CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND

COMMITTEE OF ADJUSTMENT

September 25, 2019, 7:00 pm
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Opening of the meeting

2. Reading and Adoption of the agenda

3. Pecuniary declarations

4. Adoption of the minutes 1

5. Consent Applications

5.1 B-CR-001-2019 21
2300 Raymond

Pt. Lot 27 Con 1 (O.S.)

5.2 B-CR-018-2019 185
Leo & Donalda Jobin

1517 Vinette

5.3 B-CR-019-2019 193
Alain Potvin

2580 Woods

5.4 B-CR-020-2019 201
Michel Benoit Lacasse et Lise Cecile Lacasse

2578 Woods

6. Minor Variance Applications

6.1 A/12/19 209
Robert Pap

3237 Gendron

6.2 A/13/19 217
D13-10-13

Immobilia Properties

1133 Charette

6.3 A/14/19 223
D-13-19-14

C.H. Clement for Estate of Eugene

Laviolette Lot 23 Con 1(O.S.) 50R9647

7. Follow-ups

8. Other Items

9. Adjournment

CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND

COMITÉ DE DÉROGATION

le 25 septembre 2019, 19 h 00
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Ouverture de la réunion

2. Lecture et Adoption de l'ordre du jour

3. Déclarations pécuniaires

4. Adoption des procès-verbaux 1

5. Demandes de morcellement

5.1 B-CRP-001-2019 21
2300 Raymond

Pt. Lot 27 Con 1 (O.S.)

5.2 Autorisation – Agrandissement d'un lot 185
Leo & Donalda Jobin

1517 Vinette

5.3 Consent – Lot enlargement 193
Alain Potvin

2580 Woods

5.4 Consent – Lot enlargement 201
Michel Benoit Lacasse et Lise Cecile Lacasse

2578 Woods

6. Demandes de dérogation mineure

6.1 Minor Variance 209
Robert Pap

3237 Gendron

6.2 A/13/19 217
D13-10-13

Immobilia Properties

1133 Charette

6.3 A/14/19 223
D-13-19-14

C.H. Clement for Estate of Eugene

Laviolette Lot 23 Con 1(O.S.) 50R9647

7. Suivi

8. Autres items

9. Ajournement

CORPORATION OF THE

CITY OF CLARENCE-ROCKLAND

COMMITTEE OF ADJUSTMENT MEETING MINUTES

August 28, 2019
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT:	Serge Dicaire
	Marie-Eve Belanger
	Michel Bergeron
	Samuel Cardarelli
	Mario Zanth
	Nicolas Denis
ABSENT:	Michel Levert
	Guy Desjardins

1. Opening of the meeting

The Chair opens the meeting at 7h03 pm.

2. Reading and Adoption of the agenda

Moved by Michel Bergeron
Seconded By Samuel Cardarelli

THAT the agenda be adopted as presented.

CARRIED

3. Pecuniary declarations

4. Adoption of the minutes

Moved by Michel Bergeron
Seconded By Samuel Cardarelli

That the minutes of the Adjustment Committee of June 26, 2019 be approved.

CARRIED

5. Consent Applications

5.1 B-CR-015-2019

Mr. Simard asks if the Official Plan boundary will be an issue for the construction of a house. Mrs. Bélanger indicates that she cannot modify the boundary line now, as it requires an amendment. However, the OP allows us to interpret the location of the boundary line.

Moved by Mario Zanth
Seconded By Michel Bergeron

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Benoit Simard, dossier B-CR-015-2019, concernant la propriété décrite comme étant la partie du lot 8, concession 6, partie 1 sur le plan 50R-1475 et partie 3 sur le plan 50R-4082;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-015-2019 telle qu'accordée.

2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-015-2019 telle qu'accordée.

3. Que le(s) requérant(s) remette à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc. La valeur de la parcelle sera déterminée par:

4. Une évaluation de marché ou lettre d'opinion, obtenu par le propriétaire et au dépenses du propriétaire, d'un évaluateur certifié, révisé et accepté par le Département d'infrastructures et aménagement; ou

5. L'enregistrement de la vente du terrain le plus récent, pas plus que 24 mois avant la date de la décision, révisé et accepté par le Département d'infrastructures et aménagement; pourvu que la vente était au valeur du marché et qu'il n'y a pas eu des modifications qui pourraient affecter la valeur du terrain, incluant mais pas limité à des

changements de zonage, de désignation du Plan officiel, ou de morcellement.

6. Que la partie à être détachée soit branchée au réseau d'approvisionnement en eau municipale ou que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland un engagement écrit stipulant qu'il(s) assurera(ont) que tout contrat d'achat et de vente (purchase and sale agreement) pour la partie à être détachée mentionnera que le terrain doit être branchée au réseau d'approvisionnement en eau municipale qui longe le chemin Landry.

7. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Landry et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée et retenue au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.

8. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.

9. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

CARRIED

5.2 B-CR-016-2019

Mr. Dicaire inquired on why the lot line to the west does not touch the adjacent lot line. Mr. Denis indicated that the owner mentioned that there was an error in the lot line location in our system.

Moved by Samuel Cardarelli
Seconded By Michel Bergeron

THAT the Committee of Adjustment approve the consent application submitted by Joshua VanNoy, file number B-CR-016-2019, concerning the property described as 649 St-Felix Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and a digital copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-016-2019 as approved by the Committee,

2. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-016-2019 as approved by the Committee.

3. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat to be prepared by a professional in the field, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by South Nation Conservation.

4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a water assessment report, as per the Official Plan of the United Counties, section 7.4.2, policy 14.1, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by South Nation Conservation.

5. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:

a) A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or

b) The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the

Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.

6. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along St-Felix Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

7. That the applicant(s) provide to South Nation Conservation a written undertaking which acknowledges that the proposed property lines must be at a minimum clearing distance of three (3) metres from all existing private sewage systems for the proposed severed lot.

8. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.

9. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

5.3 B-CR-017-2019

Moved by Mario Zanth
Seconded By Michel Bergeron

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Gilles et Aline Guindon, dossier B-CR-017-2019, concernant la propriété décrite comme étant le 3701 Drouin;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées et une copie PDF qui se conforment essentiellement à la demande B-CR-17-2019 telle qu'accordée.

2. Que le requérant fournisse une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande B-CR-017-2019 telle que soumise aux Comtés unis de Prescott et Russell. Le plan est à remettre directement aux Comtés unis.

3. Que le(s) requérant(s) fournisse(nt) à la Conservation de la Nation Sud une lettre originale signée reconnaissant que tous les systèmes d'égouts privés existants sont à plus de trois (3) mètres des lignes de propriété existantes et proposées.

4. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland

    a. Une copie du Plan de renvoi ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante au sud connue en tant que 3691 chemin Drouin de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;

    b. Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (*insérer le nom*) décrits comme NIP (*numéro d'identification de la propriété*) qui constitue les Parties (*insérer les numéros*) sur le Plan (*insérer le numéro de plan*), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la *Loi sur l'aménagement du territoire*, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds à séparer soient consolidés sur le titre avec les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction. »

(c) L’engagement d’un avocat autorisé à exercer le droit dans la province de l’Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l’article 50(12) de la *Loi sur l’aménagement du territoire* à l’égard de l’objet de la demande de consentement, je m’engage au nom du Propriétaire, dans les 10 jours après l’enregistrement sur le titre du document de transfert contenant la mention indiquée dans l’attestation officielle délivrée par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (*insérer le numéro* de la partie du NIP) et le bien-fonds attenant (*insérer le numéro* du NIP). Cette consolidation de NIP vise à renforcer la stipulation de la *Loi sur l’aménagement du territoire* dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu’elles ne peuvent être cédées séparément à l’avenir. Je m’engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l’enregistrement de la demande de consolidation des parcelles.

5. Un engagement du procureur de l’auteur de la demande confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.

6. Que toute hypothèque sur la propriété soit libérée du terrain détaché et pour tout terrain à être ajouté à un lot avec une hypothèque, cette hypothèque sera étendue sur le terrain supplémentaire et que l’avocat fournisse un engagement écrit que la condition est remplie.

7. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une preuve que toute connexion (électricité, eau, égout, etc.) du garage (situé sur la parcelle détachée) qui provient de la parcelle retenue soit débranchée.

8. Que le(s) requérant(s) fournisse(nt) à l’Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d’émettre un certificat d’autorisation.

9. chaque condition soit remplie et que l’Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu’un (1) an après la date de l’avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

CARRIED

6. Minor Variance Applications

6.1 D-13-19-08

Mr. Zanth indicates that the shrubs should not be located too close to the intersection for the visibility.

Moved by Mario Zanth
Seconded By Samuel Cardarelli

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Ian Barrett, for the property identified as 2885 Chamberland Street, to:

- Allow a minor variance to reduce three (3) parking space dimensions from 2.7 m * 5.6 m to 2.7 m * 4.9 m, reduce the driveway aisle width (front) from 6.0 m to 4.0 m and (side) from 6.0 m to 4.8 m as well as reduce the required width of landscaping between a commercial property and a property line from 3.0 m to 1.0 m, subject to the following condition;

1. Add “small vehicle” only signs to the three smaller parking spaces.
2. Add shrubs or other small landscaping material between the parking area curb and street curb to improve the aesthetics and provide a certain level of screening of the parking area from the abutting streets.

CARRIED

6.2 D-13-19-09

Mr. Cardarelli inquired on why the rear yard setback is 7.5 metres. Mr. Denis and Mrs. Bélanger indicated that this requirement has been in place for a long time and it seems to be norm in other municipalities. It is also to ensure that there is enough space for a backyard.

Moved by Mario Zanth
Seconded By Samuel Cardarelli

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Marie-Andrée Carrière, dossier A/09/19, concernant la propriété décrite comme 1034 rue Notre-Dame, dans le but de :

- Réduire la cour arrière minimale de 7,5 m à 6,0 m.

CARRIED

6.3 D-13-19-10

Mrs. Genest explains the history of the site and that she was not well informed when she bought the house. Mrs Bélanger also explains that the use of the single detached dwelling is not permitted in the commercial zone.

Moved by Mario Zanth
Seconded By Michel Bergeron

QUE le Comité de dérogation accepte la demande de permission soumise par Mme Genest et M. Laferrière, dossier A/10/19, concernant la propriété décrite comme étant le 311 rue laurier dans le but de :

- Permettre un logement secondaire dans une habitation isolée légal non-conforme.

