVER:

PROJECT: Environmental Site Assessment (ESA)
SITE: 5065 County Road 21, Haliburton, ON
MANDATE: Phase One ESA

Dear Mr. Campbell:

Geo-Logic Inc. (Geo-Logic) is pleased to provide you with the following proposal to conduct a Phase One Environmental Site Assessment (ESA) for the above referenced property. It is understood that you are interested in purchasing the property and wish to evaluate the presence of potential environmental concerns. The property is an automotive dealership (Curry Motors) located in an area that is privately serviced for water and sewer. It is recommended that a Phase One be conducted at the property.

The Phase One ESA will be organized to include a comprehensive analysis of the historical and current usage of the property to identify if there are areas of potential environmental concern (APECs) regarding the existing property for current and future use. The scope of services for the ESA will include a records review, site reconnaissance, interviews, review and evaluation of information and the report preparation. The ESA shall be conducted in accordance with:

- The Ministry of the Environment (MOE) document:
  - *"Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act (Environmental Protection Act) 153/04", as amended, Ministry of the Environment, 2004.*
- The Canadian Standards Association (CSA) document:
  - *"Phase I Environmental Site Assessment", CSA Z768-01, reaffirmed 2006.*

If APECs are identified, a separate Phase Two ESA proposal will be prepared and discussed with the client at that time. The following sections of this proposal outline the scope of work to be conducted, the cost estimate and proposed schedule to complete the work.

INVESTIGATIVE WORK

The following work scope should be carried out in accordance with the documents listed above as part of the ESA:

1. Research into available background information relating to past land use. Potential sources of information may include municipal data, local conservation authority, local fire department, and aerial photography.

2. Obtain information on file through the Historical Environmental Information Reporting System (HEIRS) and the EcoLog Environmental Risk Information Service (ERIS) Standard report.

3. Carry out an inventory request of the MOE and Technical Standards and Safety Authority (TSSA) files to search for prior reported problems on the Site including incidents such as spills.

4. Conduct a site reconnaissance of the property and immediate area. Conduct an interview of the property owner, manager or available personnel that are knowledgeable of the subject property.

5. Review and evaluate information and data obtained from the ESA and present the findings in a written report with appropriate recommendations.

COST ESTIMATE

The upset fee for a Phase One ESA study will be on the order of $ (plus H.S.T.). The estimate below includes professional labour and out-of-pocket expenses but excludes applicable taxes. A detailed breakdown of the estimate is presented.

DETAILED COST BREAKDOWN – PHASE ONE ESA

1.	Background review and agency contact	$
2.	Geophysical walkover, Phase One site inspection and interviews	$
3.	Data review and evaluation, and report preparation	$
TOTAL PHASE ONE ESA ESTIMATE (excluding H.S.T.)		$

SCHEDULE AND TERMS OF PAYMENT

Phase One ESA's normally entail a period of 3 to 5 weeks. In order to improve turnaround times, basic requirements such as survey plans of the property, and any available background data such as appraisal reports, title search results, previous Phase One documents etc., that could be provided to Geo-Logic would be beneficial. The full fee for the ESA work will be due at the time of submitting our report.

If you are in agreement with this proposal, please complete the "Project Authorization" data form below and return a copy. Environmental personnel who are experienced with ESA studies throughout Ontario will carry out all work. We appreciate the opportunity to present this proposal for an interesting project. Should you have any questions regarding the planned work scope, related costs or scheduling, please contact our office.

Yours Truly,
Geo-Logic Inc.
Geotechnical Engineers
And Hydrogeologists

Steven J. Gagné, H.B.Sc.

Nyle McIlveen, P.Eng.

\bs

CONDITIONS: (PLUS H.S.T.)

1. By signing and returning this document, the client accepts this order and the General Terms and Conditions of Service (attached 2-page document)
2. Please confirm your file or purchase order number, if needed for payment.
3. Unless otherwise stated, above rates are based on a max. 8hrs/day or 40 hrs/week. Hours in excess, as well as work on Saturdays, will be charged at time-and-one-half. Sundays and legal holidays would be charged at double time.

SIGNATURE: _____ **POSITION:** _____

PRINT NAME: _____ **DATE:** _____

NAME AND BILLING ADDRESS IF DIFFERENT THAN ADDRESSEE:

COMPANY: _____ **TELEPHONE:** _____

CONTACT: _____ **FAX:** _____

ADDRESS: _____ **EMAIL:** _____

_____ _____

GENERAL TERMS AND CONDITIONS

These General Conditions of Service, including all attached Exhibits and documents referenced in those Exhibits, constitutes the complete and final Agreement between Geo-Logic Inc. (Geo-Logic) and Client. It supersedes all prior or contemporaneous communications, representations, undertakings or understandings of the parties, whether oral or written, relating to the scope of work or services described in our proposal and subject matter of this Agreement, except to the extent that such prior communications have explicitly been incorporated into the Agreement or one of the attached Exhibits. Modifications of this Agreement shall not be binding unless made in writing and signed by an authorized representative of each party.

Scope of Work: The work scope, schedule and associated fees defined in the proposal are based on Geo-Logic's current understanding of the project and on information provided by the Client. If the information is inaccurate, incomplete, if site conditions change, if contract documents or specifications involving our work change, or if Client redirects Geo-Logic to change original scope in the Proposal, a written amendment adjusting the scope, schedule and cost shall be agreed upon between Geo-Logic and Client prior to implementation. If the Amendment is not completed in a reasonable time, Geo-Logic may suspend the work at its discretion.

Payment: Client shall pay Geo-Logic for services rendered in accordance with the fee schedule set forth in the proposal attached hereto and made a part of this Agreement. Unless otherwise agreed, Geo-Logic will invoice Client monthly. Payment of Geo-Logic invoices shall be due upon receipt by Client and are past due 30 days from invoice date. Invoices not paid within 30 days shall be subject to an assessed interest charge of twenty-four percent (24%) per year, calculated monthly. Legal fees and collection costs in the amount of 15% will be charged to the client for all unpaid amounts. The Client is obligated to pay Geo-Logic for services performed under this Agreement regardless of Client's inability to secure financing, Client's decision to delay or postpone the project, or any other reason or cause. If Geo-Logic's services to Client under this Agreement is part of Client's services to the project Owner, in no way is payment to Geo-Logic from Client dependent on Owner payment to Client for reimbursement of services.

Standard of Care: Services performed by Geo-Logic will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering and science professions currently practicing under similar conditions in the same locality. No other representations, and no warranties or representations of any kind, either expressed or implied, are made.

Independent Contractor: The parties acknowledge and agree that Geo-Logic shall be an independent contractor and shall have responsibility for and control over the means of providing its services. Geo-Logic shall have the right to use subcontractors, as Geo-Logic deems necessary to assist in the performance of services.

Right of Entry, Permits, Site Information and Utilities: Client shall obtain all necessary permits and licenses and provide right of entry, access, and necessary permissions for Geo-Logic and its subcontractors to carry out the Services. Client warrants that it has furnished to Geo-Logic all information known to, or suspected by, Client relating to the past and existing conditions of the site, including but not limited to soil and geologic data, and on-site hazardous materials, and subterranean utilities. Geo-Logic may rely on such information. Client shall defend, indemnify and hold harmless Geo-Logic from all liability and damages to underground utilities or structures or any injury or loss arising from damage to underground utilities or structures whose locations are known to Client but not provided to Geo-Logic, or are provided incorrectly by Client. When conducting the subsurface exploration program, Geo-Logic Inc. will take every precaution necessary to prevent damage to the property, buildings, underground and overhead services, etc. These precautions include consultations with public utilities and/or municipal authorities for definition of points of entry of the underground services on the property. They also include consultation with the current landowner, tenant, or their on-site representative relative to the routing of public and private services on the property. If sufficient precautions were taken and damages or injury of any nature whatsoever occur, Geo-Logic Inc. shall not be liable nor responsible in any way for any injury of any nature whatsoever that may be suffered or sustained by anyone, for any loss or damages to property caused by the breakage of any underground services at the test locations or the conditions of the site at the test locations once work is completed, unless such damages or injury are caused by Geo-Logic's negligence.

Safety: It is explicitly agreed upon that Geo-Logic is solely responsible for the safety of its personnel in performance of the services provided in this agreement. Geo-Logic's professional services under this contract do not include, expressly or implied, the responsibility for protection or safety for other personnel on the Site, nor is Geo-Logic responsible for the review or adequacy of Site safety. Client shall provide safe access to the Site. If access to required locations of the Site in order to perform our work do not comply with current Federal, Provincial, or local laws, Geo-Logic may at its discretion suspend services until such identified conditions are brought into compliance.

Discovery of Hazardous Materials: Client recognizes that hazardous or suspected hazardous substances may be discovered at the site in the course of the Services and that the presence of such substances is neither the responsibility nor the cause of Geo-Logic. All contaminated samples, materials, and field equipment that cannot be readily cleansed shall remain the property and responsibility of the Client for proper handling and disposal. Client agrees that the discovery of any such substances shall constitute a changed condition for which Geo-Logic shall be fairly compensated. Client agrees to waive any claim against Geo-Logic, and agrees to defend, indemnify, and hold Geo-Logic harmless from any claim or liability for injury or loss of any type arising from any alleged or actual discovery of hazardous or suspected hazardous substances.

Samples: Geo-Logic reserves the right to discard samples immediately after testing is completed.

Construction Materials Testing: "Construction Materials Testing" is defined as services by Geo-Logic that include visual observations and tests to evaluate and document the construction work with general compliance of Project plans, specifications or specific reports. These observations and tests may be completed at the site, fabrication shops, or material suppler locations. If these services by Geo-Logic are included or amended to this agreement, the provisions of this article become an integral part of the agreement. Geo-Logic will only perform those tests and observations specifically requested by Client on work completed. Test results that do not meet project requirements will be reported to Client. Observations and tests completed by Geo-Logic in no way imply a guarantee or warranty of the constructed work. Geo-Logic does not assume any liability for damages in the event subsequent defects, omissions, errors or other deficiencies of the constructed work are discovered. At no cost to Geo-Logic, Client will provide all necessary documents, specifications, reports, and drawings applicable to the project to complete the testing and observation. The schedule and duration of required observation and testing continually changes through the course of the project. Geo-Logic will take reasonable efforts to be efficient with time spent and staff effort, but Client agrees that any delays, cancellations, schedule changes, overtime and such that alters Geo-Logic's anticipated labor hours and costs that are beyond the control of Geo-Logic will be charged according to the attached fee schedule. Part-time Construction Materials Testing is defined where Geo-Logic's personnel are on-site less than five (5) working days a week or less than forty (40) hours per week. If Construction Materials Testing is part-time, Geo-Logic is not responsible for nor liable for deficiencies in work completed in our absence, and in which Geo-Logic does not have access to or is obstructed or covered by subsequent work. Client agrees to provide minimum 24-hour notice for scheduling Geo-Logic personnel.

Insurance: Geo-Logic carries and shall maintain: worker's compensation insurance in statutory required amounts; Geo-Logic carries commercial general liability coverage and professional liability coverage. On demand, these amounts will be mutually agreed upon prior to commencing any work. Certificates for all such policies of insurance shall be provided to the Client upon request.

Indemnification: Geo-Logic agrees to indemnify and hold harmless Client (including its officers, directors, employees and agents) from and against any and all losses, damages, liabilities and expenses (including reasonable legal fees and reasonable costs of investigation) resulting from or arising out of any injury or death of any person (including employees and agents of Client and Geo-Logic), or damage or loss or destruction of any property (including property of Client and Geo-Logic and their respective employees and agents) resulting from or arising out of negligence or willful misconduct on the part of Geo-Logic in performing services hereunder to the extent caused by the negligent performance of services by Geo-Logic. Client agrees to defend, indemnify and hold harmless Geo-Logic (including its officers, directors, employees, agents, and subcontractors) from and against any and all losses, damages, liabilities and expenses (including legal fees and reasonable costs of investigation) to the extent resulting from or arising out of (a) any negligence or willful misconduct of Client; (b) any breach by Client of any warranties or other provisions hereunder; or (c) any condition existing at the project site prior to the arrival of Geo-Logic of which Geo-Logic had no actual knowledge and over which Geo-Logic had no control.

Limitation of Liability: To the fullest extent permitted by law, the liability of Geo-Logic (including its officers, directors, employees, agents, and subcontractors) to Client, or any third party, including any company affiliated with such parties, for damage or alleged damages whether in contract, tort (including negligence), or otherwise, shall not exceed $50,000 or the amount of the contract, whichever is greater. Any change or addition to work performed under this contract, whether authorized to Geo-Logic orally or in writing, shall be included in this liability limitation. It is expressly agreed that this is the sole and exclusive remedy of Client against Geo-Logic (including its officers, directors, employees, agents, and subcontractors) for professional services provided under this Agreement. In no way shall Geo-Logic (including its officers, directors, employees, agents, and subcontractors) be liable, whether in contract, tort, or otherwise, to Client for any loss of profits, delay damages, or any incidental or consequential loss or damage of any nature arising at anytime or from any cause, including negligence or breach of contract. Documents, including but not limited to reports, field data, laboratory data, and calculations submitted to Client by Geo-Logic are forbidden for reuse without Geo-Logic's written consent. Any unauthorized reuse of documents is at Client's sole risk, and with no liability or legal recourse to Geo-Logic (including its officers, directors, employees, agents, and subcontractors).

No Third Party Reliance: If Geo-Logic issues a report to Client, Geo-Logic may include in that report stating that it is intended to be relied upon exclusively by the Client and such other person or entity as Client and Geo-Logic may agree upon in writing as part of this Contract. No person or entity other than Client may rely on documents and reports issued by Geo-Logic without advance written consent of Geo-Logic, and no other third party beneficiaries are intended. Except as described above, the Client shall not assign its obligations under the Contract, any report or any related work product, without the prior written consent of Geo-Logic. Any unauthorized reuse or redistribution of Geo-Logic's work product or reports shall be at the Client and recipient's sole risk, without liability to Geo-Logic.

Ownership and Use of Instruments of Service: All reports, plans, data, notes, drawings, and other documents prepared by Geo-Logic are considered its professional work product and shall remain the copyright property of Geo-Logic. The Services and documents provided by Geo-Logic are intended for one-time use only. At the request and expense of Client, Geo-Logic shall provide the Client with copies of such documents. Client acknowledges that electronic media are susceptible to unauthorized modification, deterioration, and incompatibility, and therefore Client cannot rely solely upon the electronic media version. Geo-Logic will provide hard copy documents upon request.

Delays: If site conditions prevent or inhibit performance of Services or if unrevealed hazardous waste materials or conditions are encountered, Services under this Agreement may be delayed. Client shall not hold Geo-Logic responsible for damages or delays in performance caused by any such delays, or delays caused by the Client, its subcontractors, acts of God, acts and/or omissions of governmental authorities and regulatory agencies or other events which are beyond the reasonable control of Geo-Logic. Delays in excess of thirty (30) days shall, at the option of Geo-Logic, make this Agreement subject to termination or to renegotiation.

Litigation: In the event of a dispute relating to an Geo-Logic service or report results in litigation against Geo-Logic by Client or another claimant, and that Client/claimant does not prevail against Geo-Logic, then the Client/claimant shall pay all costs incurred by Geo-Logic in the defense of the claim, including reasonable attorneys fees. In any other legal dispute, the Client shall reimburse Geo-Logic for all direct expenses and time in connection with any disputes, litigation or arbitration involving representatives or documents of Geo-Logic arising out of the Services in accordance with Geo-Logic's then prevailing Schedule of Fees.

Property Transactions: In connection with any contemplated or actual purchase or sale of property related to the Services, Geo-Logic will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client or others arising out of data which is directly the product of Geo-Logic's Services.

Assignment: This Agreement shall be binding upon and to the benefit of the parties hereto and their respective successors and assigns provided that it may not be assigned by either party without consent of the other. All representations and obligations (including without limitation the obligations of Client to indemnify Geo-Logic and the Limitation of Liability) shall survive indefinitely the termination of the Agreement.

Severability: Any provision, to the extent it is found to be, unlawful or unenforceable shall be stricken without affecting any other provisions of this Agreement.

Termination: Client reserves the right to terminate the project at any time. In the event of such termination, Client shall pay Geo-Logic for all services performed and expenses incurred to the effective date of termination. In addition, Client shall pay Geo-Logic a reasonable amount for services and expenses directly attributable to termination, such as costs of terminating subcontracts, demobilization costs, and other related close-out costs. Geo-Logic shall have the right to terminate its obligations pursuant to this Agreement under the following circumstances: in the event of a breach of any obligation of Client or if Geo-Logic is unable, for any reason beyond its control, to perform its obligations pursuant to this Agreement in a safe, lawful or professional manner.

Written Notice: Notices pertaining to this Agreement shall be in writing and deemed to have been duly given if delivered in person, by overnight courier, or by facsimile with electronic confirmation to the respective party.

Governing Law: The laws of the Province in which the project site is located shall govern this Agreement.

APPENDIX B

- PHASE ONE ESA CHECKLIST,
- INTERVIEW SUMMARY,
- LAND REGISTRY INFORMATION,
- ZONING INFORMATION,
- MOE RESPONSE LETTERS;
- TSSA RESPONSE LETTER;
- HEIRS RESPONSE LETTER, AND
- ERIS ECOLOG REPORT

INTERVIEW SUMMARY

Client : Mr. Bill Campbell Project No : G024152E1

Project / Site : 5065 County Road 21, Haliburton, Ontario

Interview Date : September 7, 2012 Carried out by : B. Selman

Type of Interview : By telephone : _____ In Person : X

Location : Project site as above

Name of Interlocutor	Title	Firm
Mr. Don Popple	Co-Owner	

Interview Summary :

- Completed walkover of the Property with Mr. Popple
- Building construction completed 2006
- Large paved parking area, modern sales office with show room and large auto service area
- The Property was undeveloped and vacant prior to construction.
- Building has oil water separator in shop
- Waste oil tanks at back west side of building, drilled well in west central area – approx 25m depth.
- Propane tank at back for heating
- Storm water pond at central east border of property
- Lot is elevated from commercial properties to east
- Property has town sewer services
- Property includes large vacant area to north, private road on property to Mallard Road
- No outstanding issues/ orders, no spills – building is well maintained
- Curry Motors previously owned a property to the east of this property.

Transmitted Document (s): None

Prepared by : B. Selman Project Manager : S. Gagne

Date : September 7, 2012

PHASE I – ENVIRONMENTAL SITE ASSESSMENT
SITE INSPECTION CHECKLIST

Reference No. : G024152E1

Location (Address) : 5065 County Road 21, Haliburton

Coordinates (lat/long, NAD 83) :

Site Inspection Date : September 7, 2012

Completed by: B. Selman

Guide : D. Popple

Guide's Title : Co-Owner

Years Familiar with Site : Since design and construction 2005-2006

Project Manager : **S. Gagne**

0.0 HEALTH AND SAFETY PROCEDURE AND/OR EQUIPMENT REQUIRED

0.1 Details :

0.2 Equipment : PPE

1.0 QUESTIONNAIRE

Number/Age of buildings : Large car dealership construction completed 2006

Additions/Demolitions :

Historic Site use?

Actual and Previous Use	Years Occupied	Name of Owner	Description of Activities
Curry Motors (GM Dealer)	7	97265 Ontario	Car sales and service
undeveloped	Prior 2005	Various private	vacant

Does the Client have a Title Search ? ☐ Yes ☑ No

Drinking water and sewer services :
☑ Wells (number, depth) : ____Drilled approx 25m_____
☐ Historic or abandoned wells (number, depth) : _____
☐ Municipal aqueduct

☐ Septic system (**indicate location on plan**) ☐ Drainage field
☑ Municipal sanitary sewer

Current and previous heating systems :
☐ Natural gas year of installation : _____
☑ Propane year of installation : _____2006_____
☐ Electric year of installation : _____
☐ Oil year of installation : _____

Describe the number and location of furnaces, suspended furnaces, hot water tanks, etc. :
_____
_____

Are there storage tanks on Site? Were there historic storage tanks on Site?

Type	Location	Contents	Volume	Year of Installation	Material	Year Decommissioned
☑ underground ☐ above-ground	☑ indoor ☐ outdoor	Oil water separator		2006	☐ steel ☐ fibre-glass ☐ plastic	
☐ underground ☑ above-ground	☐ indoor ☑ outdoor	Waste oil (2 tanks)	~1000 litres	2006	☑ steel ☐ fibre-glass ☐ plastic	
☐ underground ☑ above-ground	☐ indoor ☑ outdoor	Propane			☑ steel ☐ fibre-glass ☐ plastic	
☐ underground ☐ above-ground	☐ indoor ☐ outdoor				☐ steel ☐ fibre-glass ☐ plastic	
☐ underground ☐ above-ground	☐ indoor ☐ outdoor				☐ steel ☐ fibre-glass ☐ plastic	
☐ underground ☐ above-ground	☐ indoor ☐ outdoor				☐ steel ☐ fibre-glass ☐ plastic	

Additional information about current or historic storage tanks :
Oil water separator in autobody shop pumped regularly by Safety Kleen, records available _____
_____

Are there other petroleum product installations ?
☐ Hydraulic lift (number) : _____0_____ (**indicate location on plan**)
☐ Hydraulic elevator (number) : _____0_____
☐ Generator : _____0_____
☐ Other : _____

Chemical products used ? Retail inventories for business _____

Fill material used on Site (type, location, amount/thickness, source) ?
Fill used across property, unknown quality, stream was realigned for construction of east building.

Residual materials generated on Site ?

☑ Paper, cardboard and other domestic waste
☐ Scrap metal in containers
☐ Tires
☐ Scrap metal on the ground
☐ Cooking oil and grease
☐ Other : _____

Was there ever on-Site waste disposal ?
____no_____

Is there known contamination or any other environmental event associated with the Site, or neighbouring properties ?no_____

Are there any complaints or infractions associated with the Site ? no _____

Are there permits, certificates of authorization, or other environmental documents associated with Site activities ? _____

Are there any previous environmental or geotechnical study reports available for the Site ?
NO _____

Is there evidence of pesticide-use, herbicide-use, or other products that might be spread/sprayed over the Site ?
☑ No ☐ Yes (describe) : _____

Are there known materials containing asbestos, UFFI, or PCBs on the Site ?

☑ No ☐ Yes (describe) : _____

If there is equipment suspected to contain ozone-depleting substances (air conditioning system, freezers, cold rooms, etc.), what company conducts maintenance activities of this equipment ?

Air conditioning_____

ADDITIONAL QUESTIONS FOR INDUSTRIAL SITES :

Are facility documents available ? (Material Safety Data Sheets, hazardous materials inventory, storage tank inventory, process flowcharts, etc.) : ___yes_____

Is there wastewater generated on Site (other than domestic water) ?
☑ No ☐ Yes (describe the point(s) of discharge and treatment process) : _____

Air emissions ?
☐ None other than ventilation and heating
☑ Yes (describe) : Auto Body has an approved paint spray booth _____

2.0 ON-SITE OBSERVATIONS

Visual limitations during inspection **NONE**

☐ Snow covering the Site ☐ Heavy rain
☐ High fence or storage activities blocking observation of neighbouring properties
☐ Other : _____

✦ **Take photos of the front and back of each building on Site, of each immediate neighbouring property, and of every item that may represent a potential environmental issue.**

✦ **Prepare a Site plan and indicate all pertinent observations.**

Number of storeys : ___1_____ Basement or crawl space : _____no_____

Staining on the ground? ☑ No ☐ Yes (describe) : _____
Evidence of leaks or spills from storage tank? ☑ No ☐ Yes (describe) : _____

Are there floor drains in the building? (**indicate location on plan, including the point(s) of discharge**) ☐ No ☑ Yes (describe) : ___In Auto body service to oil water separator_____

Presence of materials potentially containing asbestos ?

☑ No ☐ Yes (describe equipment and concentration) : _____

Presence of PCB-containing equipment?

☑ No ☐ Yes (describe) : _____

Presence of equipment containing ozone-depleting substances?

☑ No ☐ Yes (describe) : _____

_____

✦ **Describe exterior of property on Site plan (i.e. paved areas, fences, access routes, etc.)**

Topography : _ __on elevated area, steep slope to south_____
Drainage ditch or water body on the Site, or along Site boundaries : Property has a storm water pond on central east area _____

_____

Rainwater run-off : drains to storm water pond_____

_____

Evidence of a potential wetland area (**take several photographs**) : Storm water pond _____

Neighbouring properties: (indicate names and addresses of companies, if possible)

North : vacant land_____

East : Independent Grocer, gas station (down gradiant) _____

South : CR 21, residential_____

West : Residential along CR 21

Describe any evidence of potential impact to neighbouring properties : (i.e. service stations, storage tanks, fill material, outdoor storage, monitoring wells)

_____

_____

_____

_____

Additional notes/comments : _____

_____

_____

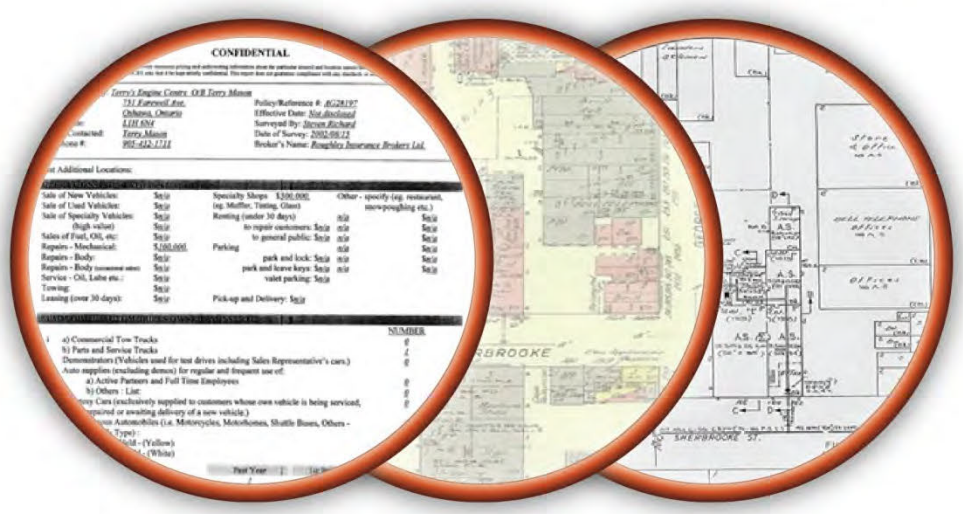
_____

Completed by : B. Selman_____

Signature : _____

HEIRS™

Historical Environmental Information Reporting System



Site Address:
5065 County Road 21
Haliburton ,Ontario

Project No:
20120823034

Opta Order ID:

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
September 27, 2012

opta
INFORMATION INTELLIGENCE

An **SCM** Company

150 Commerce Valley Drive W
8th Floor
Markham, Ontario L3T 7Z3
T: 905-882-6300
www.optaintel.ca

Report Completed By:
Sunita Kapoor

Opta Environmental Services
Historical Environmental Information Reporting System (HEIRS™)

September 28 2012

Ms. Eleanor Goolab
EcoLog ERIS
80 Valleybrook Drive
North York, Ontario M3B 2S9

Dear Eleanor,

Re: **Your Site Address: 5065 County Road 21, Haliburton**
Your Project No.: 20120823034

As requested, we have searched our records regarding the above site and the following information was found:

Information	Date(s)	Comment	Cost
Research Fee per street address		$50.00 flat fee per street address.	$50.00
Fire Insurance Plans	No Records Found	$100.00 for each Fire Insurance Plan.	
Reports: All Risk/Multi-Risk Inspection COPE Other	No Records Found	$55.00 for each Inspection/Survey report	
Site Plan(s)	No Records Found	$70.00 for each Site Plan	
		(2) Two or (4) Four Day Rush Fee.	
		Total	$50.00

NRF: No Records Found. NO: Not Ordered.

The total cost for this report is $50.00 plus courier charges (if applicable) and HST. Please see the Terms and Conditions for our search on page two of this report.

Thank you for employing the services of Opta Information Intelligence.

Sunita Kapoor
Opta Environmental Services

opta INFORMATION INTELLIGENCE
150 Commerce Valley Drive W
Markham, Ontario
L3T 7Z3
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Opta Environmental Services
Historical Environmental Information Reporting System (HEIRS™)
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 Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta 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. Opta 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

Opta 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 Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

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

Governing Document

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

Law

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

opta
INFORMATION INTELLIGENCE
150 Commerce Valley Drive W
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Section 7 COMMERCIAL ZONES

Commercial *Zones* include the following:

General Commercial *Zone*	C
Highway Commercial *Zone*	CH
Tourist Commercial *Zone*	CT

Section 8.2 of this By-law requires certain setbacks for industrial *uses* from CT *Zones* and residential *buildings*.

7.1 PERMITTED USES

In a Commercial *Zone*, no *person* shall *use* any *lot* or *construct* or *use* any *structure* for any purpose except for a *use* shown by an X in the following table to be a *permitted use* in that *zone*, subject to any applicable notes in the table.

COMMERCIAL *PERMITTED USES*	**C**	**CH**	**CT**
Residential uses			
Dwelling unit in a non-residential *building*	**X**	**X**	
Accessory dwelling			**X**
Accessory dwelling unit			**X**
Non-residential uses (See notes at end of non-residential uses section)			
Auditorium	**X**		
Automobile service station	**X** *(a)*	**X**	
Bank	**X**	**X**	
Business office	**X**	**X**	**X**
Car wash	**X** *(a)*	**X** *(a)*	
Clinic	**X**	**X**	
Commercial garage		**X**	
Commercial recreation park		**X**	**X**
Commercial school or club	**X**	**X**	
Drive-through restaurant	**X**	**X**	
Dry cleaning or laundry outlet	**X**		
Farm supply dealer		**X**	
Funeral home	**X** *(a)*	**X**	
Garden centre		**X**	
Gasoline/propane retail facility (2011-83)	**X** *(a)*	**X**	

COMMERCIAL *PERMITTED USES*	**C**	**CH**	**CT**
Home office	**X**	**X**	**X**
Any other *home business*		**X**	**X**
Hotel	**X** *(a)*	**X**	**X**
Laundromat	**X** *(a)*	**X** *(a)*	**X**
Liquor licensed premises	**X**	**X**	**X**
Lodge		**X**	**X**
Marina		**X**	**X**
Merchandise service shop	**X**	**X**	
Neighbourhood store	**X**	**X**	**X**
Parking lot	**X**		
Personal service shop	**X**	**X**	**X**
Printing shop	**X**	**X**	
Private park			**X**
Professional office	**X**	**X**	
Public use	**X**	**X**	**X**
Recreational camp			**X**
Recreational establishment	**X**	**X**	**X**
Restaurant	**X**	**X**	**X**
Retail lumber and building supply establishment		**X**	
Retail store	**X**	**X**	**X**
Self-service storage building		**X**	
Take-out restaurant	**X**	**X**	**X**
Vehicle agency	**X** *(a)*	**X**	
Veterinary clinic		**X**	
Accessory retail store		**X**	**X**
Open storage	**X**	**X**	**X**
Notes: *(a)* Only if served by a *sanitary sewer system*.			