CARRIED

6.4 D-13-19-11

Moved by Samuel Cardarelli
Seconded By Michel Bergeron

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Marcel et Ines Martin, dossier A/11/19, concernant la propriété décrite comme 574 rue Robert, dans le but de :

- Réduire la cour latérale extérieur minimale de 3,5 m à 1,0 m .

CARRIED

8. Other Items

Mr. Zanth requested that the meeting of the Adjustment Committee and the meeting for the Planning Committee be on the same night. Mrs. Bélanger will follow up with the Clerk.

9. Adjournment

The meeting is adjourned at 7h59 pm.

Serge Dicaire President	W Marie-Eve Bélanger Secretary Treasurer

CORPORATION DE LA

CITÉ DE CLARENCE-ROCKLAND

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 28 août 2019
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

PRÉSENT:	Serge Dicaire
	Marie-Eve Belanger
	Michel Bergeron
	Samuel Cardarelli
	Mario Zanth
	Nicolas Denis
ABSENT:	Michel Levert
	Guy Desjardins

1. Ouverture de la réunion

Le président ouvre la réunion à 19h03.

2. Lecture et Adoption de l'ordre du jour

Proposé par Michel Bergeron
Appuyé par Samuel Cardarelli

QUE l'ordre du jour soit adopté tel que présenté.

ADOPTÉE

3. Déclarations pécuniaires

4. Adoption des procès-verbaux

Proposé par Michel Bergeron
Appuyé par Samuel Cardarelli

Que le procès-verbal de la réunion du comité de dérogation du 26 juin 2019 soit approuvé.

ADOPTÉE

5. Demandes de morcellement

5.1 B-CR-015-2019

M. Simard demande si la limite de la désignation du Plan Officiel sera un problème pour la construction d'une maison. Mme Bélanger indique qu'elle ne peut pas modifier la limite de la désignation mais le PO nous permet de faire une interprétation de sa localisation.

Proposé par Mario Zanth
Appuyé par Michel Bergeron

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Benoit Simard, dossier B-CR-015-2019, concernant la propriété décrite comme étant la partie du lot 8, concession 6, partie 1 sur le plan 50R-1475 et partie 3 sur le plan 50R-4082;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-015-2019 telle qu'accordée.
2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-015-2019 telle qu'accordée.
3. Que le(s) requérant(s) remette à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc. La valeur de la parcelle sera déterminée par:
4. Une évaluation de marché ou lettre d'opinion, obtenu par le propriétaire et au dépenses du propriétaire, d'un évaluateur certifié, révisé et accepté par le Département d'infrastructures et aménagement; ou
5. L'enregistrement de la vente du terrain le plus récent, pas plus que 24 mois avant la date de la décision, révisé et accepté par le Département d'infrastructures et aménagement; pourvu que la vente

était au valeur du marché et qu'il n'y a pas eu des modifications qui pourraient affecter la valeur du terrain, incluant mais pas limité à des changements de zonage, de désignation du Plan officiel, ou de morcellement.

6. Que la partie à être détachée soit branchée au réseau d'approvisionnement en eau municipale ou que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland un engagement écrit stipulant qu'il(s) assurera(ont) que tout contrat d'achat et de vente (purchase and sale agreement) pour la partie à être détachée mentionnera que le terrain doit être branchée au réseau d'approvisionnement en eau municipale qui longe le chemin Landry.

7. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Landry et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée et retenue au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.

8. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.

9. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

ADOPTÉE

5.2 B-CR-016-2019

M. Dicaire demande pourquoi la ligne de lot à l'ouest ne touche pas la ligne de lot adjacente. M. Denis indique que le propriétaire lui a mentionné que notre cartographie n'était pas exacte.

Proposé par Samuel Cardarelli
Appuyé par Michel Bergeron

THAT the Committee of Adjustment approve the consent application submitted by Joshua VanNoy, file number B-CR-016-2019, concerning the property described as 649 St-Felix Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and a digital copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-016-2019 as approved by the Committee,

2. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-016-2019 as approved by the Committee.

3. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat to be prepared by a professional in the field, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be prepared by a qualified professional at the applicant’s expense, and shall be reviewed and approved by South Nation Conservation.

4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a water assessment report, as per the Official Plan of the United Counties, section 7.4.2, policy 14.1, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity. This report shall be prepared by a qualified professional at the applicant’s expense, and shall be reviewed and approved by South Nation Conservation.

5. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be

determined by:a)A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; orb)The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.

6. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along St-Felix Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

7. That the applicant(s) provide to South Nation Conservation a written undertaking which acknowledges that the proposed property lines must be at a minimum clearing distance of three (3) metres from all existing private sewage systems for the proposed severed lot.

8. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.

9. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

5.3 B-CR-017-2019

Proposé par Mario Zanth
Appuyé par Michel Bergeron

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Gilles et Aline Guindon, dossier B-CR-017-2019, concernant la propriété décrite comme étant le 3701 Drouin;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées et une copie PDF qui se conforment essentiellement à la demande B-CR-17-2019 telle qu'accordée.

2. Que le requérant fournisse une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande B-CR-017-2019 telle que soumise aux Comtés unis de Prescott et Russell. Le plan est à remettre directement aux Comtés unis.

3. Que le(s) requérant(s) fournisse(nt) à la Conservation de la Nation Sud une lettre originale signée reconnaissant que tous les systèmes d'égouts privés existants sont à plus de trois (3) mètres des lignes de propriété existantes et proposées.

4. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland

    a. Une copie du Plan de renvoi ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante au sud connue en tant que 3691 chemin Drouin de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;

    b. Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (*insérer le nom*) décrits comme NIP (*numéro d'identification de la propriété*) qui constitue les Parties (*insérer les numéros*) sur le Plan (*insérer le numéro de plan*), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est

soumis au respect de l'article 50(3) ou de l'article 50(5) de la *Loi sur l'aménagement du territoire*, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds à séparer soient consolidés sur le titre avec les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction. »

(c) L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la *Loi sur l'aménagement du territoire* à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (*insérer le numéro* de la partie du NIP) et le bien-fonds attenant (*insérer le numéro* du NIP). Cette consolidation de NIP vise à renforcer la stipulation de la *Loi sur l'aménagement du territoire* dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

5. Un engagement du procureur de l'auteur de la demande confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.

6. Que toute hypothèque sur la propriété soit libérée du terrain détaché et pour tout terrain à être ajouté à un lot avec une hypothèque, cette hypothèque sera étendue sur le terrain supplémentaire et que l'avocat fournisse un engagement écrit que la condition est remplie.

7. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une preuve que toute connexion (électricité, eau, égout, etc.) du garage (situé sur la parcelle détachée) qui provient de la parcelle retenue soit débranchée.

8. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.

9. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

ADOPTÉE

6. Demandes de dérogation mineure

6.1 D-13-19-08

M. Zanth indique que les arbustes ne devraient pas être installés trop près de l'intersection pour ne pas affecter la visibilité.

Proposé par Mario Zanth
Appuyé par Samuel Cardarelli

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Ian Barrett, for the property identified as 2885 Chamberland Street, to:

- Allow a minor variance to reduce three (3) parking space dimensions from 2.7 m * 5.6 m to 2.7 m * 4.9 m, reduce the driveway aisle width (front) from 6.0 m to 4.0 m and (side) from 6.0 m to 4.8 m as well as reduce the required width of landscaping between a commercial property and a property line from 3.0 m to 1.0 m, subject to the following condition;

1. Add "small vehicle" only signs to the three smaller parking spaces.
2. Add shrubs or other small landscaping material between the parking area curb and street curb to improve the aesthetics and provide a certain level of screening of the parking area from the abutting streets.

ADOPTÉE

6.2 D-13-19-09

M. Cardarelli demande pourquoi la marge de recul arrière est 7,5 mètres. M. Denis et Mme Bélanger indique que cette disposition a été mise en place depuis un certain temps et il semble que ceci est la norme aux

travers des diverses municipalités. C'est également pour s'assurer qu'il y ait assez de place pour une cour arrière.

Proposé par Mario Zanth
Appuyé par Samuel Cardarelli

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Marie-Andrée Carrière, dossier A/09/19, concernant la propriété décrite comme 1034 rue Notre-Dame, dans le but de :

- Réduire la cour arrière minimale de 7,5 m à 6,0 m.

ADOPTÉE

6.3 D-13-19-10

Mme Genest explique l'historique du site et qu'elle n'a pas bien été informé lorsqu'elle a acheté la maison. Mme Bélanger explique également que l'usage d'une maison unifamiliale n'est pas permis dans la zone commerciale.

Proposé par Mario Zanth
Appuyé par Michel Bergeron

QUE le Comité de dérogation accepte la demande de permission soumise par Mme Genest et M. Laferrière, dossier A/10/19, concernant la propriété décrite comme étant le 311 rue laurier dans le but de :

- Permettre un logement secondaire dans une habitation isolée légal non-conforme.

ADOPTÉE

6.4 D-13-19-11

Proposé par Samuel Cardarelli
Appuyé par Michel Bergeron

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Marcel et Ines Martin, dossier A/11/19, concernant la propriété décrite comme 574 rue Robert, dans le but de :

- Réduire la cour latérale extérieur minimale de 3,5 m à 1,0 m .

ADOPTÉE

8. Autres items

M. Zanth demande si la réunion du comité de dérogation peut être le même soir que la réunion du comité d'aménagement. Mme Bélanger va faire le suivi avec la greffière.

9. Ajournement

La réunion est ajournée à 19h59.

Serge Dicaire Président	W Marie-Eve Bélanger Secrétaire-Trésorière

COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-88-R

Date received	21/12/2018
Date of meeting	25/09/2019
Submitted by	Marie-Eve Bélanger
Subject	Consent - Lot creation
File Number	B-CR-001-2019
Owner	Pierre René Charron et Francine Rachel Charron
Applicant	Pierre René Charron et Francine Rachel Charron
Civic Address	2300 rue Raymond
Legal Description	Partie du lot 27, Conc. 1 (O.S.), Partie 2 plan 50R-3946

1) **PURPOSE :**
Lot creation– Approval of one condition and changes to the size of the lot.