7.2 ZONE PROVISIONS

In a Commercial *Zone*, no *person* shall *use* any *lot* or *construct* or *use* any *structure* for any purpose except in accordance with the *zone provision* requirements shown in the following table to be applicable in that *zone*, subject to any applicable notes in the table.

COMMERCIAL *ZONE PROVISIONS* (See notes at end of table)	**C**	**CH**	**CT**
Lot area, minimum	no minimum	2,040 m^2	2,040 m^2
Lot frontage, minimum	no minimum	30 m	60 m
Dwelling units per *lot*, maximum	2	2	not applicable
Accessory dwellings plus *accessory dwelling units* per *lot*, maximum	not applicable	not applicable	1
Minimum water setback	30 m *(a)*	30 m *(a)*	30 m *(a)*
Minimum lot line setback, front	1.5 m	13.5 m *(b)*	13.5 m *(b)*
Minimum lot line setback, exterior side	1.5 m	13.5 m *(b)*	13.5 m *(b)*
Minimum lot line setback, interior side (By-law 2007-34)	no minimum *(c)*	1.5 m *(b)*, *(d)*	7.5 m *(b)*
Minimum lot line setback, rear (By-law 2007-34)	7.5 m *(e)*	7.5 m *(b)*	7.5 m *(b)*
Dwelling unit area, minimum	37 m^2 *(f)*	37 m^2 *(f)*, *(g)*	37 m^2 *(f)*, *(g)*
Structure height, maximum	12 m	11 m	11 m
Naturalized open space, minimum percentage of *lot area*	no minimum	20%	30%
Open storage, maximum percentage of *lot area*	10% *(h)*	35% *(h)*	10% *(h)*
Parking space setback from *street line*, minimum	1 m	1 m	1 m
Parking space setback from *lot line*, minimum	4 m *(i)*	3 m *(i)*	3 m *(i)*
Planting strip width, minimum	3 m *(j)*	3 m *(j)*	3 m *(j)*

COMMERCIAL *ZONE PROVISIONS* (See notes at end of table)	**C**	**CH**	**CT**

Notes:

(a) If the *lot* was registered as of March 11, 2004 and has not been *altered* since, and a *main building* was located on the *lot* on that date, the minimum is 20 m.

(b) If a *marina* that abuts a Residential *Zone*, the minimum is 30 m.

(c) If the *interior side lot line* does not abut an Institutional or Commercial *Zone*, the minimum is 7.5 m.

(d) If the subject *lot line* abuts a Residential *Zone*, the minimum is 4.5 m, subject to note (b) if applicable.

(e) If the *rear lot line* abuts a Residential *Zone*, the minimum is 10.5 m. (2007-34)

(f) If not a *bedsitting dwelling unit*, the minimum is 37 m^2 plus 13.5 m^2 for each bedroom, subject to note (g) if applicable.

(g) If an *accessory dwelling*, the minimum is 74 m^2.

(h) If the *open storage* is *accessory* to a *marina* in the CT *Zone* or to a *vehicle agency*, no maximum.

(i) If the *lot line* abuts a *zone* that is not a Residential *Zone* or a *lot* with no *residential use*, no minimum.

(j) A *planting strip* is required only along those parts of an *interior side lot line* or a *rear lot line* that abut a Residential *Zone* or a *lot* with a *residential use*.

7.3 COMMERCIAL EXCEPTION ZONES

7.3.1 C Exception Zones

7.3.1.1 C-1 Exception Zone (By-law 2010-123)

Despite any provision to the contrary of Section 7, or any other provision of this By-law, within the C-1 Exception *Zone* the following provisions shall apply:

(a) *Permitted uses*:

Despite Section 7.1 of this By-law, the only *permitted uses* are as follows:

- a *dwelling unit* in a non-residential *building*
- a business office, restricted to 93 sq. metres
- a *clinic*, limited to one practitioner
- a *home office*
- a *personal service shop*, restricted to 93 sq. metres
- a professional office, restricted to 93 sq. metres
- a *retail store*, restricted to 93 sq metres

(b) *Zone provisions*:

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

PROPERTY DESCRIPTION: PT LT 11-12 CON 8 DYSART; PT LT 11-12 CON 9 DYSART PT 14 19R2953, PT 1 19R6903, PT 1 & 2 19R4278, PT LT 11 CON 9 DYSART PT 1 19R8846; T/W H244520, S/T H254155, T/W EASEMENT OVER PT LT 12 CON 8 DYSART PT 1 19R8133 AS IN LT251; DYSART ET AL

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN H159543. PLANNING ACT CONSENT AS IN H229949. PLANNING ACT CONSENT AS IN HA5443.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
CONSOLIDATION FROM 39174-0401 39174-0018

PIN CREATION DATE:
2008/11/21

OWNERS' NAMES
97265 ONTARIO LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2008/11/21 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 2006/07/24 **						
H106034	1980/05/30	CERTIFICATE				C
	REMARKS: OF APPROVAL					
19R2953	1983/11/17	PLAN REFERENCE				C
H125509Z	1983/12/22	REST COV APL ANNEX				C
19R4278	1989/01/11	PLAN REFERENCE				C
19R6903	2000/09/08	PLAN REFERENCE				C
H244520	2003/01/23	TRANSFER	$330,000		97265 ONTARIO LIMITED	C
H244521	2003/01/23	TRANSFER	$20,000		97265 ONTARIO LIMITED	C
H244522	2003/01/23	AGREEMENT				C

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
19R7778	2004/05/04	PLAN REFERENCE				C
H254155	2004/06/16	TRANSFER EASEMENT			HYDRO ONE NETWORKS INC.	C
H256943	2004/10/21	LIEN				C
H256944	2004/10/21	LIEN				C
H256945	2004/10/21	LIEN				C
H265907	2006/01/17	AGREEMENT				C
	REMARKS: SITE PLAN					
H268928	2006/06/30	CHARGE	$450,000		SALVATORI, LEONARD 537985 ONTARIO LIMITED	C
H268929	2006/06/30	CHARGE	$800,000		537984 ONTARIO LIMITED 537985 ONTARIO LIMITED 537986 ONTARIO LIMITED	C
H269149	2006/07/14	LIEN		*** DELETED AGAINST THIS PROPERTY ***		
HA1590	2007/05/25	LR'S ORDER		LAND REGISTRAR	LAND REGISTRAR	C
	REMARKS: TO AMEND DESCRIPTION TO ELABORATE ON THE EASEMENT CREATED IN LT251 FORBOTH THE DOMINANT AND SERVIENT LANDS					
19R8846	2008/09/24	PLAN REFERENCE				C
HA5443	2008/11/20	TRANSFER	$10,000	NIMIGON, PHILIP	97265 ONTARIO LIMITED	C
	REMARKS: PLANNING ACT CONSENT					
HA6594	2009/07/20	NOTICE AGREEMENT	$1,275,000	97265 ONTARIO LIMITED	537984 ONTARIO LIMITED 537985 ONTARIO LIMITED 537986 ONTARIO LIMITED	C
	REMARKS: H268929					
HA12666	2010/12/03	DISCHARGE INTEREST		*** COMPLETELY DELETED *** 97265 ONTARIO LIMITED		
	REMARKS: H269149.					

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.

DATABASE REPORTS

Canada's Primary Environmental Risk Information Service

Project Site:	**ESA** **5065 Cr 21** **Haliburton, ON**
Client:	**Bruce Selman** **Geo-Logic Inc.** **347 Pido Road, Unit 29** **Peterborough, ON K9J6X7**
ERIS Project No:	**20120823034**
Report Type:	**Standard Report - .25km Search Radius**
Prepared By:	**Shermin Haider** shaider@eris.ca
Date:	**September 04, 2012**

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416-510-5204 • Fax: 416-510-5133 Toll Free: 1-866-517-5204 • www.eris.ca • info@eris.ca

Table of Contents

Order Number: 20120823034
Site Name: ESA
Site Address: 5065 Cr 21 Haliburton, ON
Report Type: Standard Report, 0.25 km Search Radius

	Section
Report Summary *This outlines the number of records from each database that fall on the site, and within various distances from the site.*	i
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.*	ii
Site Profile *This table describes the records that relate directly to the property that is being researched.*	iii
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.*	iv

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Environmental Registry	3
List of TSSA Expired Facilities	4
Fuel Storage Tank	5
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Appendix: Database Descriptions

Report Summary

Order Number: 20120823034
Site Name: ESA
Site Address: 5065 Cr 21 Haliburton, ON
Report Type: Standard Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0	0
AGR	Aggregate Inventory	Y	0	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	2	2
AUWR	Automobile Wrecking & Supplies	Y	0	0	0	0
BORE	Borehole	Y	0	0	0	0
CA	Certificates of Approval	Y	0	0	3	3
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0	0
CHEM	Chemical Register	Y	0	0	0	0
COAL	Coal Gasification Plants	Y	0	0	0	0
CONV	Compliance and Convictions	Y	0	0	0	0
CPU	Certificates of Property Use	Y	0	0	0	0
DRL	Drill Hole Database	Y	0	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0	0
EBR	Environmental Registry	Y	2	2	0	2
ECA	Environmental Compliance Approval	Y	0	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0	0
EHS	ERIS Historical Searches	Y	0	0	7	7
EIIS	Environmental Issues Information System	Y	0	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	9	9
FCON	Federal Convictions	Y	0	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	2	2
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0	0
FST	Fuel Storage Tank	Y	0	0	11	11
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	1	19	20
HINC	TSSA Historic Incidents	Y	0	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0	0
INC	TSSA Incidents	Y	0	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0	0
MNR	Mineral Occurrences	Y	0	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0	0
NPCB	National PCB Inventory	Y	0	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0	0

Report Summary

Order Number: 20120823034
Site Name: ESA
Site Address: 5065 Cr 21 Haliburton, ON
Report Type: Standard Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
ORD	Orders	Y	0	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0	0
PES	Pesticide Register	Y	0	4	6	10
PINC	TSSA Pipeline Incidents	Y	0	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0	0
PTTW	Permit to Take Water	Y	0	2	0	2
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0	0
RSC	Record of Site Condition	Y	0	0	2	2
RST	Retail Fuel Storage Tanks	Y	0	0	3	3
SCT	Scott's Manufacturing Directory	Y	0	0	8	8
SPL	Ontario Spills	Y	0	1	3	4
SRDS	Wastewater Discharger Registration Database	Y	0	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	1	1
WWIS	Water Well Information System	Y	0	8	397	405
		TOTAL	2	18	474	492

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.

SITE DIAGRAM

ECOLOG ERIS
Pinpointing Your Environmental Risks
80 Valleybrook Dr, Toronto, ON M3B 2S9
416-510-5204

Project Property: ESA
5065 Cr 21
Haliburton, ON

ERIS Project #: 20120823034

Date: SEP-04-2012

LEGEND

- Project Property
- Database Location

Points of Interest
- Chimney
- Silo

Pipe & Transmission Lines
- Pipeline
- Transmission Line
- Transmission Tower
- Transformer Station

Rail
- Railway - Main
- Railway - Sidetrack
- Railway - Abandoned
- Bridge
- Tunnel

Transportation - Other
- Embankment
- Trail
- Runway

Hydrographic Features
- Permanent Waterway
- Intermittent Waterway
- Open Reservoir
- Dyke/Levee
- Dam
- Breakwall
- Wetland

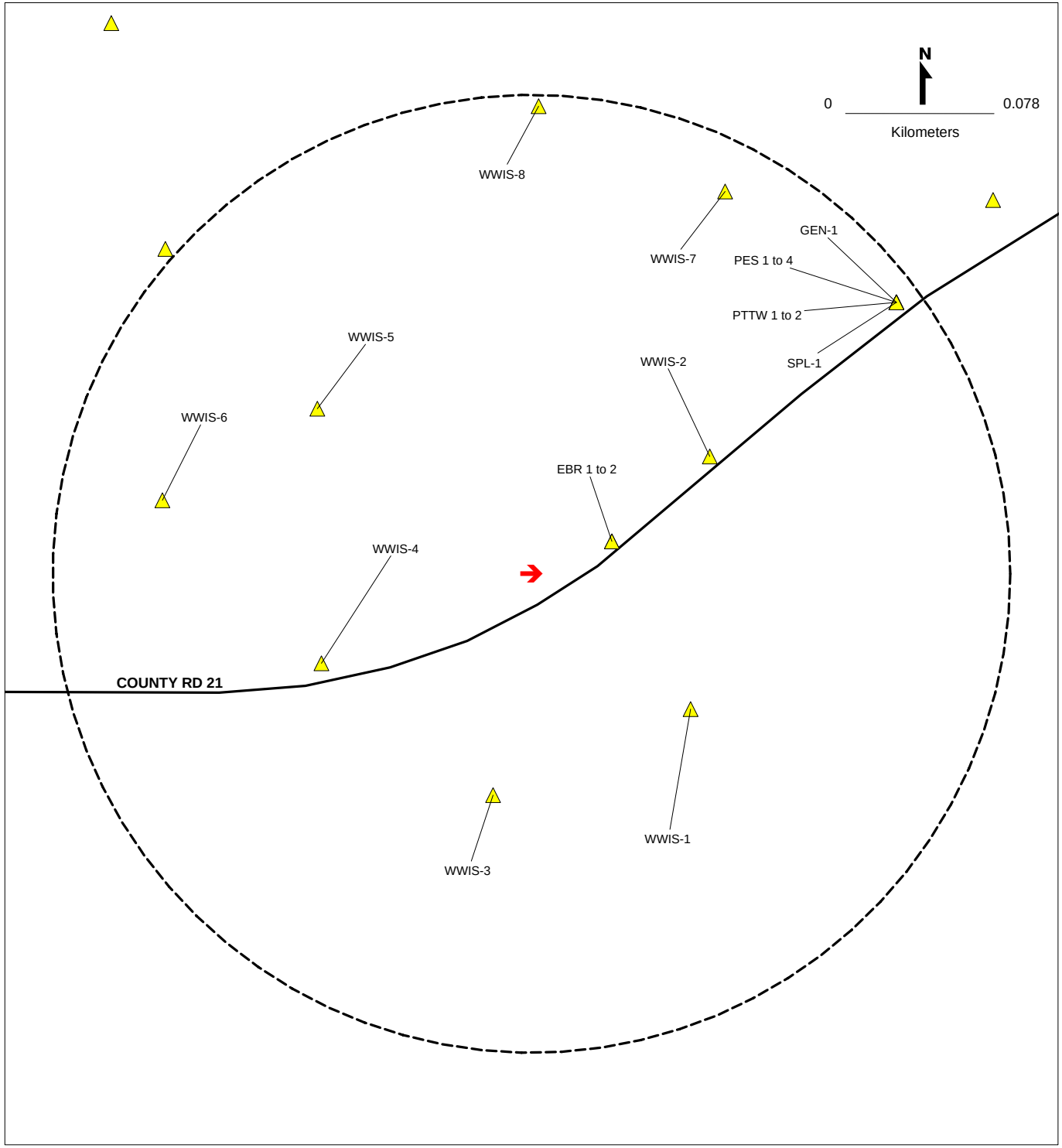
Landuse Classifications
- Open Area
- Residential
- Commercial
- Resource and Industrial
- Government and Institutional
- Parks and Recreational
- Waterbody

Recreation
- Golf Course/Driving Range
- Park/Sports Field
- Other Recreation Area
- Sports/Race Track
- Cemetery
- Campground

Vegetation
- Wooded Area
- Orchard
- Vineyard

Industrial Resources
- Conveyor
- Crane: Moveable
- Crane: Stationary
- Tank
- Rock Cut
- Auto Wrecker
- Lumber Yard
- Pit

This diagram is to be used solely for relative street location purposes.
It may not accurately portray street or site positions.



Site Report

Order Number: 20120823034
Site Name: ESA
Site Address: 5065 Cr 21 Haliburton, ON
Report Type: Standard Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

Environmental Registry

Map Key	Company Name	Address	City	Postal Code
EBR-1	Curry Motors Limited	Concession 8, Lot 12	Dysart Et Al	
EBR-2	Curry Motors Limited	5065 County Road 21	Dysart et al	K0M 1S0

Detail Report

Order Number: 20120823034
Site Name: ESA
Site Address: 5065 Cr 21 Haliburton ON
Report Type: Standard 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

Commercial Fuel Oil Tanks

Environmental Registry

List of TSSA Expired Facilities

Fuel Storage Tank

Ontario Regulation 347 Waste Generators Summary

Landfill Inventory Management Ontario

Pesticide Register

Private and Retail Fuel Storage Tanks

Permit to Take Water

Ontario Spills

Waste Disposal Sites - MOE CA Inventory

Water Well Information System

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a		Concession 8, Lot 12 Dysart Et Al	8861-4KDPSA	00	9/18/00	Industrial air	Approved	New Certificate of Approval

Client Name: Curry Motors Limited
Client Address: Concession 8, Lot 12
Client City: Dysart Et Al
Client Postal Code: K0M 1S0
Project Description: This is an application for an Air Certificate of Approval to allow for emissions from a pneumatic spray paint booth used to spray cars. Exhausts are filtered by a water scrubber and expelled from the building through the exhaust duct and velocity cowl at a flow rate of 1.5 cubic feet per minute.
Contaminants:
Emission Control:

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	Loblaw Properties Limited	Lot 12, Concessions 8 & 9 Dysart et al	6062-63CK6U	2004	9/17/2004	Municipal and Private Sewage Works	Approved	

Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Commercial Fuel Oil Tanks

Map Key	Company	Address	Registration No.	Licence No.	Tank Size	Year Installed	Tank Material
n/a	Peter Curry Holdings Ltd.	Pt Lot 12 Con 8 Dysart DYSART	200204-1360		n/a	1977	n/a

Distributor:
Contact Name: c/o Peter Curry
Contact Address: Box 542
Contact Address2:
Contact City: Haliburton
Comments:

Environmental Registry

Map Key	Company	Address	Year	EBR Registry No.	Ministry Ref. No.	Type
EBR-1	Curry Motors Limited	Concession 8, Lot 12 Dysart Et Al	2000	IA00E0560		Instrument
			Instrument Type:	EPA s. 9 - Approval for discharge into the natural environment other than water (i.e. Air)		
			Proposal Date:			
			Location:	Concession 8, Lot 12,Dysart Et Al, Ontario, K0M 1S0Dysart Et Al		
			Proponent Address:	Curry Motors LimitedConcession 8, Lot 12,Dysart Et Al, Ontario, K0M 1S0		
EBR-2	Curry Motors Limited	5065 County Road 21 Dysart et al K0M 1S0	2006	IA06E1448	3382-6VLRRH	Instrument Decision
			Instrument Type:	Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9		
			Proposal Date:			
			Location:	5065 County Road #21 Dysart et al Ontario K0M 1S0		
			Proponent Address:	5065 County Road #21, P.O. Box 30 Haliburton Ontario K0M 1S0		

List of TSSA Expired Facilities

Map Key	Company	Address	Instance ID	Instance Number	Context	Status:
n/a	PEGGY PODMORE	LOT 12 PLAN 435 CONC 8 PO BOX 598 HALIBURTON K0M 1S0	310574 **Description:**	40968531 Fuel Oil Tank	FS Fuel Oil Tank	EXPIRED
n/a	CURRY MOTORS LTD	LOT 6 BLK H HWY 121 DYSART TWP HALIBURTON	386515 **Description:**	9579937 FS Gasoline Station - Full Serve	FS Facility	EXPIRED
n/a	CONEYBEARE MOTORS	LOT 12 CON 8 HALIBURTON	378793 **Description:**	9203164 FS Marina	FS Facility	EXPIRED
n/a	1236657 ONTARIO LTD	LOT 12 CON 8 HWY 121 DYSART TWP HALIBURTON	13485 **Description:**	10195893 FS Propane Refill Cntr - Cylr Fill	FS Facility	EXPIRED
n/a	CURRY MOTORS LTD	LOT 6 BLK H HWY 121 DYSART TWP HALIBURTON	75531 **Description:**	11254909 FS Liquid Fuel Tank	FS Liquid Fuel Tank	EXPIRED
n/a	CURRY MOTORS LTD	LOT 6 BLK H HWY 121 DYSART TWP HALIBURTON	76120 **Description:**	11254888 FS Liquid Fuel Tank	FS Liquid Fuel Tank	EXPIRED
n/a	CURRY MOTORS LTD	LOT 6 BLK H HWY 121 DYSART TWP HALIBURTON	76153 **Description:**	11254901 FS Liquid Fuel Tank	FS Liquid Fuel Tank	EXPIRED
n/a	1236657 ONTARIO LTD	LOT 12 CON 8 HWY 121 DYSART TWP HALIBURTON	87522 **Description:**	11506348 FS Propane Tank	FS Propane Tank	EXPIRED

Fuel Storage Tank

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
n/a	1236657 ONTARIO LTD	LOT 12 CON 8 HWY 121 DYSART TWP HALIBURTON	8/1/2002	Licensed	August 2007	Retail Fuel Outlet	Gasoline Station & Marina

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	45400	1990		Liquid Fuel Single Wall UST - Gasoline
Active	4500	1990		Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990		Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990		Liquid Fuel Single Wall UST - Diesel

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
n/a	1236657 ONTARIO LTD	LOT 12 CON 8 HWY 121 DYSART TWP HALIBURTON	8/1/2002	Licensed	December 2008	Retail Fuel Outlet	Gasoline Station - Full Serve

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	45400	1990		Liquid Fuel Single Wall UST - Gasoline
Active	4500	1990		Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990		Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990		Liquid Fuel Single Wall UST - Diesel

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
n/a	1236657 ONTARIO LTD	LOT 12 CON 8 HWY 121 DYSART TWP HALIBURTON K0M 1S0			January 2010	Retail Fuel Outlet	FS GASOLINE STATION - FULL SERVE

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	4500	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline
Active	45400	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Diesel
Active	9000	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline

Fuel Storage Tank

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
n/a	1236657 ONTARIO LTD	LOT 12 CON 8 HWY 121 DYSART TWP HALIBURTON K0M 1S0			June 2010	Retail Fuel Outlet	FS GASOLINE STATION - FULL SERVE

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	4500	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline
Active	45400	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Diesel
Active	9000	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
n/a	1236657 ONTARIO LTD	LOT 12 CON 8 HWY 121 DYSART TWP HALIBURTON K0M 1S0			June 2011	Retail Fuel Outlet	FS GASOLINE STATION - FULL SERVE

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	45400	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Diesel
Active	4500	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline
Active	9000	1990	Sacrificial anode	Liquid Fuel Single Wall UST - Gasoline

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	Todd's Independent	5121 County Rd. 21 Haliburton K0M 1S0	**Generator #:** **Approval Yrs:**	ON4897753 As of Apr 2012	150	Inert organic wastes
n/a	BROOKLIN CONCRETE PRODUCTS LIMITED	CONC. 8-9, PT. LOT 12 HWY #121 DYSART K0M 1S0	3549 **Generator #:** **Approval Yrs:**	OTHER CONCRETE PROD. ON0635203 92,93,97,98	252	WASTE OILS & LUBRICANTS
n/a	BROOKLIN CONCRETE PRODUCTS LIMITED	CONCESSION 8-9, PART LOT 12 HWY #121 DYSART K0M 1S0	3549 **Generator #:** **Approval Yrs:**	OTHER CONCRETE PROD. ON0635203 99,00,01,02,03,04,05,06,07,08	252	WASTE OILS & LUBRICANTS
n/a	Municipality of Dysart et al	Haliburton Landfill Site Con 9, Pt Lot 12, Dysart Twp. Haliburton K0M 1S0	**Generator #:** **Approval Yrs:**	ON7900366 02,03,04,05,06,07,08	146 261 263 145 148 212 242 252 331	OTHER SPECIFIED INORGANICS PHARMACEUTICALS ORGANIC LABORATORY CHEMICALS PAINT/PIGMENT/COATING RESIDUES INORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS HALOGENATED PESTICIDES WASTE OILS & LUBRICANTS WASTE COMPRESSED GASES
n/a	ARMTEC / BROOKLIN CONCRETE	CONCESSION 8-9, PART LOT 12 HWY #121 HALIBURTON K0M 1S0	**Generator #:** **Approval Yrs:**	ON0635203 As of Apr 2012	252	Waste crankcase oils and lubricants

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
n/a	Municipality of Dysart et al	Haliburton Landfill Site Con 9, Pt Lot 12, Dysart Twp. Haliburton K0M 1S0	**Generator #:** **Approval Yrs:**	ON7900366 As of Oct 2010	114	Other inorganic acid wastes
					122	Alkaline slutions - containing other metals and non-metals (not cyanide)
					145	Wastes from the use of pigments, coatings and paints
					146	Other specified inorganic sludges, slurries or solids
					148	Misc. wastes and inorganic chemicals
					242	Halogenated pesticides and herbicides
					252	Waste crankcase oils and lubricants
					263	Misc. waste organic chemicals
					331	Waste compressed gases including cylinders
n/a	BROOKLIN CONCRETE PRODUCTS LIMITED	CONCESSION 8-9, PART LOT 12 HWY #121 HALIBURTON	327310 **Generator #:** **Approval Yrs:**	Cement Manufacturing ON0635203 2009	252	WASTE OILS & LUBRICANTS
n/a	Municipality of Dysart et al	Haliburton Landfill Site Con 9, Pt Lot 12, Dysart Twp. Haliburton	562110 **Generator #:** **Approval Yrs:**	Waste Collection ON7900366 2009	145	PAINT/PIGMENT/COATING RESIDUES
					148	INORGANIC LABORATORY CHEMICALS
					212	ALIPHATIC SOLVENTS
					242	HALOGENATED PESTICIDES
					252	WASTE OILS & LUBRICANTS
					261	PHARMACEUTICALS
					263	ORGANIC LABORATORY CHEMICALS
					331	WASTE COMPRESSED GASES

Landfill Inventory Management Ontario

Map Key	Company	Address	C of A Number	Operation Status:	C of A Issue Date:
n/a	The Corporation of the Township of Dysart et al	Lot 11,12, Conc 8 Twp of Dysart et al	A330303	Open	

Site Name West Bay Landfill
MOE Region:
MOE District:
C of A Issued to:
Landfill Type:
Site County:
Total Site Area:
Footprint:
Total Approved Capac:
Fill Rate:
Service Area:
Contam. Atten. Zone:
Approved Waste Type:
Air Emmis. Monitor:
Groundwater Monitor:
Surf. Water Monitor:
Landfill Gas Monitor:
Natural Attenuation:
Liners:
Cover Material:
Leachate Off Site:
Leachate On Site:
Landfill Gas Manag.(P)
Landfill Gas Manag.(F):
Landfill Gas Manag.(E)
Financial Assurance:
Req Coll. Landfill Gas:
Landfill Gas Collected:
Est Remain Capac(ERC
ERC Date Last Determ.
ERC Methodology:
Total Waste Rec.(TWR)
TWR Methodology:
Last Reporting Year:

Pesticide Register

Map Key	Company	Address	Licence No.	Licence Type
PES-1	2028779 ONT. LTD. O/A TODD'S YOUR INDEPENDENT GROCER	5121 COUNTY RD #21 HALIBURTON K0M1S0		Vendor
PES-2	2028779 ONT. LTD. O/A TODD'S YOUR INDEPENDENT GROCER	5121 COUNTY RD #21 BOX 899 HALIBURTON K0M 1S0		Limited Vendor
PES-3	TODD'S YOUR INDEPEDENT GROCER- 2028779 ONT LTD	5121 COUNTRY RD, BOX 899 HALIBURTON K0M 1S0		Limited Vendor
PES-4	2028779 ONT LTD O/A TODD'S YOUR INDEPEDENT GROCER	5121 COUNTRY RD, BOX 899 HALIBURTON K0M1S0		Vendor

Private and Retail Fuel Storage Tanks

Map Key	Company	Address	Location ID	Type	Expiry Date	Capacity (L)	Licence #
n/a	HALIBURTON MARINE (1984)	LOT 12 CON 8 HWY 121 DYSART TWP	4303	retail	1992-03-31	0	0015602001
n/a	CURRY MOTORS LTD	LOT 6 BLK H HWY 121 DYSART TWP HALIBURTON	5764	retail	1995-06-30	0	0026007001
n/a	HALIBURTON MARINE (1984)	PRT LOT 12 C0N 8 DYSART TWP	4306	retail	1991-05-31	2000	0033358001
n/a	CONEYBEARE MOTORS	LOT 12 CON 8 HALIBURTON	18366	retail	1995-10-31	0	0000020085

Permit to Take Water

Map Key	Company	Address	Year	EBR Registry No.	Ministry Ref. No.	Type
PTTW-1	Loblaw Properties Limited	5121 County Rd 21 Dysart et al	2011	011-4889	2057-8MKK8Y	Instrument Proposal

Instrument Type: (OWRA s. 34) - Permit to take water
Proposal Date: November 04, 2011
Location: 5121 County Road 21, Township of Dysart et al, County of Haliburton
Proponent Address: 1 President's Choice Circle Brampton Ontario Canada L6Y 5S5

PTTW-2	Loblaw Properties Limited	5121 County Road 21 Dysart et al	2011	011-4889	2057-8MKK8Y	Instrument Decision

Instrument Type: (OWRA s. 34) - Permit to take water
Proposal Date: November 04, 2011
Location: 5121 County Road 21, Township of Dysart et al, County of Haliburton TOWNSHIP OF DYSART ET AL
Proponent Address: 1 President's Choice Circle Brampton Ontario Canada L6Y 5S5

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-1	Todds Independent Grocers	5121 County Road 21 Dysart et al	2124- 7QPTQY		4/1/2009	FREON (CFC)	200 lb

Incident Summary: Todds Ind. Grocer 200lbs R507 topped off on unit leaks found
Incident Cause: Discharge or Emission to Air
Incident Reason: Equipment Failure - Malfunction of system components
Nature of Impact: Air Pollution
Receiving Medium:
Environmental Impact: Possible

Waste Disposal Sites - MOE CA Inventory

Map Key	Related Site(s)	Operation Name	Site Address
n/a		The Corporation of the Township of Dysart et al	Part of Lot 12, Concession 9 , , Dysart et al