2) **CONSENT REQUESTED :**

Original application

	Frontage	**Depth**	**Area**
(A) Severed parcel	**20,0 m**	**30,48 m**	**609,6 m²**
(B) Retained parcel	**21,69 m**	**30,48 m**	**701,6 m²**

Modification requested

	Frontage	**Depth**	**Area**
(C) Severed parcel	**17,0 m**	**30,48 m**	**518,3 m²**
(D) Retained parcel	**24,675 m**	**30,48 m**	**792,5 m²**

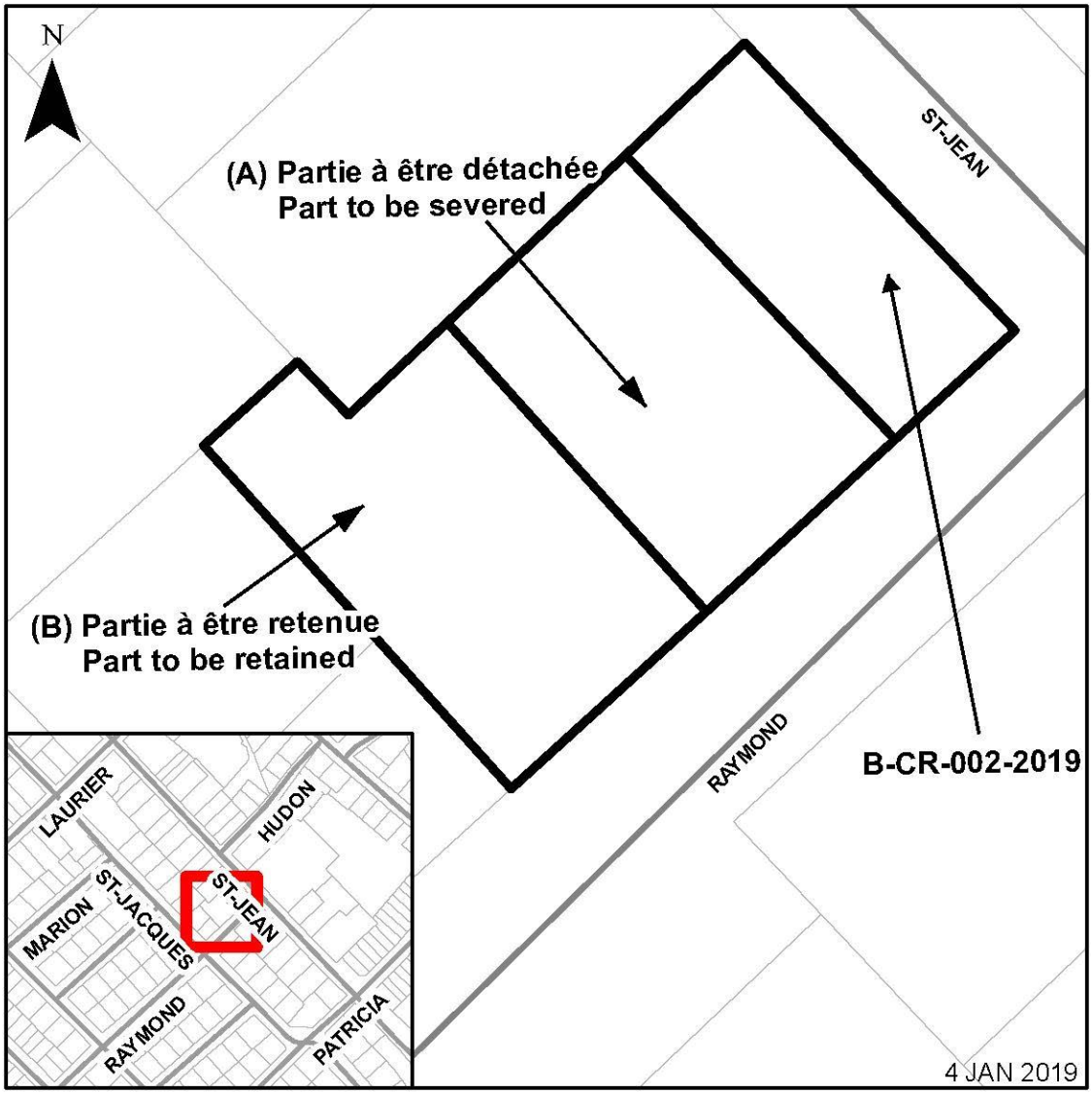

Figure 1 (Keymap)

3) **CONDITIONS AND COMMENTS RECEIVED :**

Planning Services :

On January 30th, 2019, the severance application B-CR-001-2019 was approved to create a new residential lot on Raymond Street. Severance B-CR-002-2019 was also approved to enlarge the property located at 2300 Raymond Street in order to have enough façade to sever the said lot.

Condition 4 stated that an Environmental Site Assessment Phase 1 be completed for the site in order to demonstrate that there are no contamination on the land. The Committee approved the condition because a train station existed some time ago at that location. The objective of the Phase I ESA was to determine if there was any evidence of actual or potential contamination at the Site, and if current or historical activities

carried out on the Site or surrounding properties pose environmental concerns on the Site.

The Owner has provided a copy of the report to the City in August 2019. In the study, Lascelles Engineering concluded that based on the information presented, it is recommended that a Phase II – ESA be carried to confirm that the soil and groundwater of the Site has not been impacted by the noted activities conducted on the Site as well as from the neighboring properties. As such, the City has indicated to the Owner that since his Engineer is recommending a Phase 2 ESA, that it should be completed. However, the Owner is not in agreement with the City on this matter and would like the Committee to deem the condition complete.

Here is condition 4:
Que les requérants fournissent à la Cité de Clarence-Rockland une étude environnementale de site de phase 1 afin de démontrer qu'il n'y a pas de contamination sur le site.

Also, the Owner is requesting a reduction of the façade of the new lot from 20 metres to 17 metres to accommodate either a single detached dwelling or a duplex.

4) **DEPARTMENTAL RECOMMENDATION :**
THAT the Committee of Adjustment approve the new dimensions for the creation of the lot B-CR-001-2019 and that a new condition be added:

- Que les requérants fournissent à la Cité de Clarence-Rockland une étude environnemental de Phase 2.

PHASE I – ENVIRONMENTAL SITE ASSESSMENT
844-848 ST- JEAN STREET
ROCKLAND, ONTARIO

Prepared for:

Mr. Pierre Charron
2784 Laurier Street, Suite 1
Rockland, Ontario
K4K 1L5

By:

Lascelles Engineering & Associates Limited
1010 Spence Avenue, Suite 14
Hawkesbury, Ontario
K6A 3H9

LASCELLES
ENGINEERING & ASSOCIATES

Lascelles File No: 190159 July 2019

EXECUTIVE SUMMARY

Mr. Pierre Charron retained the services of Lascelles Engineering & Associates Ltd. (Lascelles) to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property civically known as 844-848 ST-Jean Street in the Town of Rockland, Ontario; hereinafter described as "the Site" or "the Phase I Property". The objective of this Phase I ESA was to determine if there was any evidence of actual or potential contamination at the Site, and if current or historical activities carried out on the Site or surrounding properties pose environmental concerns on the Site. It is our understanding that this Phase I ESA was commissioned as part of a condition of severance imposed by the City of Clarence-Rockland for the creation of a new residential lot.

This Phase I ESA consisted of reviewing an array of available records from various governmental and private agencies, historical data, aerial photographs, interviews and a visual site inspection in order to assess potential contamination of past or present activities conducted on the Site itself and on adjacent properties. This Phase I ESA was conducted in accordance with Canadian Standard Association (CSA) Standard Z768-01, reaffirmed 2016.

Based on the information herein, the Site was likely first developed between late 1800s and early 1900s, which was when the existing building seen today on the Site was constructed. Over the years, the Site was used as a train station by Grand Trunk Railway (Chemin de fer Grande Tronc) before the railway was decommissioned in 1910s, and then it was converted into residential apartments. The railway line used to run north-south and along the subject building in the backyard. The client's family bought the Phase I property along with the property at 2300 Raymond Street in1950s, when they were one big property, but severed apart sometime around 1984.

This Phase I ESA has identified two (2) potentially contaminating activities (PCAs) that have been carried out on the Site and on adjacent properties that could have potentially released contaminants on the Phase I property. It was identified that there was a railway line running north-south along the subject building in the backyard of the Site; and a spill (600L) of furnace oil happened at 2175 Hudon Street, Clarence-Rockland, which is 86.3m northeast of the Site at an upgradient orientation in 2002.

Based on the information presented herein, it is recommended that a Phase II – ESA be carried to confirm that the soil and groundwater of the Site has not been impacted by the noted activities conducted on the Site as well as from the neighboring properties.

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1 INTRODUCTION

Mr. Pierre Charron (The Client) retained the services of Lascelles Engineering & Associates Ltd. (Lascelles) to complete a Phase I Environmental Site Assessment (Phase I ESA) for a property civically known as 844-848 St-Jean Street, in the City of Clarence-Rockland, Ontario; hereafter referred to as "the Site" or "the Phase I Property". The work was performed as per *Lascelles Engineering & Associates Ltd.'s* standard terms and agreement and in accordance with our proposal provided to The Client in an email. It is our understanding that this Phase I ESA was commissioned as part of a Condition of Severance imposed by the City of Clarence-Rockland to support the creation of a new residential lot.

The objective of the Phase I ESA was to determine if there is evidence of actual or potential contamination at the Site and if the activities on the Site itself or the surrounding properties pose any environmental concerns on the Site. This Phase I ESA was conducted in accordance with Canadian Standard Association (CSA) Standard Z768-01, reaffirmed 2016.

This report is divided into sections that cover the site description, records review, site visit, and interviews, conclusions and recommendations. The responses derived from interviews and information collected during research activities are provided where appropriate within the various sections of this report.

2 SCOPE OF INVESTIGATION

2.1 Scope of Work

Lascelles' scope of work as part of performing a Phase I ESA on the Site consisted of the following:

1. Reviewing reasonably available historical records regarding the occupancy of the Site and adjacent properties (i.e. business directories, fire insurance plans (FIPs) and aerial photographs);

2. Interviews with Phase I property owner and contact with municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance;

3. An inspection of the Site and accessible areas surrounding the Site, to identify evidence of potential environmental concerns at the Site and within the Phase I Study Area;

4. An evaluation of information obtained from records review, interviews, and site reconnaissance to identify and determine any Potentially Contaminating Activities (PCAs) that could have existed on the Site and adjacent properties within the Phase I Study Area, that may cause Areas of Potential Environmental Concern (APECs);

5. Preparing a Phase I ESA report outlining the findings, conclusions and recommendations regarding the Site

It is noted that no intrusive investigation or chemical testing was carried out during the assessment period. Research into the chronology of the Site uses was completed prior to on-site inspection of the property. Since neighbouring properties may affect or be affected by the property being assessed, the Site history also included these adjoining sites to the extent practical.

2.2 Methodology

This Phase I ESA was conducted in accordance to the principles as set out in Canadian Standard Association (CSA) Z768-01, reaffirmed 2016. The Phase I ESA work program was developed to determine, if one or more contaminants, may have affected the soil or groundwater on, or surrounding the Phase I property.

Based on the general land use, topographical and hydrogeological conditions of the Site and the surrounding areas, a search distance of 250m from the Site boundary was deemed sufficient to establish the Phase I Study Area.

Information from various sources were searched and reviewed as part of the Phase I ESA work program. These sources of information included: aerial photographs, topographical

and physiographical maps, city directories, fire insurance plans, database records available through EcoLog ERIS Ltd., additional property-use records, and other government and regulatory agency records.

Interviews were conducted with Mr. Pierre Charron, the Phase I property owner and Ms. Marie-Eve Bélanger, Manager of Development at the City of Clarence-Rockland, to obtain relevant information concerning the Site and any environmental concern about the Site and its surroundings.

The Phase I ESA site visit was conducted by Mr. Shuang Chang of Lascelles on June 13, 2019. The site visit included a walk through of the Site in all accessible rooms and areas to document Site observations and photograph details pertinent to the Phase I ESA requirements. All accessible areas of the Site were inspected for evidence of potential or actual environmental concerns. The adjacent properties were visually reviewed from vantage points at the Site's boundary, and other publicly accessible areas.

3 SITE OVERIEW

3.1 Site Description

The Site under investigation is civically known as 844-848 St-Jean Street and is located within the urban core of the City of Clarence-Rockland, within the United Counties of Prescott and Russell; refer to **Appendix A** for Site Location. The Site has a rectangular shape, which was approximately 27.0m wide (east-west) fronting Raymond Street and 30.5m deep (north-south) fronting St-Jean Street, for a total surface area of approximately 0.082ha or 0.20 acres. The Site is situated in an area that was mixed residential, commercial and institutional land uses.

At the time of preparing this Phase I ESA report, the Site was occupied by a 2-storey duplex (apartment units) with an attached garage to southeast corner of the building and a full basement. Both units have their own entrance. One unit (C.N. 848) was in the middle of renovation, while the other unit (C.N. 844) was occupied by tenants. There was a shared backyard located in the western portion of the Site and a shed at the back. The backyard was covered by landscaping grass and equipped with patio furniture and chairs,

and a 10 cubic yard dumpster for the on-going renovation in unit C.N.848. Accesses to the Site are from the entrances on St-Jean Street and Raymond Street.

The current zoning of the Site is Urban Residential Second Density (R2). The Phase I property and its neighbours are serviced by municipal water and sewers, as well as other public utilities. A summary of the Site information is provided below in **Table 3.1-1**, and a site location map is provided in **Appendix A**.

Table 3.1-1: Summary of Site information

Address:	844-848 St-Jean Street, Clarence-Rockland, Ontario
Frontage:	St-Jean Street to east; Raymond Street to the south
Zoning:	Urban Residential Second Density (R2)
Legal description:	CLARENCE CON 1 OS PT LOT 27; RP 50R3946 PART 1
Dimensions:	Rectangular - approximately 27.0m wide (east-west) fronting Raymond Street, and 30.5m wide (north-south) fronting St-Jean Street.
Area:	820m^2 or 0.2 acres
Current owner:	Mr. Pierre Charron
Owner since:	2016
Current use:	Residential apartment units
Current use since:	At least 1950s

4 RECORDS REVIEW

A comprehensive records research was conducted to determine if any potentially contaminating activities exist on the Site or within the Phase I Study Area. Details of the findings from the records review are provided in the following sections.

4.1 Aerial Photographs

The historical aerial photographs were obtained from the National Air Photo Library in Ottawa, Ontario, while more recent photographs were obtained from Google Earth. The review of the photographs was performed to develop a general history of the development of the Site and surrounding properties at regular intervals, where possible. Some aerial photographs may be at a scale that limits a detailed review of the Site and its surroundings. The selected aerial photographs that were reviewed are presented in **Appendix B**.

1928: This is one of the earliest aerial photographs available of the Site. It can be seen that the subject building has already been constructed; although, it does not contain the garage as is seen today. A railway line or spur line can be identified running along the west of the building, which would have been a train station; however, the said railway line appears to have been decommissioned. A group of industrial/commercial sized buildings are located approximately 100m east of the Site. The Site is seemingly situated at the south edge of an industrial/commercial zone along St-Jean Street, but with very little development in its adjacent properties in all directions. Generally speaking, the Site is bordered by vacant lots.

1946: The Site remains a similar configuration to 1928's, except that the surroundings have been mowed and clear paths or walkways can be seen leading to the building, which indicates the subject building is likely occupied at the time. The decommissioned railway line seems to still exist. Some progressive developments have taken place along St-Jean Street since 1928, but the Site is still bordered by vacant lots in all four directions.

1969: Some obvious developments have occurred on the Site and its neighbouring properties since 1946. The garage attached to the south of the subject bundling, as seen today, has been constructed. The railway line at the back of the building has been removed; west of the site, where used to be a forest, the land has been cleared of trees for a subdivision. Raymond Street and Hudon Street have been constructed, and more residential dwelling have been built along the local road networks. Two (2) car garages can been seen located to the north and south of the Site. However, the industrial/commercial sized building located south of the Site in 1946's aerial photos is under demolition.

1983: The Site exhibits a similar configuration as seen today and more progressive development occurred in the neighbourhood since 1969.

2003: The Site exhibits a similar configuration as seen today and more progressive development occurred in the neighbourhood since 1983. It is noted that a building was constructed at what is now 2300 Raymond Street and a retirement home has been constructed across the street from the Site at 845 St-Jean Street.

2018: The Site and its surrounding properties resemble 2003 and what can be observed today.

4.2 Topography, Physiography, Hydrology & Geology

Local topographic maps were reviewed to illustrate the location of the property in relation to any water bodies in the area and to document the regional topography. The topographic maps were obtained from Toporama and Ontario Basic Mapping, which are included in **Appendix C**.

According to the maps, the ground surface elevation of the Site would be set at approximately 55m above sea level. The nearest water body used to be a pond located southeast of the Site at an approximate distance of 400m; however, this pond had been backfilled along with several other local small water bodies. At present day, the nearest water body is a tributary of Lafontaine Creek, which is located at an approximately distance of 950m to the south of the Site; Lafontaine Creek flows westerly and discharges into Ottawa River, which is located approximately 1.20km northwest of the Site.

The inferred groundwater flow direction at the Site and its vicinity is anticipated to be southerly towards Lafontaine Creek. It should be noted that groundwater flow direction at the Site may be influenced by underground utility trenches or structures.

The local geology maps were reviewed to obtain the general surficial geology and bedrock formation that would be found underlying this property. Based on our review, the Site is situated in a shallow bedrock geological setting with drift thickness being generally less than 2.0m and consisting of glacial till. The bedrock beneath the Site belongs to the Rockcliffe formation, which is generally described as a mix of shale, dolostone and limestone.

4.3 Fire Insurance Plan

Fire Insurance Plans (FIPs) mapped streets and buildings of urban Canada in great detail. They illustrate building construction, occupancy and potential fire hazards; they also provide detailed information regarding storage tanks, transformers, boilers and electrical

rooms. The original plans were produced between 1875 and 1923 and continued to be produced and updated until production ceased in 1974.

The FIPs for this portion of the Town of Rockland were obtained from Ecolog Eris and are dated 1933. A copy of the FIPs associated with the subject are included in **Appendix D**.

The map revealed that in 1933, the subject building is a wood frame structure with no garage. The railway line seen in 1928 and 1946's aerial photos is not displayed on FIPs. The Site is likely used for residential purpose. It is noted that this section of St-Jean Street was named Marston Street back then and no municipal utilities are observed along the street, indicating they have not been installed at the time. It is further noted that the Site fell just out of the Town of Rockland's limits to the south which explains why few structures or building are observed on the maps near the Site. However, there are some buildings located north of the Site closer to Laurier Street. The nearest structure is a wood warehouse located approximately 90m north of the Site. Further to the north, a church is located approximately 120m north of the Site, and a school is located near the intersection of Laurier Street and Marston Street; both properties are brick veneered structure with no fuel storage tanks.

Based on above information, no environmental issues were identified from the reviewed FIPs.

4.4 Property Underwriters' Report and Site Plan

Property Underwriters Reports provide detailed information on a site-specific basis that include descriptions of building construction, heating sources, production processes, and the presence of any hazardous chemicals or materials, which may be stored on Site. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers, and storage tanks. The property underwriters' site plans have been produced by the Insurers' Advisory Organization for the past 100 years. These individual design drawings and field surveys identify the location, capacity, and contents of above and below-ground storage tanks, chemical storage, and other forms of environmental hazards. However, there are no property underwriters' reports or site plans for the Site.

4.5 Chain of Title

A chain of title is the sequence of historical transfers of the ownership to a property. The search runs from the present owner back to the original owner of the property. Chain of Titles contain legal title information concerning property ownership, transfer details, and any encumbrances such as mortgages or easements. A brief chain of title was provided by the client and is included in **Appendix E**. The record goes back to 1960s and revealed limited information. The client explained that this is due to the fact the Phase I property has been in his family for a number of decades and with very few owners that have occurred on the Site. However, he advised that the Phase I Property was originally part of the Grand Trunk Railway that operated between the late 1800s and early 1900s. The railway was decommissioned somewhere around the 1910s and the land was bought by Mr. Simon Morris. The client's father bought this duplex from Mr. Morris some time in the 1950s and owned it until his death in 1970. The property was then transferred to client's mother who owned it until her death in 2016 and the Phase I Property was subsequently transferred to the client himself. At least since the 1950s, it has always been used as a residential duplex and is connected to municipal sewers and water.

4.6 City Directory

City directories have been produced for most urban and some rural areas since the late 1800's. These directories are often archived in research and municipal libraries. The directories are generally not comprehensive and may contain gaps in time periods. Where available, city directories were reviewed in a minimum five-year increment to determine historical property use of the subject and adjoining properties. The City of Clarence-Rockland is not listed within the city directories archives.