Certificate No.: A330302
Issue Date: 6/3/2008
Status: Approved
Application Status:
Concession:
Lot:

Region/County:
Proponent:

Address:
City:
Facility Type:
District Office:
Municipalities Served:

Total Area (ha):
Landfill Capacity (m^3):
Landfill Monitoring:
Landfill Control Type:
Est. Closure Date:
Transfer Area (ha)
Transfer Capacity (m^3):
Transfer Sites Cert. No.:
Incinerator Area (ha):
Incinerator Capacity (t):
Processing Area (m^3):
Processing Capacity (m^3/d):
Processing Volume (m^3):
Processing Feed (m^3):

Mobile Units:
Mobile Description:
Mobile Capacity:
Mobile Unit Cert. No.:
Waste Type:
Waste Type Other:
Waste Class:
Other Approvals/Permits:

Project Description:

Approval Description:

Waste Description:

Site Closing Description: A330302

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-1		lot 12 con 8	2701819	012	08	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 694015.1
Northing Nad83: 4990774
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 8/19/1980
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 125 ft
Pump Rate: 1 GPM
Static Water Level: 14 ft
Flow Rate:
Clear/Cloudy: CLOUDY
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Air Precussion
Flowing (y/n): N
Elevation (m): 324.751098
Elevation Reliability:
Depth to Bedrock: 6
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL

Thickness	Original Depth	Material Colour	Material
6 ft	6 ft		SAND, TOPSOIL
119 ft	125 ft	GREEN	GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-2		lot 11 con 8 HALIBURTON	2707036	011	08	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 694021
Northing Nad83: 4990905
Zone: 17
Utm Reliability:
Construction Date: 9/28/2005
Primary Water Use: Commerical
Secondary Water Use:
Well Depth: 49 m
Pump Rate: 45 LPM
Static Water Level: 35 m
Flow Rate: LPM
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Air Precussion
Flowing (y/n):
Elevation (m): 329.192077
Elevation Reliability:
Depth to Bedrock: 0
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: OPEN HOLE, STEEL

Thickness	Original Depth	Material Colour	Material
3 m	3 m	GREY	ROCK, FILL, PREV. DRILLED
46 m	49 m	RED	GRANITE, SOFT

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-3		lot 30 con 10 EAGLE LAKE	2707318	030	10	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 693913
Northing Nad83: 4990725
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 10/17/2006
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 91.5 m
Pump Rate: 18.2 LPM
Static Water Level: 9.95 m
Flow Rate: LPM
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Air Precussion
Flowing (y/n):
Elevation (m): 324.446533
Elevation Reliability:
Depth to Bedrock: 8
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness	Original Depth	Material Colour	Material
2.44 m	2.44 m	BROWN	TOPSOIL, GRAVEL
89.06 m	91.5 m	GREY	GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-4		lot 11 con 8 Haliburton	7154384	011	08	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 693821
Northing Nad83: 4990791
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 10/20/2010
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 97.6 m
Pump Rate: 18.2 LPM
Static Water Level: 0 m
Flow Rate: 9.1 LPM
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Air Precussion
Flowing (y/n): Y
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type: FRESH
Casing Material: STEEL

Thickness	Original Depth	Material Colour	Material
5.49 m	5.49 m	BROWN	TOPSOIL
92.11 m	97.6 m	GREY	GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-5		lot 11 con 8	2700635	011	08	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 693815.1
Northing Nad83: 4990924
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 7/10/1969
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 109 ft
Pump Rate: 1 GPM
Static Water Level: 20 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (m): 349.82608
Elevation Reliability:
Depth to Bedrock: 7
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness	Original Depth	Material Colour	Material
1 ft	1 ft		TOPSOIL
1 ft	2 ft	BROWN	CLAY, MEDIUM SAND
5 ft	7 ft	BROWN	MEDIUM SAND, BOULDERS
58 ft	65 ft	GREY	GRANITE
44 ft	109 ft	GREY	GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-6		lot 11 con 8	2700616	011	08	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 693735.1
Northing Nad83: 4990874
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 9/23/1969
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 210 ft
Pump Rate: 10 GPM
Static Water Level: 0 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (m): 348.492218
Elevation Reliability:
Depth to Bedrock: 10
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness	Original Depth	Material Colour	Material
2 ft	2 ft	BLACK	TOPSOIL
8 ft	10 ft	BROWN	MEDIUM SAND, GRAVEL
200 ft	210 ft	BLACK	GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-7		lot 12 con 8	2700550	012	08	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 694025.1
Northing Nad83: 4991044
Zone: 17
Utm Reliability: margin of error : 300 m - 1 km
Construction Date: 11/12/1968
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 124 ft
Pump Rate: 5 GPM
Static Water Level: 5 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (m): 327.497253
Elevation Reliability:
Depth to Bedrock: 27
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness	Original Depth	Material Colour	Material
2 ft	2 ft		TOPSOIL
25 ft	27 ft		MEDIUM SAND
97 ft	124 ft		GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-8		lot 11 con 8	2700147	011	08	CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 693926.1
Northing Nad83: 4991086
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 10/21/1966
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 84 ft
Pump Rate: 1 GPM
Static Water Level: 8 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (m): 330.863952
Elevation Reliability:
Depth to Bedrock: 17
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness	Original Depth	Material Colour	Material
2 ft	2 ft		TOPSOIL
15 ft	17 ft		FINE SAND
67 ft	84 ft		GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
n/a		lot 11	2702493	011		CON	HALIBURTON	DYSART TOWNSHIP

Easting Nad83:
Northing Nad83:
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 5/28/1986
Primary Water Use:
Secondary Water Use:
Well Depth: 45 ft
Pump Rate: 40 GPM
Static Water Level: 4 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (m):
Elevation Reliability:
Depth to Bedrock: 34
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness	Original Depth	Material Colour	Material
34 ft	34 ft	GREY	CLAY, SANDY, STONES
1 ft	35 ft	RED	GRANITE
10 ft	45 ft	RED	GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
n/a		lot 12 HALIBURTON	7146019	012			HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 999999
Northing Nad83: 9999999
Zone: 99
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 4/16/2010
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 320 ft
Pump Rate: 5 GPM
Static Water Level: 4 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Air Precussion
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type: FRESH
Casing Material: STEEL

Thickness	Original Depth	Material Colour	Material
106 ft	106 ft	GREY	SAND, CLAY, PACKED
214 ft	320 ft	GREY	GRANITE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
n/a		lot 12 con 8 Haliburton	7147684	012	08		HALIBURTON	DYSART TOWNSHIP

Easting Nad83: 833353
Northing Nad83: 4502083
Zone: 7
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 6/11/2010
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 48.8 m
Pump Rate: 14.8 LPM
Static Water Level: 6.3 m
Flow Rate: LPM
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Air Precussion
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type: FRESH
Casing Material: STEEL

Thickness	Original Depth	Material Colour	Material
13.73 m	13.73 m	BROWN	TOPSOIL, STONES, GRAVEL
35.07 m	48.8 m	GREY	GRANITE

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:

Abandoned Aggregate Inventory **Up to Sept 2002** **AAGR**

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.

Aggregate Inventory **Up to Jun 2011** **AGR**

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.

Abandoned Mines Information System **1800-Jan 2012** **AMIS**

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

Borehole **1875-Aug 2011** **BORE**

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

Certificates of Approval **1985-Oct 30, 2011*** **CA**

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

TSSA Commercial Fuel Oil Tanks **1948-Aug 2011** **CFOT**

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & 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.

Inventory of Coal Gasification Plants and Coal Tar Sites **April 1987 and November 1988*** **COAL**

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

Compliance and Convictions **1989-June 2012** **CONV**

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

Certificates of Property Use **1994-July 2012** **CPU**

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

Drill Holes **1886-Oct 2011** **DRL**

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".

Environmental Activity and Sector Registry **Oct 31, 2011-July 2012** **EASR**

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

Environmental Registry **1994-July 2012** **EBR**

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

<u>Environmental Compliance Approval</u> Oct 31, 2011-July 2012 **ECA**

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

<u>List of TSSA Expired Facilities</u> Current to Feb 2012 **EXP**

This is a list of all expired facilities that fall under the TSSA (TSS Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

<u>TSSA Fuel Storage Tanks</u> Current to Jun 2011 **FST**

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.

<u>Ontario Regulation 347 Waste Generators Summary</u> 1986-Apr 2012 **GEN**

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

<u>TSSA Historic Incidents</u> 2006-June 2009 **HINC**

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. We also work to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

<u>TSSA Incidents</u> June 2009-Mar 2012 **INC**

TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Landfill Inventory Management Ontario **2010** **LIMO**

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Mineral Occurrences **1846-Nov 2011** **MNR**

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the 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), 1994-2010** **NCPL**

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

Ontario Oil and Gas Wells **1800-Feb 2012** **OOGW**

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** **OPCB**

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

Orders **1994-July 2012** **ORD**

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

Pesticide Register **1988-Mar 2011** **PES**

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

TSSA Pipeline Incidents **June 2009-Mar 2012** **PINC**

TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Private and Retail Fuel Storage Tanks **1989-1996*** **PRT**

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

Permit to Take Water **1994-July 2012** **PTTW**

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

Ontario Regulation 347 Waste Receivers Summary **1986-2009** **REC**

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

Record of Site Condition **1997-Sept 2001, Oct 2004-June 2012** **RSC**

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Ontario Spills **1988-2011** **SPL**

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 **1990-2011** **SRDS**

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).

TSSA Variances for Abandonment of Underground Storage Tanks **Current to October 2011** **VAR**

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Waste Disposal Sites - MOE CA Inventory **1970-July 2012** **WDS**

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

Waste Disposal Sites - MOE 1991 Historical Approval Inventory **Up to Oct 1990*** **WDSH**

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

Water Well Information System **1955-2011** **WWIS**

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

Federal Government Source Databases: Diagram Identifier:

Environmental Effects Monitoring **1992-2007*** **EEM**

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

Environmental Issues Inventory System **1992-2001*** **EIIS**

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

Federal Convictions **1988-Jun 2007** **FCON**

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

Contaminated Sites on Federal Land **June 2000-May 2012** **FCS**

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** **FOFT**

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** **IAFT**

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*** **NATE**

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

National Defence & Canadian Forces Fuel Tanks **Up to May 2001*** **NDFT**

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.

National Defence & Canadian Forces Spills **Mar 1999-Aug 2010** **NDSP**

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.

National Defence & Canadian Forces Waste Disposal Sites **2001-April 2007** **NDWD**

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

National Environmental Emergencies System (NEES) **1974-2003** **NEES**

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for 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** **NPCB**

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 **1993-2010** **NPRI**

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

Parks Canada Fuel Storage Tanks **1920-Jan 2005** **PCFT**

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** **TCFT**

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** **ANDR**

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

Automobile Wrecking & Supplies **2001-Jun 2010** **AUWR**

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** **CHEM**

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

ERIS Historical Searches **1999-Apr 2012** **EHS**

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** **MINE**

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

Oil and Gas Wells **Oct 2001-Jun 2012** **OGW**

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.

Canadian Pulp and Paper **1999, 2002, 2004, 2005, 2009** **PAP**

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

Retail Fuel Storage Tanks **2000-Jun 2010** **RST**

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

Scott's Manufacturing Directory **1992-Mar 2011** **SCT**

Scott's Directories 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*** **TANK**

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

14th Floor, Centre Tower
3300 Bloor Street West
Toronto, Ontario
Canada M8X 2X4
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772

www.tssa.org

Administration and
Customer Services

Tel: (416) 734-3570
Fax: (416) 734-3568

23 August 2012
File No: FS 39525

Bruce Selman
GEO-LOGIC INC
347 Pido Road
Unit 29
PETERBOROUGH ON K9J 6X7

Dear Sir:

RE: 5065 County Road 21 , Haliburton, Ontario – Your Project No: G024152E1

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

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

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

TSSA cannot guarantee having information on sites that have not been licensed since 1987.

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.

Yours truly,

Prem Lal
Coordinator Public Information Services

Community GIS Map Viewer

curry motors 5065

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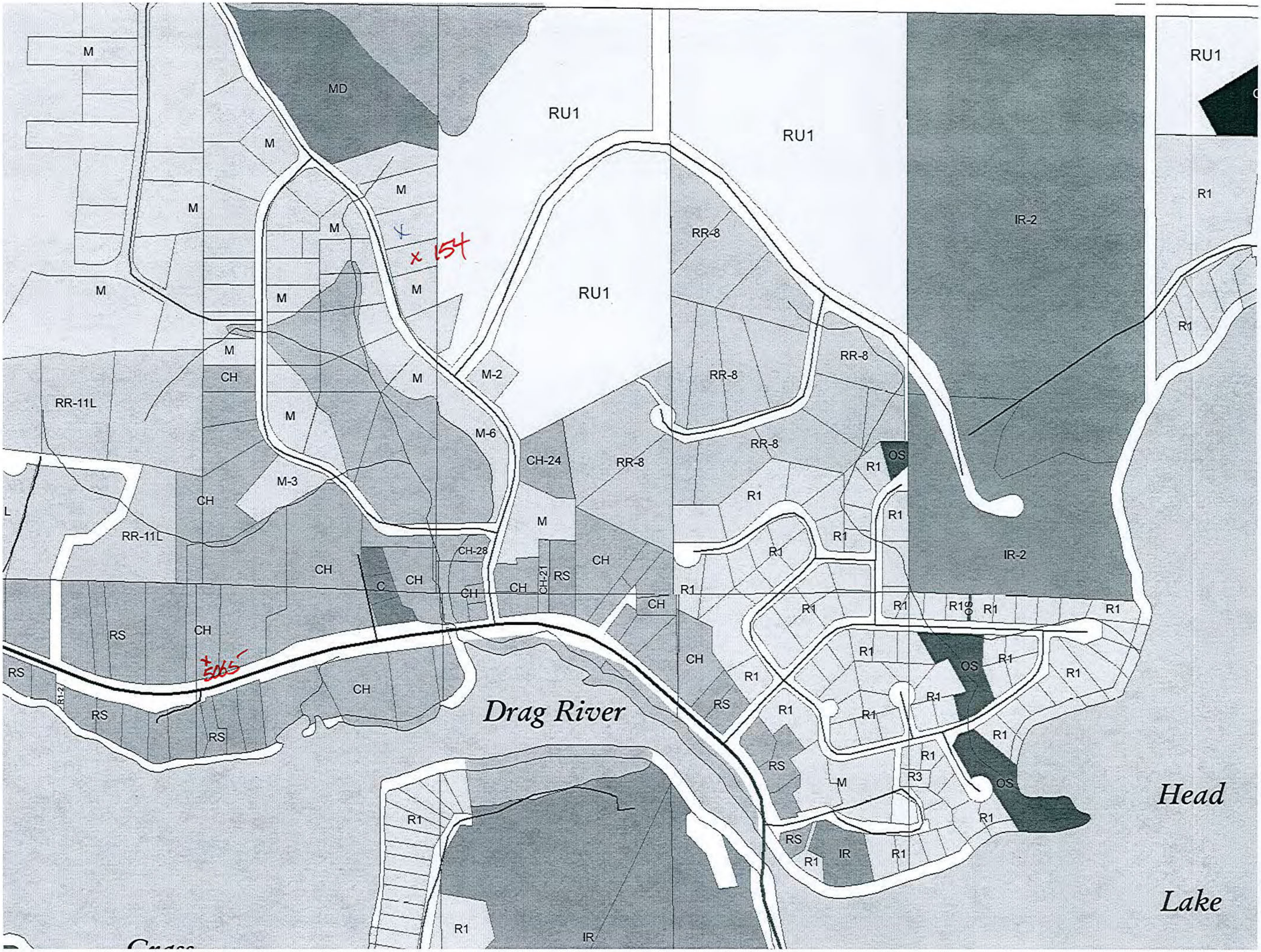
Drag River
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Ministry of the Environment

Freedom of Information and Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement

Bureau de l'accès à l'information et de la protection de la vie privée

12e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc. : (416) 314-4285

Ontario

October 1, 2012

Bruce Selman
Geo-Logic Inc.
29 - 347 Pido Road
Peterborough, ON K9J 6X7

Dear Bruce Selman:

RE: *Freedom of Information and Protection of Privacy Act* Request
Our File #: A-2012-04801, Your Reference #: G024152E1

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 5065 County Road 21, Haliburton (aka Lot 12, Concession 8, Dysart Township, Haliburton).