4.7 Water Well Records

The Water Well Information System database provides information of the locations and characteristics of water wells found in Ontario in accordance with Regulation 903. A search of the WWIS database has found that there are six (6) wells within the study area, of which none were located directedly on the Site. Based on the well records, it appears that all wells were drilled for domestic purpose. It is noted that this area of the City of Clarence-Rockland is now supplied with municipal water.

4.8 Previous Report

From our discussions with the owner, Mr. Pierre Charron, there are no previous environmental or geotechnical reports for the Phase I property.

4.9 EcoLog Environmental Risk Information Service (ERIS) Search

EcoLog ERIS was contracted by Lascelles to conduct a database search for records applicable to the Site and within a 250m radius of the Site. Up to 70 databases were searched including: Ministry of Environment (MOE) – Inventory of Coal Gasification Plant Waste Sites (June 1991); MOE – Polychlorinated Biphenyls (PCB) Inventory (2003); MOE – National Pollutant Release Inventory (NPRI) (2010); MOE – Waste Disposal Site Inventory (June 1991); Brownfields Environmental Site Registry; and numerous other federal, provincial and private databases that are frequently updated by EcoLog ERIS Ltd.

Based on the inferred groundwater flow direction, which is anticipated to be southerly towards the Lafontaine Creek, the properties located up-gradient (north-east) and within the proximity of the Site would be considered to have potentially more environmental concerns than those in other directions, subject to the nature of the activities that occurred on theses properties. A copy of the EcoLog ERIS report is provided in **Appendix F** and the results of the database search are described in the following subsections.

4.9.1 National Pollutant Release Inventory

The National Pollutant Release Inventory is designed to collect comprehensive national data regarding releases to air, water or land, and water transfers for recycling for more than 300 listed substances. A search of the NPRI database between 1993 to May 2017 yielded no records with the 250m radius of the Site.

4.9.2 National PCB Inventory

The National PCB inventory was compiled from 1988 to 2008 by Environment Canada and includes information on in-use PCB containing equipment in Canada, including: federal, provincial and private facilities. Also, listed in the inventory are any federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries (i.e. airlines, railway, etc.). In addition, the National PCB

inventory includes some information on provincial and private PCB waste and storage sites. The information from the database was provided by ERIS and no records were found within the 250m radius of the Site.

4.9.3 Permit to Take Water

The presence of local Permit to Take Water (PTTW) was searched from the Environmental Bill of Rights (EBR) Ontario's Environmental Registry database. The database covers a period between 1994 to present. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site.

4.9.4 Certificates of Approval

The search of this database includes the following types of approvals; air & noise, industrial sewage, municipal & private sewage, waste management systems and renewable energy approvals. 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 (C of A) before it can operate lawfully. The database covers from 1985 to October 30, 2011, where after this date the information is found in individual databases.

The information from the database was provided by ERIS and one (1) record was found within the 250m radius from the Site. The certificate was issued to Town of Rockland at the time in 1990. The associated address was reportedly located on Giroux Street between Laurier Street and Hudon Street, which is approximately 223.1m north of the Site. The type of approval was noted as municipal water. Based on the information obtained above, environmental concerns from this record is anticipated to be low.

4.9.5 Environmental Compliance Approval

Environmental Compliance Approvals (ECA) replaced the previous Certificate of Approvals on October 31, 2011 as noted in previous section. The information from the database was provided by ERIS and six (6) records were found within the 250m radius from the Site.

Four (4) of the ECAs were issued to the Corporation of the City of Clarence-Rockland between 2009 and 2010 for approval of some storm, sanitary sewers and drinking water distribution systems to be constructed on Catherine Street in support of the development of a new subdivision, in the City of Clarence, United Counties of Prescott and Russell. However, our site reconnaissance and record review revealed that the actual location of above mention activities took place beyond the Phase I Study Area (approximately 850m north of the Site); consequently, these records would not be discussed further.

The remaining two (2) records were issued to Limmer Corporation Inc. in 2005. Based on available information, these records appeared to serve the same purpose as the previous four (4) ECAs. It is our understanding that Limmer Corporation was once retained by the City of Clarence-Rockland to construct a new subdivision on Catherine Street; however, for certain reasons, the city decided to take over the project itself and applied for new ECAs that were required for the work. For the same reason, these records would not be discussed further.

4.9.6 Inventory of Coal Gasification Plants and Tar Industrial Sites in Ontario

The MOECC has compiled an inventory of all known and historical coal gasification plants and coal tar sites in Ontario. This was a one-time inventory that was discontinued in November 1988. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site.

4.9.7 Environmental Registry

The Environmental Registry lists proposals, decisions and exceptions regarding policies, acts, instruments or regulations that could significantly affect the environment. Applications for permits, licences or certificates of approval (Now ECA) to release substances into the air or water are posted on the registry. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site.

4.9.8 Disposal Site Inventory

Waste Disposal Sites – MOE 1991 Historical Approval Inventory: The Waste Management Branch of the MOE published "*June 1991 Waste Disposal Site Inventory*".

The inventory includes all known active or closed disposal sites in Ontario as of October 30th, 1990. The information from the database was provided by ERIS and no records were found within the 250m offset from the Site.

Waste Disposal Sites – MOE CA Inventory: The Waste Management Branch of the MOE maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario with a certificate of approval (C of A) in addition to the new Environmental Compliance Approvals. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site.

Record of Site Condition: The Record of Site Condition (RSC) is part of the MECP's Brownfields Environmental Site Registry. A RSC protects a property from environmental cleanup orders. In order to file an RSC, the property must have been properly assessed and shown to meet appropriate standards for intended use. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site.

Certificates of Property Use: Certificate of Property Use (CPU) is a section of the Ontario's Environmental Registry database and includes all CPU in the registry. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site.

Ontario Spills: This database identified information with regard to spills that occurred in Ontario such as from the Occurrence Reporting Information System (ORIS – 1988-2002) and now the Spills Action Centre (SAC). The information from the database was provided by ERIS and seven (7) records were found within 250m radius from the Site.

Incident Address Distance	Incident Summary	Comments
2175 Huson Street, Clarence-Rockland Approximately 86.3m NE of the Site	• January 28, 2002: 600L of furnace oil was leaked to ground due to equipment failure. The environmental impact was noted possible. • Ref No.: 220478	Considering that the spill occurred up gradient, at a relatively close distance (86.3m), and of a large quantity (600L), environmental impact from this spill is possible.

2169 Laurier Street, Clarence-Rockland Approximately 160.4m N of the Site	• April 4, 2015: Manhole overflow to road and catch basin/storm due to blockage. • Ref No.: 3172-9V9HHW	Considering the nature of the contaminant (sewage) and relatively good separation distance from the Site (160.4m), environmental impact from this incident is anticipated to be low.
Corner of St. Jean & Patricia St., Clarence-Rockland Approximately 168.8m SE of the Site	• Around May 4, 2010, unknow amount of petroleum-based oil was observed being discharged/by-passed to a nearby water course from unknow source. • Ref No.: 6133-855QZS	Limited information is available regarding this spill. Nevertheless, due to being downgradient and good separation distance (168.8m), environmental impact from this incident is anticipated to be low.
Near La Violet Street and Raymond Street, Clarence-Rockland Approximately 227.1m SW of the Site	• July 22, 2019: Rockland WPCP force main broke for unknown reasons, leaking unknown amount of sewage to ground. • Ref No.: 3835-6EK46K	Considering the nature of the contaminant (sewage) and relatively good separation distance from the Site (227.1m) and downgradient orientation to the Site, environmental impact from this incident is anticipated to be low.
2258 Laurier Street, Clarence-Rockland Approximately 231.6m NW of the Site	• April 6, 2019: an above ground storage tank on a private property leaked unknown amount of fuel oil to ground due to corrosion. • Ref No.: 69205	Due to the good separation distance (231.6m) from the Site, environmental concerns from this spill are anticipated to be low.
Near St. Joseph St., Patricia St, and Giroux St, Clarence-Rockland Approximately 244.2m NE of the Site	• June 12, 2012: Unknow amount of hydraulic oil was leaked to municipal sewage on the streets. However, the spill was noted being cleaned.	Due to the good separation distance (244.02m) from the Site, and the fact that the contaminants were cleaned, environmental impact from this spill is anticipated to be low.
2178 Laurier Street, Clarence-Rockland Approximately 247.1m NE of the Site	• April 29, 2019: unknown amount of transformer oil (containing PCB) was leaked from a transferor due to weather conditions	Due to the good separation distance (247.01m) from the Site, environmental concerns from this spill are anticipated to be low.

Ontario Regulation 347 Waste Generators Summary: The Waste Management Branch of the MOE maintains an inventory of regulated waste generators and receivers in Ontario. The information from the database was provided by ERIS and thirteen (13) waste generator records were identified within 250m radius from the Site, which are associated with two (2) locations. Below is the summary of the findings.

Company Address Distance	ERIS Listings	Comments
Theo Brunet & Fils Litd. 2419 Laurier Street, Clarence-Rockland Approximately 233.4m W of the Site	• 1988 to 1990: Pathological Wastes; • 1994 to 1996: Pathological Wastes; • 1992, 1993 and 1997 to 2008: Pathological Wastes; • 2009: Pathological Wastes; • 2010: Pathological Wastes; • 2011: Pathological Wastes; • 2012: Pathological Wastes; • 2013: Pathological Wastes; • 2014: Pathological Wastes; • 2015: Pathological Wastes; • 2016: Pathological Wastes; • 2018: Pathological Wastes;	According to the available records, *Theo Brunet & Fils Litd.* is a funeral home first started operation back in the 1800s. However, the physical address(es) of the company throughout the years can not determined. Nevertheless, it is certain that the current address has been used since at least 1988. The wastes registered are Pathological Wastes (Generator No.: ONF028300). Due to the good separation distance (233.4m) and the downgradient orientation to the Site, potential environmental concerns associated with these records are anticipated to be low.
2058407 Ontario Inc. 2178 Laurier Street, Clarence-Rockland Approximately 247.1m NW of the Site	• 2006: Pharmaceuticals and Pathological wastes	Limited information is available regarding to this company and our site reconnaissance did not find the company at the given address. Nonetheless, given the good separation distance (247.1m) and down/cross-gradient orientation to the Site, environmental concerns from this record is low.