After a thorough search of the Ministry's Peterborough 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 14 pages @ $0.20/page	$2.80
• Delivery	$3.00
• **Total**	**$35.80**
• Deposit Received	-$30.00
• **BALANCE WAIVED (NOT REQUIRED)**	**$5.80**

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**. Credit card forms are available on the Ministry's website (http://www.ene.gov.on.ca) under the heading "About the Ministry". 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.

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of $60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, **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 $60.00**. Credit card forms are available on the Ministry's website (http://www.ene.gov.on.ca) under the heading "About the Ministry". 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 files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

You may request a review of my decision 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,

Heidi Ritscher
FOI Manager

Attachments

Ministry of the Environment
Eastern Region
Peterborough District Office
Peterborough Area Office
2nd Floor South Tower
300 Water St S
Peterborough ON K9J 8M5
Fax: (705)755-4321
Tel: (705) 755-4305

Ministère de l'Environnement
Direction régionale de l'Est
Bureau du district de Peterborough
Bureau du secteur de Peterborough
2e étage tour sud
300 rue Water S
Peterborough ON K9J 8M5
Télécopieur: (705)755-4321
Tél:(705) 755-4305

Ontario

June 2, 2008

Mike Iles, Service Manager
Curry Motors Limited
5065 County Road #21, P.O. Box 30
Haliburton, Ontario, K0M 1S0

Dear Mr. Iles

RE: 5065 County Road #21
Dysart et al, County of Haliburton
Reference Number 5054-7DPRYY

Please find enclosed a copy of an air inspection report of the above noted operation, during which you were present on April 15, 2008.

Your attention is drawn to the following section in the report where you will find any items of concern which were identified as a result of this inspection and file review:

5.0 ACTION(S) REQUIRED
6.0 OTHER INSPECTION FINDINGS

At this time please advise me in writing by no later than June 30, 2008 when you have complied with the deficiencies as noted in the inspection

Should you have any concerns or questions regarding this report or the items identified therein, please do not hesitate to contact the undersigned.

Yours truly,

Michael Longpré

Michael Longpré
Senior Environmental Officer
Peterborough District Office

File Storage Number: SIHLDYCO8LOT12-210

Ontario

Ministry of the Environment
Ministère de l'Environnement

Air Facility Inspection Report

Client:	Curry Motors Limited Mailing Address: 5065 County Road #21, P.O. Box 30, Haliburton, Ontario, Canada, K0M 1S0 Physical Address: 5065 County Road #21, Dysart et al, Township, County of Haliburton, Ontario, Canada, K0M 1S0 Telephone: (705)457-2100 Client #: 8713-6VLRRN, Client Type: Corporation, NAICS: 44111		
Inspection Site Address:	Curry Motors Address: 5065 County Road #21, Dysart et al, Township, County of Haliburton, K0M 1S0 District Office: Peterborough GeoReference: ,		
Contact Name:	Mike lies	**Title:**	Service Manager
Contact Telephone:	(705)457-2100 **ext**	**Contact Fax:**	
Last Inspection Date:			
Inspection Start Date:	2008/04/15	**Inspection Finish Date:**	2008/04/15
Region:	Eastern		

1.0 INTRODUCTION

Curry Motors LTD. is a General Motors vehicle car dealership which was established in 1923 in the Village of Haliburton. The paint spray booth is located on another property in the industrial park.

The purpose of the inspection was to determine compliance with their Certificate of Approval Air number 8861-4KDPSA issued on September 19, 2000.

2.0 INSPECTION OBSERVATIONS

Certificate of Approval Number(s): ● Yes ○ No

C of A Number(s): 8861-4KDPSA

2.1 OBSERVATIONS:

The paint spray booth is a spraybake canada product which is a combined downdraft spraybooth and drying oven. The spraybooth is to process 4 to 8 cars per day. The sparybooth is constructed in accordance with the requirements of the Certificate of Approval at this time.

2.2 CHANGES:

The spraybooth is maintained annually by Flat Line which is a spraybooth specialist located at 250 Shields Court, Unit 17 in Markham, Ontario, L3R 9W7. They can be reached at 905-201-9711.

Wren Billings is the shop foreman and does maintain the spraybooth by changing the filters, bags and sump as required. The maintenance records on the sparybooth are not very organized at this time.

No changes in equipment observed at this time.

3.0 REVIEW OF PREVIOUS NON-COMPLIANCE ISSUES

Not applicable.

4.0 SUMMARY OF INSPECTION FINDINGS (HEALTH/ENVIRONMENTAL IMPACT)

Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate ?
No

Specifics:

Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material ?
No

Specifics:

Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment ?
No

Specifics:

Was there any indication of a potential for environmental impairment during the inspection and/or the review of relevant material ?
No

Specifics:

Was there any indication of minor administrative non-compliance?
No

Specifics:

5.0 ACTION(S) REQUIRED

Could not locate suppliers manual for the maintenance program and operating procedures for spraybooth as per Condition 1 of the Certificate of Approval. Curry Motors to contact supplier or other and acquire a new manual outlining operating procedures and maintenance program for spraybooth.

To organize maintainance records on the paint sparybooth so that they can be easily inspected to ensure that they kept for two years as required by Condition 1(3).

6.0 OTHER INSPECTION FINDINGS

Spraybooth shop did have a posted sign for emergencies with names and contact phone numbers which was located above foreman's office.

7.0 INCIDENT REPORT

Not Applicable

8.0 ATTACHMENTS

Required attachments:

PREPARED BY:
Environmental Officer:

Name:	Michael Longpré
District Office:	Peterborough District Office
Date:	2008/04/16
Signature	Michael Longpré

REVIEWED BY:
District Supervisor:

Name:	Jacqueline Fuller
District Office:	Belleville Area Office
Date:	2008/04/23
Signature:	

File Storage Number: SIHLDYCO8LOT12-210

Note:
"This inspection report does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements"

SIHLDY C08 (210)
CURRY MOTOR LIMITED

Ministry of the Environment
Ministère de l'Environnement

2 St. Clair Ave. West
Toronto ON M4V 1L5

2, avenue St. Clair Ouest
Toronto ON M4V 1L5

Ontario

RECEIVED
SEP 25 2000
M.O.E.E.
ABATEMENT SECTION
PETERBOROUGH DISTRICT OFFICE

ENVIRONMENTAL ASSESSMENT AND
APPROVALS BRANCH
Tel: (416) 314-8001
Fax: (416) 314-8452

Michael Iles
Curry Motors Limited
Concession 8, Lot 12, Dysart Township, Haliburton, Ontario, K0M 1S0

September 18, 2000

Dear Mr. Iles:

RE: CERTIFICATE OF APPROVAL (AIR), MOE REF. NO. 6224-4HUR84
PAINT SPRAY BOOTH AT CON. 8, LOT 12, DYSART TOWNSHIP, HALIBURTON, ON

Please find enclosed the above noted Certificate of Approval. Based on our technical evaluation and the information submitted with your application, the spray booth is capable of operating within this Ministry's requirements.

However, the use of dispersion in lieu of a positive method of odour control may, under certain atmospheric conditions, result in odour problems off the property. Odour is a contaminant, emissions of which may result in an adverse effect, which is a violation of section 14 of the *Environmental Protection Act*, R.S.O. 1990 (Act) and section 6 of Regulation 346, R.R.O. 1990, (previously Regulation 308) enacted under the Act. Therefore, you should exercise all reasonable care to prevent such occurrences.

We emphasize that if, at any time, emissions from the spray booth contravene any part of the Act, Regulation 346, or any conditions included in the above noted Certificate, such contravention may become the subject of enforcement in accordance with section 186 of the Act. In addition, the Director may issue an Order or amend or revoke the above noted Certificate in accordance with his powers under the Act.

If you have any questions regarding the above, please contact Larry Smet, P.Eng., Senior Engineer, at (416) 314-7976.

Yours truly,

S. Klose, P.Eng.,
Director, Section 9,
Environmental Protection Act.

LS/
Encl.
cc: District Manager, MOE Peterborough District Office

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Ministry of the Environment | Ministère de l'Environnement

Ontario

CERTIFICATE OF APPROVAL
AIR
NUMBER 8861-4KDPSA

Curry Motors Limited
Concession 8, Lot 12, Dysart Township
Haliburton, Ontario
K0M 1S0

Site Location: Concession 8, Lot 12
Dysart Township, Haliburton, Ontario

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) paint spray booth for the application of solvent based coatings on automobiles at a maximum rate of 4 litres per hour, equipped with one paint spray gun, 2.0 square metres of dry type paint arrestor filters and a water wash system, exhausting into the atmosphere at a volumetric flow rate of 4.01 actual cubic metres per second, through a stack, having an exit diameter of 0.61 metre, extending 1.8 metres above roof and 7.1 metres above grade;

all in accordance with the application for a Certificate of Approval (Air), and all supporting information dated March 20, 2000 and signed by Michael Iles.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

(1) "Act" means the *Environmental Protection Act;*

(2) "Certificate" means this Certificate of Approval issued in accordance with the Act;

(3) "Company" means Curry Motors Limited;

(4) "Equipment" means the spray booth described in the Company's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;

(5) "Manual" means a document or a set of documents that provide written instructions to staff of the Company;

(6) "Ministry" means the Ontario Ministry of the Environment; and

(7) "Publication NPC-205" means Publication NPC-205, Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban), October, 1995;

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:

   (1) prepare, not later than three (3) months after the date of this Certificate, and update as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

      (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

      (b) emergency procedures;

      (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment; and

      (d) all appropriate measures to minimize noise and odourous emissions from all potential sources; and

   (2) implement the recommendations of the operating and maintenance Manual; and

   (3) retain, for a minimum of two (2) years from the date of their creation, all records on the maintenance, repair and inspection of the Equipment, and make these records available for review by staff of the Ministry upon request.

2. The Company shall ensure that the noise emissions from the Equipment comply with the limits set in Publication NPC-205.

The reasons for the imposition of these terms and conditions are as follows:

Condition No. 1 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.

Condition No. 2 is included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the Equipment.

In addition the Company is required to keep records and to provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Appeal Board and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Board. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, 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.

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 works are located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary* Environmental Appeal Board 2300 Yonge St., 12th Floor P.O. Box 2382 Toronto, Ontario M4P 1E4	AND	The Environmental Commissioner 1075 Bay Street, 6th Floor Suite 605 Toronto, Ontario M5S 2B1	AND	The Director Section 9, *Environmental Protection Act* Ministry of the Environment 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M4V 1L5

*** Further information on the Environmental Appeal Board's requirements for an appeal can be obtained directly from the Board at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 18th day of September, 2000

THIS IS A TRUE COPY OF THE
ORIGINAL CERTIFICATE MAILED

ON Sept. 19 '00

LP

(SIGNED)

Steve Klose, P.Eng.
Director
Section 9, *Environmental Protection Act*

LS/
c: District Manager, MOE Peterborough

Ministry of the Environment
Eastern Region
Peterborough District Office
Peterborough Area Office
2nd Floor South Tower
300 Water St S
Peterborough ON K9J 8M5
Fax: (705)755-4321
Tel: (705) 755-4305

Ministère de l'Environnement
Direction régionale de l'Est
Bureau du district de Peterborough
Bureau du secteur de Peterborough
2e étage tour sud
300 rue Water S
Peterborough ON K9J 8M5
Télécopieur: (705)755-4321
Tél:(705) 755-4305

Ontario

Junel 2, 2008

Mike Iles, Service Manager
Curry Motors Limited
5065 County Road #21, P.O. Box 30
Haliburton, Ontario, K0M 1S0
Canada

RE: Subject Waste Generator Inspection
Reference Number 7246-7DPRKD

Dear Sir,

Please find enclosed a copy of a Subject Waste Generators Inspection Report of the above noted operation in which you were present on April 15, 2008.

Your attention is drawn to the following section in the report where you will find any items of concern which were identified as a result of this inspection and file review:

5.0 ACTION(S) REQUIRED
6.0 OTHER INSPECTION FINDINGS

Should you have any concerns or questions regarding this report or the items identified therein, please do not hesitate to contact the undersigned

Yours truly,

Michael Longpré

Michael Longpré
Senior Environmental Officer
Peterborough District Office

File Storage Number: SIHLDYCO8LOT12-700

Ontario

Ministry of the Environment
Ministère de l'Environnement

Subject Waste Generator Inspection Report

Client:	Curry Motors Limited Mailing Address: 5065 County Road #21, P.O. Box 30, Haliburton, Ontario, Canada, K0M 1S0 Physical Address: 5065 County Road #21, Dysart et al, Township, County of Haliburton, Ontario, Canada, K0M 1S0 Telephone: (705)457-2100 Client #: 8713-6VLRRN, Client Type: Corporation, NAICS: 44111		
Inspection Site Address:	Curry Motors Address: 5065 County Road #21, Dysart et al, Township, County of Haliburton, K0M 1S0 District Office: Peterborough GeoReference: ,		
Contact Name:	Mike Iles	**Title:**	Service Manager
Contact Telephone:	(705)457-2100 **ext**	**Contact Fax:**	
Last Inspection Date:			
Inspection Start Date:	2008/04/15	**Inspection Finish Date:**	2008/04/15
Region:	Eastern		

1.0 INTRODUCTION

Curry Motors LTD. is a General Motors vehicle car dealership which was established in 1923 in the Village of Haliburton.

The purpose of the inspection was to determine their compliance with Ontario Regulation 347 which is the general waste management regulation in the Province of Ontario.

2.0 INSPECTION OBSERVATIONS

Generator Registration Report No(s)
ONnot applicable at this time

Date of last registration

2.1 REGISTERED WASTES

Has the generator, properly registered?

- ☐ Yes. The generator has properly registered.
- ☒ No. The generator is exempt from generator registration.
- ☐ No. The generator has not registered and is not exempt.
- ☐ No. The generator has incorrectly classified the subject waste.
- ☐ No. The generator is currently registered, but not for all applicable subject wastes.
- ☐ No. The generator has incorrectly registered by not completing other required information on HWIN, or by mail-in registration.

The generator does not require registration because the subject waste generated does not include waste from the servicing of motor vehicles at a retail motor vehicle service station or service facility that has a written agreement for the collection and management of such waste with a waste management system approved under Part V of the Environmental Protection Act.

Curry Motors LTD. provided me with a copy of the written agreement dated May 15, 2006 it has with Safety-Kleen Canada Inc. for the handling of its subject waste. The agreement is automatically renewed after every 12 month period.