Based on Lascelles's review of the above listings, all of the wastes generating sites were located at a downgradient or cross orientation in relation to the Site with a good separation distance (233.4m to 247.1m); therefore, environmental impacts from these listings to the Site are anticipated to be low.

4.9.9 Scott's Manufacturing Directory

This directory is a database containing information on over 200,000 manufacturers across Canada, which, although voluntary, is the most comprehensive database of Canadian manufacturers available. The information from the database was provided by ERIS yielded one (1) result within the 250m radius from the Site.

The flagged listing was associated with *Imprimerie Zip Printing*, a company that offers printing services. According to the records, they company was established in 1995 and is still in operation at the time of this report. It is located at 746 Giroux Street in Clarence-Rockland, Ontario, approximately 225.7m north of the Site. Due to the good separation

distance (225.7m) from the Site, environmental concerns from this listing are anticipated to be low

4.9.10 Pesticide Register

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site.

4.9.11 Fuel Storage Tanks

The EcoLog ERIS databases were searched for the listings of TSSA Expired Facilities (EXP), Private and Retail Fuel Storage Tanks (PRT) databases, and any listings associated with fuel storage tanks within the 250m radius from the Site. Based on the results, no fuel storage tanks, or associated listings were found within the Phase I Study Area.

4.9.12 Automobile Wrecking and Supplies

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type; Government Publication Dated October 31, 2016. The information from the database was provided by ERIS and no records were found within the 250m radius from the Site

4.9.13 Other EcoLog ERIS Databases

Other listings appeared within the 250m radius from the Site that may pose environmental concerns to the Site are discussed and summarised below.

Address Distance	Database Name	ERIS Listings	Comments
844 Giroux Street, Clarence-Rockland Approximately 183.0m NE of the Site	HINC (TSSA Historic Incidents)	2007: Pipeline Strike (FS INC 0810-06547)	The incident took place on October 23, 2008 involving releasing unknown amount of natural gas into the environment.

850 Laviolette Street, Clarence-Rockland Approximately 244.9m S of the Site	INC (TSSA Incidents)	Year: NA FC – Incident (incident ID # 2284478)	Date and details of the incident are not available. However, it appeared to be a broken ½ inch gas line.

Due to the nature of the contaminants (i.e. natural gas) noted in above listings, potential environmental concerns from those listings are anticipated to be low.

4.10 Government and Regulatory Agency Records

4.10.1 Ontario Ministry of Environment's Freedom of Information Act

The Ontario Ministry of the Environment, Conservation and Parks (MECP) was contacted on June 3, 2019 under the Freedom of Information Act (FOI) to obtain available information for the Site regarding:

- Certificates of Approvals or any permits relating to air emissions (including noise), water taking and discharging, waste disposal sites, septic systems, pesticides storage or other similar instruments;
- Incidents, orders, offences, spills, discharges of contaminants or inspections;
- Waste management records, including current and historical waste storage locations and waste generator and waste receiver information; and
- Reports submitted to the MECP related to the environmental conditions of the property.

It should be noted that a response from the Ministry of the Environment, Conservation and Park's (MECP) Freedom of Information (FOI) office has not been received at the time this report was issued . Upon receipt of MECP's response, Lascelles will review the information and forward to the client any environmentally significant information under a separate cover, if warranted. The conclusions of this report may be amended based on the information provided by MECP, if required.

4.10.2 Technical Standards and Safety Authority

Fuel storage at commercial and industrial facilities is regulated by the Technical Standards and Safety Authority (TSSA). The TSSA under the Technical Standards & Safety Act of

2000 maintains a database of registered private and retail fuel storage tanks in Ontario. Records of aboveground storage tanks are maintained for bulk storage facilities only. Underground storage tanks are required to be registered with the TSSA. There are no requirements to register private underground and aboveground fuel oil storage tanks for heating or waste oil. Records of registered and licensed tanks have been maintained since 1990.

The TSSA was contacted on June 3, 2019 to obtain any information regarding the presence of storage tanks, spill records, accidents or fuel-related incidents, which they may have on record for this property and its surroundings. We received a response on June 4, 2019 from a TSSA technical service representative confirming that no records were on file for the subject site.

The searching records and replies from the two agencies are included in **Appendix G**.

4.10.3 Official Plan Review

The United Counties of Prescott-Russell's Official Plan was reviewed with regard to any identified significant natural environmental features (Schedule B) or public health and safety (Schedule C).

According to Schedule B - "Natural Resources", the Site is not located within any environmentally significant areas. However, according to Schedule C - "Public Health and Safety", the Site is located within City's Intake Protection Zone (IPZ-2); consequently, it may pose certain some constraints in regards to future development on the Site.

4.10.4 Source Protection Area

The assessment report for the South Nation Source Protection Area (Revised September 1, 2016) as well as Source Protection Plan for the Raisin-South Nation Source Protection Region (Revised September 1, 2016) were reviewed with regard to any source protection According to the plans, the Site is located within town's Intake Protection Zone (IPZ-2).

5 INTERVIEWS

5.1.1 Current Site Representative

On June 13, 2019, the undersigned interviewed Mr. Pierre Charron, the owner of the Phase I Property. His family has owned the property since 1950s. Below is the summary of the interview and information from emails with Mr. Pierre Charron:

1. The main building was constructed sometime between late 1800s and early 1900s and was originally part of the Grand Trunk Railway. The railway line ran along the west Site boundary between the Site and the property of 2300 Raymond Street. According to Mr. Charron, the Site was just a small station to pick up and drop off passengers. The railway was decommissioned somewhere around the 1910s and the land was first bought by Simon Morris then sold it to Mr. Charron's family in 1950s.

2. According to Mr. Charron, the Site and the neighbouring property to the west, 2300 Raymond Street, was once a bigger property but was severed apart around 1984.

3. Mr. Charron confirmed there was an above storage tank (AST) located near the southwest corner in the basement. It is the only AST he knew of that ever existed on the Site. The AST was removed twenty to twenty-five years ago and now the building is heated by electricity. In addition, the Phase I Property was connected to municipal water and sewer as soon as those services became available in the street.

4. He stated that to his best knowledge, there were no previous environmental, geotechnical, or other relevant reports available for the Site. Furthermore, he was not aware of any environmental issues with the Site or its neighbouring properties.

It is noted however, from our review of historical aerial photographs in 1928 and 1946, the railway line appears to run north-south along the building.

5.1.2 City of Clarence-Rockland

The City of Clarence-Rockland was contacted to obtain available information of the Phase I property and its surroundings. The undersigned had telephone discussions with Ms. Marie-Eve Bélanger, Manager of Development of City of Clarence-Rockland on June 18, 2019.

Ms. Marie-Eve Bélanger stated that the Site used to be a train station. Apart from this information and to the best of her recollection, she is not aware of any environmental issues or concerns with the Site or adjacent properties.

6 SITE RECONNAISSANCE

6.1 Site Visit Information

Date:	June 13, 2019
Time:	13:30 am to 14:00 pm
Weather Conditions:	Sunny, 20°C
Person conducting site visit:	Shuang Chang
Limitation to visit:	One unit of the duplex (844 St. Jean Street) was occupied by tenants at the time of visit and thus was not inspected.
Property Use	Residential

Photographs from the site visit are included in **Appendix H**.

6.2 General

6.2.1 Hazardous Materials & Unidentified Substances

Hazardous materials:	Not observed.
Unidentified substances:	Not observed.
Aboveground storage tanks (ASTs):	Not observed.
Underground storage tanks (USTs):	Not observed.
Fill ports, vent pipes:	Not observed.
Storage tanks:	Not observed.
Storage containers:	Some pails and buckets stored in the basement
Odours:	Not observed.
Air emissions:	Not observed.

6.2.2 Exterior Observations

Landscaped & vegetated area:	The Site was covered by landscape grass in the back (west) and to the south. Two grown trees were observed at northwest and southwest corner.
Pavement, roads & driveways:	Two entrance were observed: one on St. Jean Street at northeast corner of the Site and the other was on Raymond Street near the south east corner of the Site. Each entrance has a gavel driveway.
Topography	Generally flat.
Surface drainage	No catch basin or manhole were observed; surface runoff is likely to be directed to nearby streets or infiltrates through landscape areas.
Drainage improvements:	Not observed.
Receives drainage from adjacent sites:	Not observed.
Watercourses, ditches or standing water:	Not observed.
Wells:	Not observed.
Sewage disposal:	Municipal Sewer on St Jean Street.
Pits and lagoons:	Not observed.
Wastewater:	Not observed.
Solid waste:	The Phase I property was under renovation at the time and consequently there were some renovating debris stored on Site.
Stained material:	Not observed.
Stressed vegetation:	Not observed.
Fill or previous fill activities:	Not observed.
Earth-moving activity:	Not observed.
Other observations and comments:	None

6.2.3 Structures

Structures:	Two storey wood frame structure resting over stone foundation
Location:	Central east of the Site
Use:	Residential
Construction date:	Sometime between Late 1800s and early 1900s
Footprint:	Approximately 120m$^{2.}$

Floors:	Two.
Basement:	Full
Type of Construction	Stone foundation and cinder blocks
Exterior finish:	Vinyl Siding and asphalt shingles roof

6.2.4 Utilities

Potable Water:	Municipal water
Wastewater:	Municipal sewer
Storm Sewer:	Municipal storm sewer
Electricity:	Yes
Telephone:	Yes
Natural Gas:	Yes

6.2.5 Interior of Structures

Heating Systems	Electricity
Cooling Systems	Not observed.
Floor drains:	Not observed.
Sumps:	A sump was observed at the basement.
Paint booth:	Not observed.
Staining or corrosion (other than water):	Not observed.
Mechanical equipment:	Not observed.
Interior finishing	The Phase I Property was under renovation.
Other:	Not observed.

Our site reconnaissance has confirmed the historical presence of an AST located in the basement. However, according to Mr. Pierre Charron, there has never been a spill associated with this AST. In addition, based on our observations, no visual (wall and floor staining, oily sheen, etc.) or olfactory (noticeable oil odour) evidences were noticed that would suggest a previous spill occurring in the basement at the location of the AST.

6.2.6 Adjacent Land Use

The current land uses of the adjacent properties were observed from the property limits and publicly accessible locations to assess potential impacts to the Site that may arise from off-site operations. A summary of the neighbouring property land uses is provided below from what could be visually inferred.