2.2 DESCRIPTION OF PROCESS GENERATING WASTE MATERIALS

Their has been no change in the manner the waste is being generated.

2.3 MANIFESTING

Has the generator, properly released and manifested all subject waste shipped off site for disposal or reclamation?

- ☒ Not applicable
- ☐ Yes. The generator has properly released and manifested all subject waste shipped off site for disposal and/or reclamation.
- ☐ No. The generator has transported subject waste itself, without a proper Certificate of Approval for the waste type(s).
- ☐ No. The generator has released subject waste to a carrier without a proper Certificate of Approval for the waste type(s).
- ☐ No. The generator has not completed, or properly completed manifest(s).
- ☐ No. The generator has not properly notified the Ministry of the waste shipped.
- ☐ No. The generator has used paper manifests and has not retained the green copies for two years.

Receipts are kept of the waste transactions.

2.4 ON-SITE STORAGE

Has the generator been storing all subject waste in accordance with Reg. 347 and in a secure manner as required by the Environmental Protection Act?

- ☐ Not applicable
- ☒ Yes. All subject wastes are stored in accordance with Reg. 347 and in a secure manner.
- ☐ No. The generator has not completed and submitted to the Ministry a storage report for subject waste stored for greater than 3 months.
- ☐ No. Wastes are stored in such a manner that there is a potential for fire, or explosions.
- ☐ No. Wastes are stored in such a manner that there is a potential for a spill that could adversely impact the natural environment.
- ☐ No. Wastes are not secured at the site and have been released to the natural environment.
- ☐ No. Wastes have been spilled from this site and have had, or are having an adverse impact on the natural environment.
- ☐ No. The volume and duration of storage is such that the generator is considered to be operating a waste disposal site, without first obtaining a Certificate of Approval.

The sump/interceptor is cleaned annually. The varsol parts washer is serviced every two months. The waste oil and antifreeze is managed on a 6 week cycle. The waste is stored outside on a concrete pad and has steel posts preventing vehicles from running into them. The storage tanks are all double walled which provides secondary containment in case of a leak.

2.5 OTHER PERTINENT CERTIFICATES OF APPROVAL

Curry tire did receive a letter from the Ministry of the Environment dated July 7, 2007 advising them that the use of the waste oil in their space heater is banned. It was confirmed that the space heaters do not use waste oil and has been taken out of service. The garage uses propane radiant heat.

2.6 DISCHARGE OF WASTES TO MUNICIPAL SEWER(S)

Does the generator discharge subject waste to municipal sewers?

- ☒ No. Subject waste is not discharged to the municipal sewers.
- ☐ Yes. Subject waste is discharged to the municipal sewers, but the municipality is aware of this practise and the generator is properly registered for all hazardous waste.
- ☐ Yes. Subject waste is discharged to municipal sewers, but the municipality is not aware of this practise.
- ☐ Yes. Hazardous waste is discharged to municipal sewers, but is not registered.

Not applicable.

3.0 REVIEW OF PREVIOUS NON-COMPLIANCE ISSUES

Not applicable.

4.0 SUMMARY OF INSPECTION FINDINGS (HEALTH/ENVIRONMENTAL IMPACT)

Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate ?
No

Specifics:

Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material ?
No

Specifics:

Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment ?
No

Specifics:

Was there any indication of a potential for environmental impairment during the inspection and/or the review of relevant material ?
No

Specifics:

Was there any indication of minor administrative non-compliance?
No

Specifics:

5.0 ACTION(S) REQUIRED

It is recommended that the waste disposal receipts be kept in a separate file so that they can be easily accessible during an inspection.

It is recommended that a spill contingency plan be posted in the garage advising staff on how they should be dealing with a spill which would include the MOE Spills Action Centre number 1- 800 - 268 - 6060 and contact names for municipal officials, fire department, company officials etc..

It is also recommended that Mike Iles familiarize himself with Part X of the Environmental Protection Act, the Spills Bill, which defines a spill, your duty to act and the notification requirements as noted in section 92.0. (enclosed)

6.0 OTHER INSPECTION FINDINGS

The garage does have spill absorbent material available for minor spills.

7.0 INCIDENT REPORT

Not Applicable

8.0 ATTACHMENTS

Required attachments:

PREPARED BY:
Environmental Officer:

Name:	Michael Longpré
District Office:	Peterborough District Office
Date:	2008/04/16
Signature	Michael Longpré

REVIEWED BY:
District Supervisor:

Name:	Jacqueline Fuller
District Office:	Belleville Area Office
Date:	2008/04/23
Signature:	

File Storage Number: SIHLDYCO8LOT12-700

Note:
"This inspection report does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements"

RECEIVED
OCT - 4 2012

Ministry of the Environment

Freedom of Information and Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement

Bureau de l'accès à l'information et de la protection de la vie privée

12e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc. : (416) 314-4285

Ontario

October 1, 2012

Bruce Selman
Geo-Logic Inc.
29 - 347 Pido Road
Peterborough, ON K9J 6X7

Dear Bruce Selman:

RE: *Freedom of Information and Protection of Privacy Act* Request
Our File #: A-2012-04800, Your Reference #: G024151E1

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 154 Industrial Park Road, Haliburton (aka Lot 12, Concession 9, Dysart Township, Haliburton).

After a thorough search of the Ministry's Peterborough 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 5 pages @ $0.20/page	$1.00
• Delivery	$3.00
• **Total**	**$34.00**
• Deposit Received	-$30.00
• **BALANCE WAIVED (NOT REQUIRED)**	**$4.00**

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**. Credit card forms are available on the Ministry's website (http://www.ene.gov.on.ca) under the heading "About the Ministry". 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.

You may request a review of my decision 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,

Heidi Ritscher
FOI Manager

Attachments

RECEIVED
NOV - 1 2005
Ministry of the Environment
Peterborough District Office

Ministry of the Environment | Ministère de l'Environnement

Ontario

CERTIFICATE OF APPROVAL
INDUSTRIAL SEWAGE WORKS
NUMBER 8269-6GMJFD
Issue Date: October 20, 2005

97265 Ontario Limited
Po Box 30
Haliburton, Ontario
K0M 1S0

Site Location: Curry Motors Site
Lot 11 & 12, Concession 8 & 9, Dysart Township
Dysart et al Township, County of Haliburton

You have applied in accordance with Section 53 of the Ontario Water Resources Act for approval of:

the establishment of stormwater management Works for the collection, transmission, treatment and disposal of stormwater run-off from a catchment area of 5.06 hectares, to provide enhanced water quality protection and to attenuate post-development peak flows to pre-development levels, discharging to Kashagawigamog Lake, for all storm events up to and including the 100-year return storm, consisting of the following:

Stormwater Management System

a stormwater management system to service new General Motors Dealership, located at Lot 11 & 12, Concession 8 & 9, Dysart Township, Dysart et al Township, County of Haliburton, relying on one (1) pond with a permanent volume of approximately 308 cubic metres at a depth of approximately 1.0 metre and an extended volume of approximately 699 cubic metres at a depth of approximately 2 metres with a release rate of 54 litres per second for the 100-year return storm, the flowrate being controlled by an orifice plate in the outlet structure;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned *Works*;

all in accordance with the Application for Approval of Industrial Sewage Works submitted by Don Popple, President of 97265 Ontario Limited dated August 3, 2005 and all supporting information.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

"*Certificate*" means this entire certificate of approval document, issued in accordance with Section 53 of the Ontario Water Resources Act, and includes any schedules;

"*Director*" means any *Ministry* employee appointed by the Minister pursuant to section 5 of the Ontario Water Resources Act;

"*District Manager*" means the District Manager of the Peterborough District Office of the *Ministry*;

"*Ministry*" means the Ontario Ministry of the Environment;

"*Owner*" means 97265 Ontario Limited and includes its successors and assignees;

"*Works*" means the sewage works described in the *Owner*'s application, this *Certificate* and in the supporting documentation referred to herein, to the extent approved by this *Certificate*.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

(1) Except as otherwise provided by these Conditions, the *Owner* shall design, build, install, operate and maintain the *Works* in accordance with the description given in this *Certificate*, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this *Certificate*.

(2) Where there is a conflict between a provision of any submitted document referred to in this *Certificate* and the Conditions of this *Certificate*, the Conditions in this *Certificate* shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

(3) Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.

2. EXPIRY OF APPROVAL

The approval issued by this *Certificate* will cease to apply to those parts of the *Works* which have not been constructed within five (5) years of the date of this *Certificate*.

3. CHANGE OF OWNER

The *Owner* shall notify the *District Manager* and the *Director*, in writing, of any of the following changes within thirty (30) days of the change occurring:

(a) change of *Owner*;

(b) change of address of the *Owner*;

(c) change of partners where the *Owner* is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the *District Manager*; and

(d) change of name of the corporation where the *Owner* is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the *District Manager*.

4. OPERATION AND MAINTENANCE.

(1) The *Owner* shall ensure that the design minimum liquid retention volume(s) is maintained at all times.

(2) The *Owner* shall inspect the *Works* at least once a year and, if necessary, clean and maintain the *Works* to prevent the excessive buildup of sediments and/or vegetation.

(3) The *Owner* shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the Curry Motors Site for inspection by the *Ministry*. The logbook shall include the following:

(a) the name of the *Works*;

(b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed; and

(c) the date of each spill within the catchment area, including follow-up actions / remedial measures undertaken.

5. RECORD KEEPING

The *Owner* shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this *Certificate*.

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 is imposed to ensure that the *Works* are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the *Certificate* and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.

2. Condition 2 is included to ensure that, when the *Works* are constructed, the *Works* will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.

3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved works and to ensure that subsequent owners of the works are made aware of the certificate and continue to operate the works in compliance with it.

4. Condition 4 is included to require that the *Works* be properly operated and maintained such that the environment is protected.

5. Condition 5 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the *Works*.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 101 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, 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 eachportion appealed.

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 works are located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Section 53, *Ontario Water Resources Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

* **Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

The above noted sewage works are approved under Section 53 of the Ontario Water Resources Act.

DATED AT TORONTO this 20th day of October, 2005

THIS CERTIFICATE WAS MAILED
ON Oct. 28, 2005
DC
(Signed)

Mohamed Dhalla, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

KD/
c: District Manager, MOE Peterborough
Brain Verspagen, Conestoga-Rover & Associates

APPENDIX C

AERIAL PHOTOGRAPHS

AERIAL PHOTOGRAPHY - 1935

Phase One Environmental Assessment Report

5065 County Road 21

Haliburton, Ontario

Geo-Logic Inc.
G024152E1
C-1

Source: National Air Photo Library of Natural Resources Canada, dated 1935.

AERIAL PHOTOGRAPHY - 1971

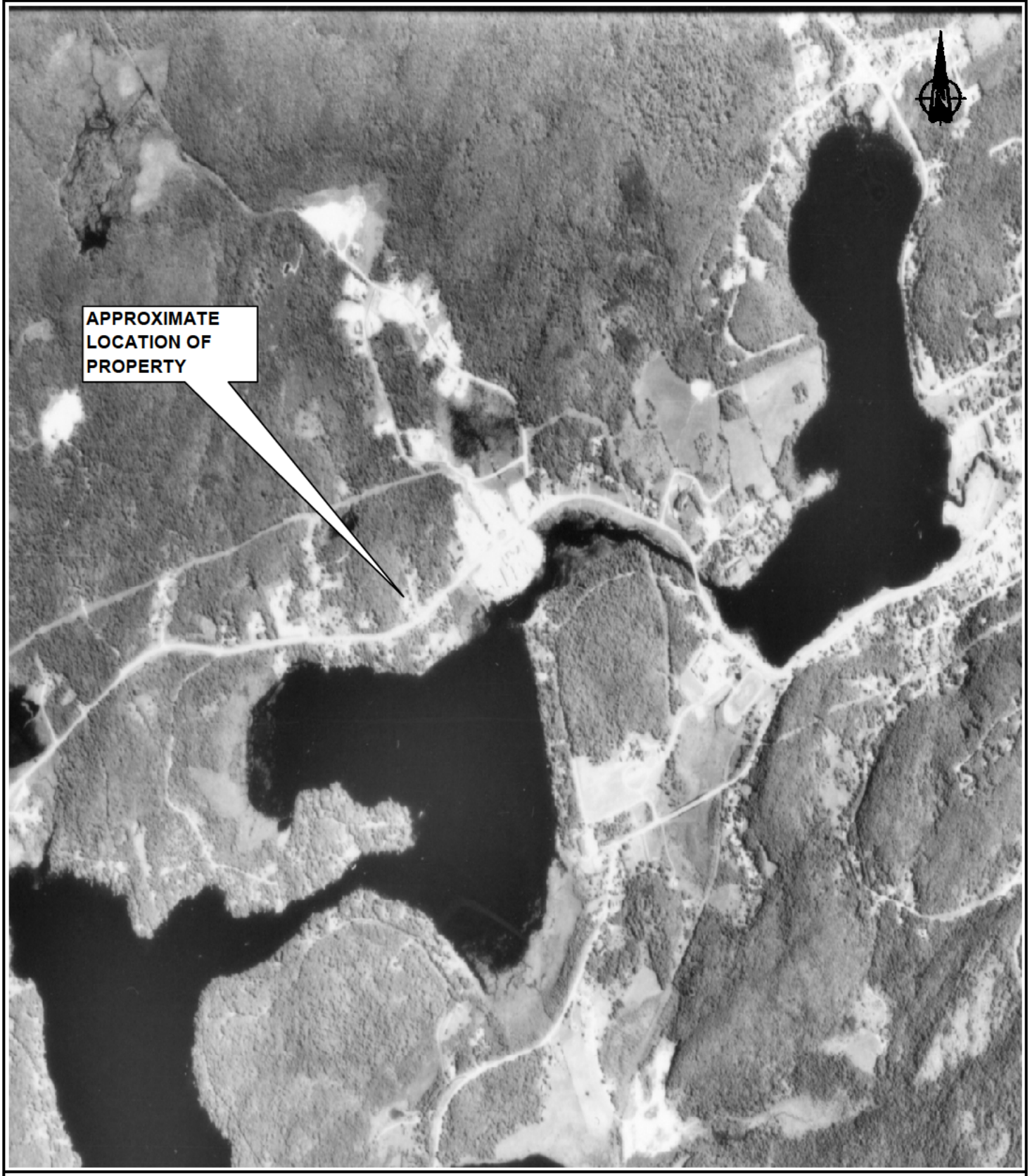
Phase One Environmental Assessment Report

5065 County Road 21

Haliburton, Ontario

Geo-Logic Inc.
G024152E1
C-2

Source: National Air Photo Library of Natural Resources Canada, dated 1971.