Neighbouring Property Use	
Civic Address	**Property Use**
North	
818 St-Jean St.	Residential
836 St-Jean St.	Residential
South	
880-884 St-Jean St.	Veterinary with residential units
892 St-Jean St.	Rockland Marine & Equipment (commercial)
East	
827 St-Jean St.	Residential
845 Stanley St	L'Oasis Residence Simon (Institutional, retirement home)
West	
2300 Raymond St.	Residential
883 St. Jacques St.	Residential

The surrounding areas of the Site consisted of residential, institutional and commercial usage. There was a marine shop (Rockland Marine & Equipment) that sells marine equipment and associated parts and also offers mechanical services. However, given the down/cross-gradient orientation to the Site, potential environmental concerns from this shop are anticipated to be low.

6.2.7 Designated Substances and Hazardous Building Materials

The Ontario Occupational Health and Safety Act (OHSA) has identified eleven (11) designated substances as part of O. Reg 490/09, where regulations have been set in place to prohibit, regulate, restrict, limit or control worker's exposure to these substances.

It is understood that the main building was constructed somewhere between late 1880s and early 1900s. Even though the building has gone through extensive renovations throughout the years, it is very likely that building materials classified as designated substances such as asbestos and lead based paint could still remain underneath renovated or concealed area or cavities of the building. These would become a liability during renovation or

demolition projects, where the removal of these building material containing the aforementioned substances would need to be removed by a specialised contractor.

The observations presented herein do not constitute a designated substance/hazardous material survey but are rather provided for information purposes only. Under Section 30 of Ontario Occupational Health and Safety Act (OHSA), it is required by the owner of a project (such as renovations or demolition) to determine if Designated Substances are present on a project and to inform all potential contractors prior to entering into a binding contract.

7 REVIEW AND EVALUATION OF INFORMATION

7.1 Past and Current Uses of the Site

The earliest available record regarding the development of the Site is the 1928's photograph, where the subject building had already been constructed. However, based on our interview with Mr. Pierre Charron, the subject building was likely constructed sometime between late 1800s and early 1900s, and was used as a train station of Grand Trunk Railway. Once the railway was decommissioned, the Site was bought by Mr. Simon Morris and later sold to Mr. Charron's family in 1950s. Currently, the Site is a duplex residential apartment.

7.2 Potentially Contaminating Activity & Areas of Potential Environmental Concern from Past Uses

Based on the information presented herein and according to Table 2. Potentially Contaminating Activities of Ontario Regulation (O.Reg.) 153/04, as amended Records of Site Condition – Part XV.1 of the Environmental Protection Act , there are two activities that have been carried out on the Site and adjacent preparties over the years that may have potentially contaminated the Site or could have potentially released contaminants on the subject property and are therefore considered potentially contaminating activates (PCAs), notably:

- The historical presence of railway lines running north-south located along west of the building in the backyard;

- A furnace oil spill (600 Litre) happened in 2002 at 2175 Hudon Street, in the Town Rockland, which is 86.3m northeast of the Site.

Based on the above, there are two (2) areas of potential environmental concern (APECs) identified: APEC-1 and APEX-2. Please refer to **Appendix H**, which shows the location of identified PCAs on the Site and adjacent properties and associated APECs.

Based on the findings of this report, it is recommended that a Phase II Environment Site Assessment be carried out on this property to investigate the potential presence of contaminates in both soil and groundwater associated with the above related activities.

The Phase II field investigation should consist of carrying out a borehole drilling program at identified APECs. Furthermore, monitoring wells (two at minimum) strategically placed on the property should be installed to allow groundwater sampling. Laboratory analysis should include parameters associated with the above noted activities and should be included without being limited to Petroleum Hydrocarbon (PHC F1-F4), Polycyclic Aromatic Hydrocarbons (PAH) and heavy metals in soil and groundwater.

8 CONCLUSIONS

Based on the information presented herein, there are potential environmental risks and concerns that have been identified and associated with the current and historical uses of this property as well as adjacent properties. Consequently, a Phase II Environmental Site Assessment is warranted and recommended for this property at this time. The investigation and work program should follow the recommendations outlined in the previous section.

9 PARTICIPANTS

Records Review: Shuang Chang, E.I.T

Site Visit: Shuang Chang, E.I.T

Interview: Shuang Chang, E.I.T

Evaluation of Information and Reporting: Shuang Chang, E.I.T, Mario Elie, Project Manager, Manon Rodrigue, P. Eng.

10 QUALIFICATIONS

Lascelles Engineering and Associates Ltd.'s staff have extensive experience in conducting Phase I and II Environmental Site Assessment throughout Eastern Ontario. The site and properties range from industrial and large commercial sites to service stations and residential developments. They have gained experience that extends across Ontario, viewing operations of all kinds such as: scrap yards, gas stations, chemical factories, dry cleaners, gravel pits, parkland, various manufacturing plants, food producers, office buildings, apartments, residential homes, grocery stores, schools and shopping malls.

11 REFERENCES

1. Canadian Standard Association (CSA) Standard Z768-01 (reaffirmed 2016)
2. Ontario Regulation (O.Reg.) 153/04, as amended Records of Site Condition – Part XV.1 of the Environmental Protection Act
3. Assessment Report - South Nation Source Protection Area; dated September 1, 2016 make sure of dates
4. Source Protection Plan – Raisin-South Nation Source Protection Region; dated September 1, 2016
5. Environmental Risk Information Service (ERIS) database from EcoLog ERIS Ltd.
6. Ministry of the Environment, Conservation and Parks (MECP), Freedom of Information (FOI) Office
7. Technical Standards & Safety Authority (TSSA), on-file information request
8. Satellite images for the years 2003 and 2018, Google Earth Application, Google Earth Maps
9. Natural Resources of Canada – Atlas of Canada – Toporama
10. Government of Ontario Well Record Map
11. UCRP – GIS and its Official Plan.

12 LIMITATIONS AND USE OF REPORT

The results of this Phase I ESA should not be considered a warranty that the subject property is free from any and all contaminants from former and current practices, other than those noted in this report, nor that all regulatory compliance issues have been addressed.

The findings contained in this report are based on data and information collected during the Phase I ESA of the subject property conducted by Lascelles Engineering & Associates Ltd. The conclusions and recommendations are based solely on onsite site conditions encountered at the time of our inspection on June 13, 2019, supplemented by historical information and data obtained as described in this report. No assurance is made regarding changes in conditions subsequent to the time of this investigation. If additional information is discovered or obtained, Lascelles Engineering & Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

In evaluating the subject property, Lascelles Engineering & Associates Ltd. has relied in good faith on information provided by other individuals, as noted in this report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in this report as a result of omissions, misinterpretation or fraudulent acts of the persons interviewed or contacted.

This report is intended for the sole use of Mr. Pierre Charron and his authorized agents. Lascelles Engineering & Associates Ltd. will not be responsible for any use of the information contained within this report by any third party.

In addition, Lascelles Engineering & Associates Ltd. will not be responsible or liable for the real or perceived decrease in the property value, obtaining financing, including direct or consequential financial effects on pending or future property transactions, or the requirements for follow-up actions and costs.

We trust this report provides sufficient information for your present purposes and meets your current needs. If you have any questions concerning this report, or if we may be of further services to you, please do not hesitate to contact our office.

Yours truly,
Lascelles Engineering & Associates Ltd.

Prepared by:

Shuang Chang, E.I.T.

Manon Rodrigue, P. Eng.

Reviewed by:

Mario Elie, Project Manager

LICENSED PROFESSIONAL ENGINEER
M.C.M. RODRIGUE
July 8, 2019
PROVINCE OF ONTARIO

Appendix A

Site Location Plan

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–844 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

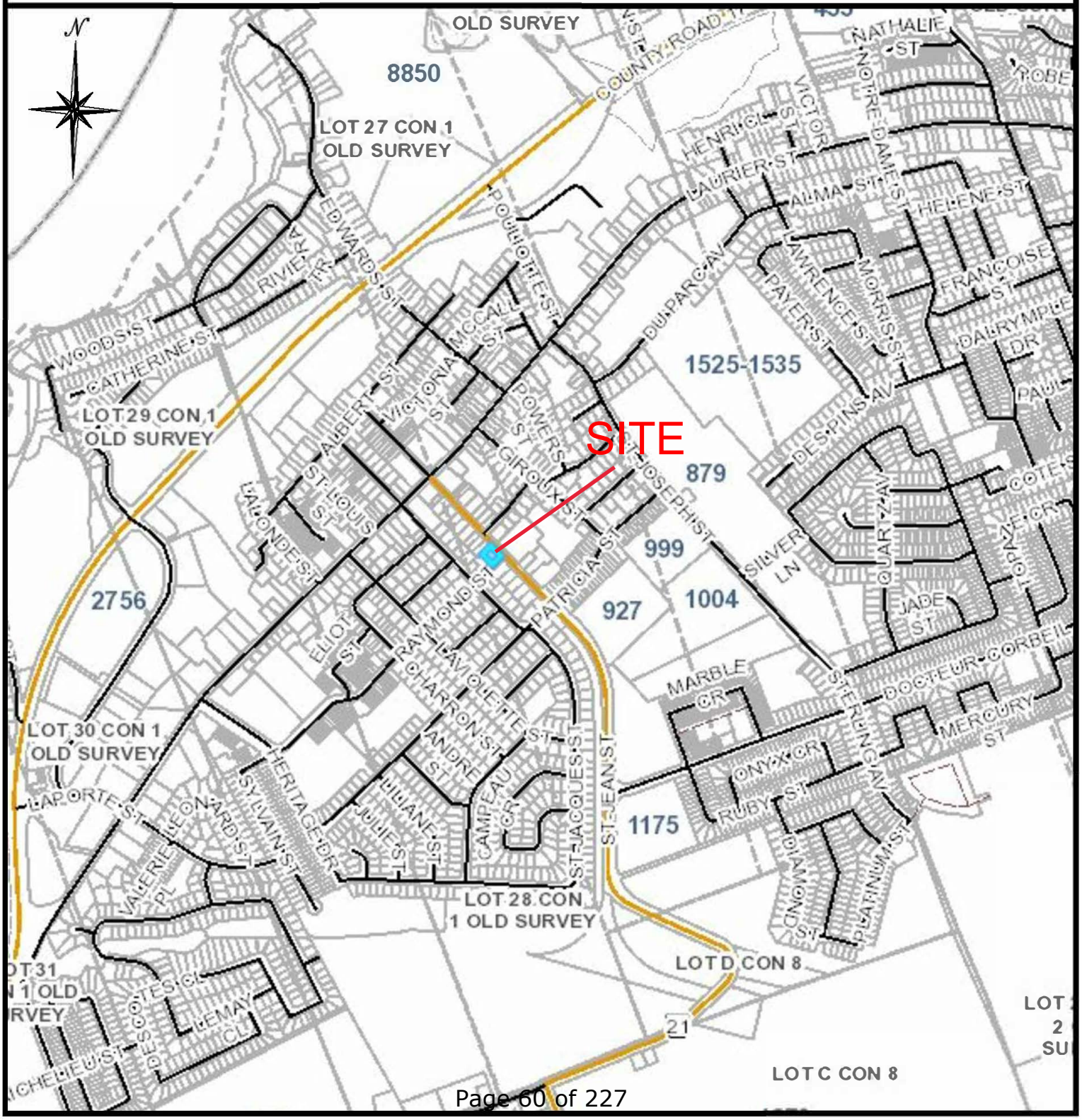
SITE LOCATION

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14, HAWKESBURY, ONTARIO K6A 3H9
OFFICE: (613) 632-0241