AERIAL PHOTOGRAPHY - 1987

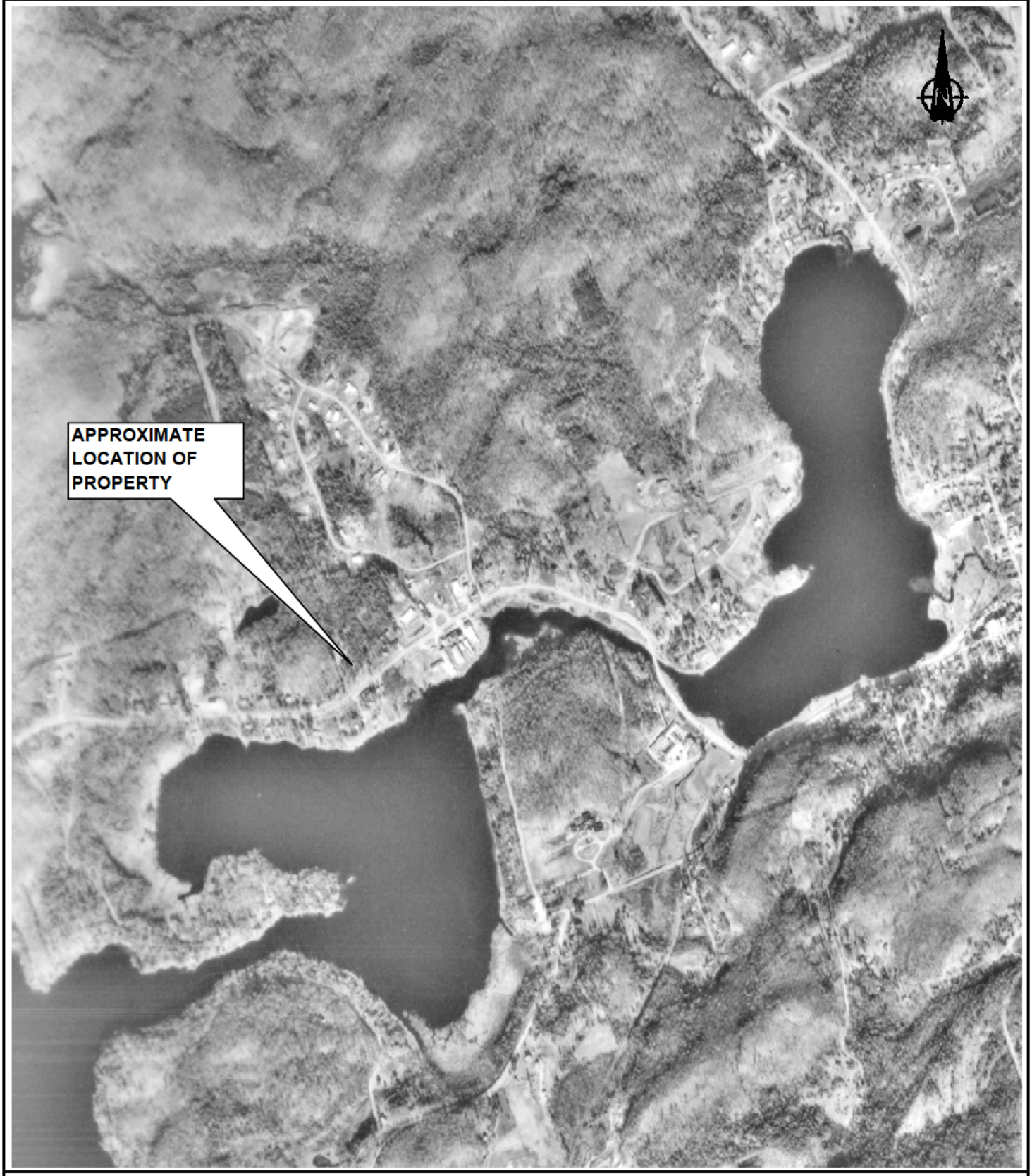
Phase One Environmental Assessment Report

5065 County Road 21

Haliburton, Ontario

Geo-Logic Inc.
G024152E1
C-3

Source: National Air Photo Library of Natural Resources Canada, dated 1987.



AERIAL PHOTOGRAPHY - 1993

Phase One Environmental Assessment Report

5065 County Road 21

Haliburton, Ontario

Geo-Logic Inc.
G024152E1
C-4

Source: National Air Photo Library of Natural Resources Canada, dated 1993.

AERIAL PHOTOGRAPHY - 2010 estimated

Phase One Environmental Assessment Report

5065 County Road 21

Haliburton, Ontario

Geo-Logic Inc.
G024152E1
C-5

Source: Google Maps online, imagery estimated 2010

APPENDIX D

PROPERTY PHOTOGRAPHS

G024152E1 APPENDIX D Property Photographs

Front of building, car lot

Service entrance area

North side of car lot, area raised with fill

G024152E1 APPENDIX D Property Photographs

Propane tank in north lot

Drilled well casing along west entrance driveway

Waste oil tanks at back of building

G024152E1 APPENDIX D Property Photographs

Floor drain to oil water separator

Oil water separator access cover in shop

Storm water pond on east side

G024152E1 APPENDIX D Property Photographs

Gas station, Independent Grocer to east – note steep bank to gas station

Commercial businesses along CR 21 to east

Residential, vacant lots to south across CR 21

G024152E1 APPENDIX D Property Photographs

Residential to west

Property from private road on north side of property

Commercial property (Walkers Heating) on northeast side, Mallard Road

APPENDIX E

QUALIFICATIONS OF SITE ASSESSORS

Nyle C. McIlveen, P.Eng.

Senior Engineer/Hydrogeologist

Education

B.A. in Life Sciences
Queens University, Kingston, Ontario, 1982

B.Sc. in Civil Engineering
Queens University, Kingston, Ontario, 1985

Past and Present Professional Affiliations

Registered Professional Engineer, Province of Ontario
Canadian and Ontario Water Well Associations
Advisory Committee, Sir Sandford Fleming College
Past Chairman PEO, Peterborough Chapter

Employment History

2006 to present	Geo-Logic Inc. a Member Company of the Inspecsol and CRA Family of Companies Peterborough, Ontario Vice President and Senior Engineer
1989 to 2006	Geo-Logic Inc. Peterborough, Ontario Vice President and Project Engineer
1986 to 1989	Gibson & Associates Ltd. Bowmanville, Ontario Hydrogeologist and Project Engineer
1986	Hoddenbagh, Horton & Associates Whitby, Ontario Subdivision Design Engineer and Inspector
1985 to 1986	Public Works, City of Oshawa Oshawa, Ontario Material Inspector

Specialized Academic Curriculum

Chemical Water Quality Interpretation
Mann Aqua Laboratories Limited, November 22, 23, 1989

Shoring and Underpinning for Deep Excavation
Technical University of Nova Scotia, 1989 (1.7 C.E.U.)

Analysis and Design Aquifer Tests
National Water Well Association, Columbus, Ohio, 1990 (2.4 C.E.U.)

Septic Systems and Groundwater Conference
Waterloo Centre for Groundwater Research, October 5, 1990

Environmental Compliance in Ontario
Peterborough Chapter of the P.E.O., March, 1991

Environmental Property Assessments
National Water Well Association, Philadelphia, 1991 (1.2 C.E.U.)

Theory and Practice of Groundwater Monitoring and Sampling
National Water Well Association, Pittsburgh, 1991 (1.7 C.E.U.)

Design, Construction and Inspection of Septic Beds
University of Guelph, 1991 (1.5 C.E.U.)

Landfills and Groundwater Quality Protection
National Water Well Association, San Francisco, 1991 (1.2 C.E.U.)

Sixth National Symposium on Individual Small Community Sewage Systems
American Society of Engineers, Chicago, 1992

Focus Conference on Eastern Regional Groundwater Issues
National Water Well Association, Boston, 1992

Assessment and Remediation of Subsurface Petroleum Hydrocarbon Releases
Environmental Education Enterprises, Orlando, 1993 (2.4 C.E.U.)

Ground Modification
Hayward Baker, Toronto, March, 1994

Environmental Technology Program
Waterloo Centre for Groundwater Research, June, 1994

Provided Environmental Assessment Course from a Purchaser’s perspective
Peterborough Real-Estate Board, 1999

Environmental Assessment Course from a lender's perspective
Financial Dealers Association Oshawa, 2000

Oil Tank Spill and Remediation Seminar
Peterborough Insurance Dealers Association, 2000

Ministry of Environment Implementation Seminar Regulation 459
MOE Oshawa, March 2001

Ground Water Disinfection Treatment Seminar
RCAN Technologies, February 2002

Geotechnical Design Meeting and Conference for Consultants and staff
Ministry of Transportion, North Bay, March 2005

Health and Safety Certification- Ocupational Health and Safety Act
HRSC Group Peterborough , January 2008

Project Experience

Mr McIlveen has over 24 years of practical geotechnical, material testing and environmental experience throughout Ontario and Northern Ontario. Nyle is a managing partner of Geo-Logic Inc., an affiliate company of Conestoga-Rovers & Associate, with offices in Peterborough and Pembroke Ontario. Mr. McIlveen has carried out a variety of tile bed design reports (all phases including investigation, implementation, and report preparation), construction management, environmental projects (Phase I, II, III assessment and remediation) for large private corporations as well as hydrogeological (water supply) projects for various municipal governments and private/industrial sector clients. Mr McIlveen has had experience doing geotechnical work including highway and road structure and foundation design for numerous Ministry of Transport of Ontario (MTO) projects. Conducted numerous environment site assessments and supervised decommissioning and clean-up of project sites contaminated by prior uses. Has worked on wide range of different projects with both private and public sectors.

Has conducted geotechnical investigations for foundations, load design, slope stability, tailings dam construction, gravel pit assessments and large tile bed design. He has experience in a wide range of soil and rock testing including laboratory analyses and in-situ instrumentation. In addition, extensive experience has been obtained in dam design and construction relating to tailings containment for numerous mining operations in Northern Ontario. The experience is comprised of both office engineering analyses and in-situ supervision during the construction phase. Material testing and inspection experience includes: caisson and pile installation, foundation construction, and a broad work base regarding the use of concrete, aggregate and asphalt.

Oversees on-site construction supervision and quality control services offered by Geo-Logic Inc. concerning asphalt, soils, concrete, masonry, aggregates, roofing and structural steel. Has acquired a reputation for on-site problem solving and reporting on projects in a

clear and concise manner. Regularly attends project site meetings on behalf of the client. Has worked on projects for a wide range of clients from both the private, insurance and public sectors. Has provided expert testimony before environmental appeal hearings and OMB hearings.

Has experience organizing and implemented numerous highway pavement design investigations including soil investigation, asphalt coring program, crossfall surveys, rut surveys, and drainage survey. Responsibilities also included the preparation of the Pavement Design Report in the MTO format, including data compilation, providing design options and treatments, 30-year life cycle analysis, and safety analysis. He has experience in all aspects of soil, rock and construction materials testing including laboratory analysis and in-situ instrumentation.

Has performed quality control functions including role of auditor for Geo-Logic's contract as MTO Eastern Regional QA consultant. Has developed QA/QC plans accepted by independent consultants and the MTO for Pavement design Projects in Northern, Northwestern and Eastern Ontario. Extensive knowledge of laboratory and field testing protocols and methods used in the road construction industry (ASTM, AASHTO, MTO LS, CSA).

Conducted numerous environment site assessments and supervised decommissioning and clean-up of project sites contaminated by prior uses. This included co-ordination, data review and report preparation for land transfer and decommissioning. Recent studies include gas stations, agricultural co-op facilities, fuel depots, lagoons, scrap yards, abandoned and recent landfill operations and a variety of industrial and commercial developments. Regularly attends public meetings and environmental appeal hearings on behalf of clients. Has worked on wide range of different projects with both private and public sectors.

Designed, organized and implemented numerous groundwater studies including hydrogeologic assessments, site evaluations, groundwater impact analyses, in-situ testing, instrumentation, pump testing, and well construction supervision. The studies have been carried out on a broad spectrum of projects including malls, condominiums, restaurants, schools, subdivisions, and other commercial/industrial developments. In addition, experience has been gained in the evaluation of municipal water supply systems. Has developed extensive groundwater monitoring programs and assessments for sewer construction, protection of communal water supplies and individual wells.

As part of his duties with Geo-Logic Inc. had supervised the operation of our North Bay, Gravenhurst, and Parry Sound offices. This includes the area supervision of Simcoe County and the Districts of North Bay, Parry Sound and Muskoka for the Ministry of Environmental and Energy (M.O.E.E.) Part VIII contract. Responsibilities include the inspection of properties, issuance of approvals for waste disposal systems, inspection of large tile bed systems and complaint investigations. The contract included the evaluation and application of policies for the M.O.E.E. including B-7 (formerly 15-08) in this area. As part of his duties, Mr. McIlveen was a Provincial officer designated under Part VIII of the Environmental Protection Act with the M.O.E.E.

Steven Gagne, H.B.Sc.

Project Manager/Associate

Education

H.B.Sc. in Environmental & Resource Studies
Trent University, Peterborough, Ontario, 1996

Employment History

2000 to present	Geo-Logic Inc. Peterborough, Ontario Environmental Scientist/Project Manager/Associate
1997	Lakefield Research Lakefield, Ontario Laboratory Technician

Project Experience

Substantial academic experience has been acquired in the fields of chemistry, biology, ecology and geography. Have been involved in a variety of projects including PCB risk assessment, aquatic and terrestrial site remediation, groundwater contamination and waste management. Background work experience includes the laboratory analyses of a wide range of materials. Actively involved in environmental site assessment (ESA) studies throughout Ontario. ESA experience has included a wide range of land use using protocol documented by ASTM, CSA and U.S. EPA. The assessments have included Phase I, and II programs and Records of Site Condition.

Substantial experience in overburden and bedrock drilling for environmental and geotechnical purposes. Additional experience includes assessments for the decommissioning of contaminated sites and detailed monitoring programs surrounding active landfill sites. Have worked on other types of projects including hydrogeologic assessments. As such, practical experience has been gained in water well sampling and pumping tests. In addition, have worked on numerous small water works that require minimum treatment requirements as outlined by applicable Provincial legislation.

Have worked on indoor air quality assessments for institutional and residential facilities. In addition, have worked on mould and asbestos remediation projects gaining practical experience in air sampling and material identification. Additional experience has been gained in remediation protocol generation for a variety of contaminants.

Bruce Selman Environmental Technologist

Education

Environmental Technology Diploma, Fleming College in Lindsay Ontario (2006)
Environmental Technician Certificate, Fleming College in Lindsay Ontario (2005)

Other Courses:
Asbestos Inspector License (U.S. EPA), March 2011
40-Hour OSHA Health and Safety Training (as per OSHA 29 CFR 1910.120), May 2007
CRA Excavation Safety (as per OSHA 29 CFR 1926.650-652), May 2006
CRA Permit-Required Confined Space Entry (as per OSHA 29 CFR 1910.146), May 2007
CRA Hearing Conservation (as per OSHA 29 CFR 1910.95), May 2007
CRA Fall Protection (as per OSHA 29 CFR 1910.120), March 2011
CRA Respiratory Protection Training Course (as per OSHA 29 CFR 1910.134), May 2007
Environmental Management System (EMS) Audit preparation and review at a Division of Magna Powertrain – April 2006
Transportation of Dangerous Goods – 2006
First Aid Certification - 2009
Certificates in Conflict Resolution – 2003
Production Inventory Management (CPIM) – 1986
Project Management – 2001

Employment History

August 2006 -Geo-Logic Inc., Peterborough, Ontario, Engineering Technologist
2005 to 2006 -Fleming College, Lindsay, Ontario, Student Technician, Staff Support
1980 to 2004 -Fisher Cast Global Corp., Peterborough, Ontario, Business Analyst - Production / Inventory

Project Experience
Actively involved in environmental site assessments (ESAs) and Designated Substance Surveys (DSS) on a wide range of sites throughout Southern Ontario. ESA experience has included a wide range of land use using protocol documented by ASTM, CSA and U.S. EPA. The assessments have included Phase I, and II programs and Records of Site Condition. DSS's have included commercial, industrial and residential buildings.