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX A



PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–844 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

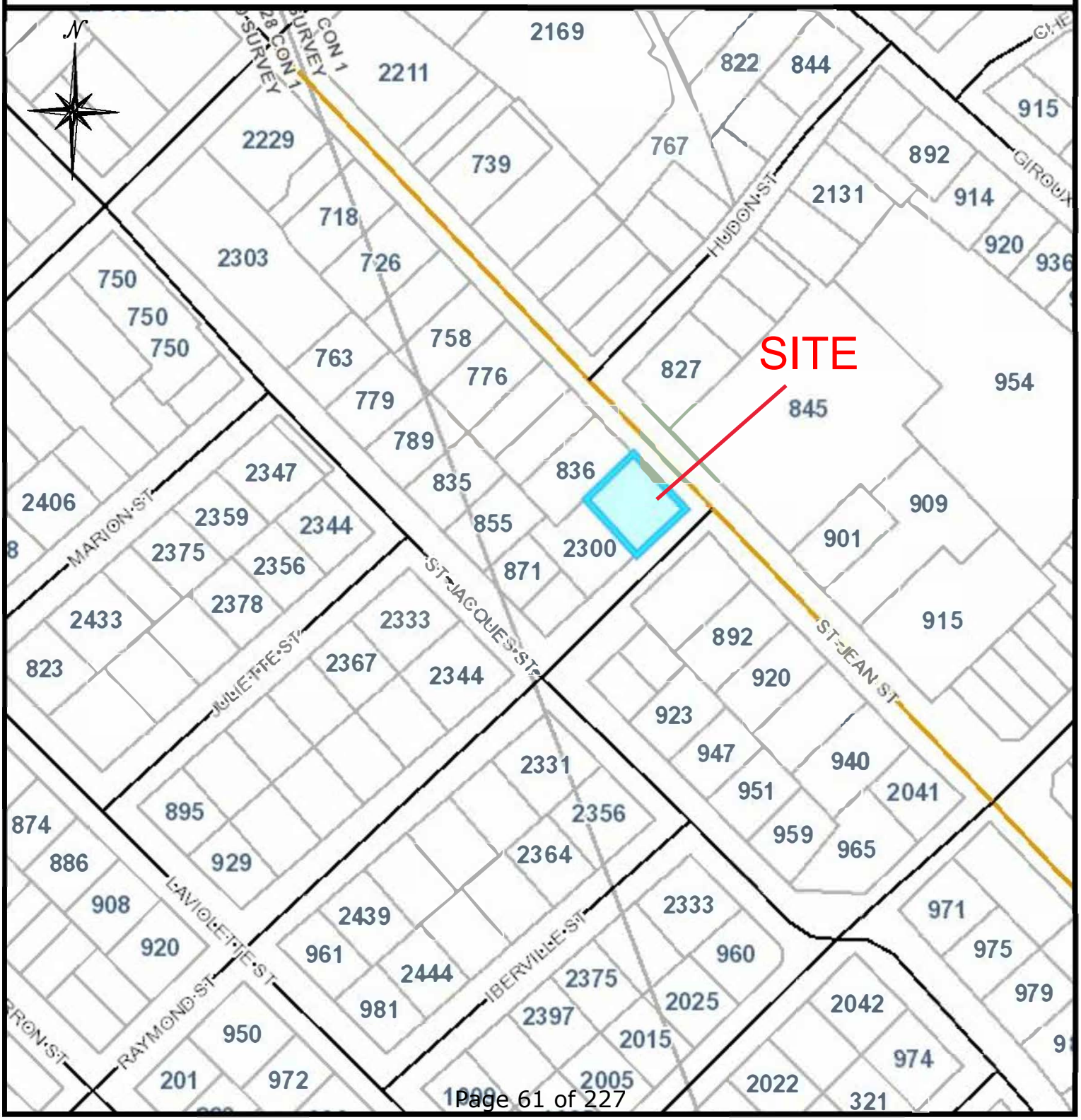
SITE LOCATION

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14, HAWKESBURY, ONTARIO K6A 3H9
OFFICE: (613) 632-0241

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX A



Appendix B

Aerial Photographs

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

AERIAL PHOTO
1928

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14 OFFICE: (613) 632-0241
HAWKESBURY, ONTARIO

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX B

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

AERIAL PHOTO
1946

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14 OFFICE: (613) 632-0241
HAWKESBURY, ONTARIO

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX B

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

AERIAL PHOTO
1969

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14 OFFICE: (613) 632-0241
HAWKESBURY, ONTARIO

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX B

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
ROCKLAND–ROCKLAND, ONTARIO

DRAWING TITLE

AERIAL PHOTO
1983

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14 OFFICE: (613) 632-0241
HAWKESBURY, ONTARIO

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX B

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

AERIAL PHOTO
2003

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14 OFFICE: (613) 632-0241
HAWKESBURY, ONTARIO

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX B

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

AERIAL PHOTO
2018

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14 OFFICE: (613) 632-0241
HAWKESBURY, ONTARIO

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX B

Appendix C

Topographic Maps

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

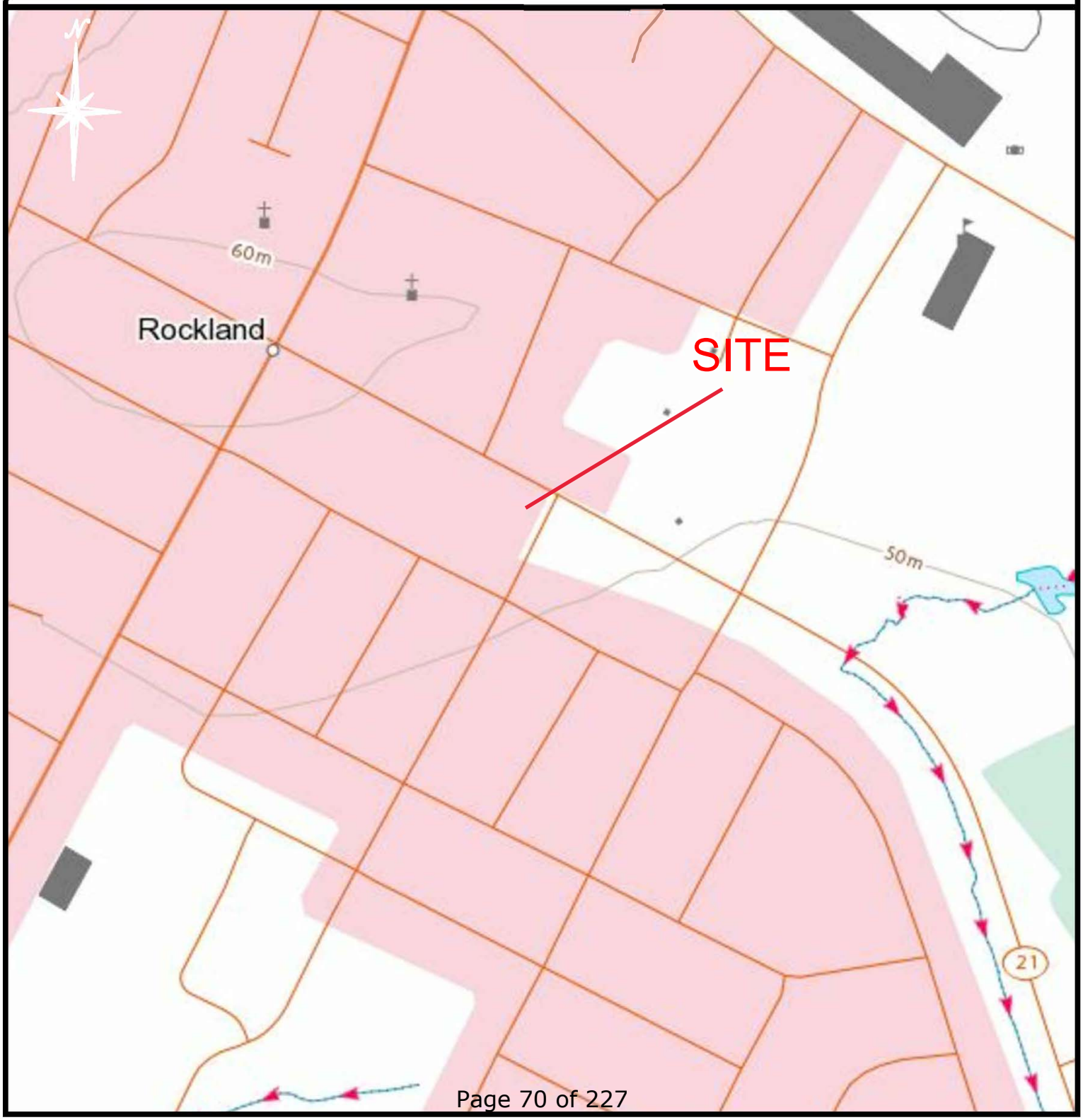
TOPOGRAPHIC MAP
TOPORAMA

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14, HAWKESBURY, ONTARIO K6A 3H9
OFFICE: (613) 632-0241

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX C



PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
844–848 ST–JEAN STREET
CLARENCE–ROCKLAND, ONTARIO

DRAWING TITLE

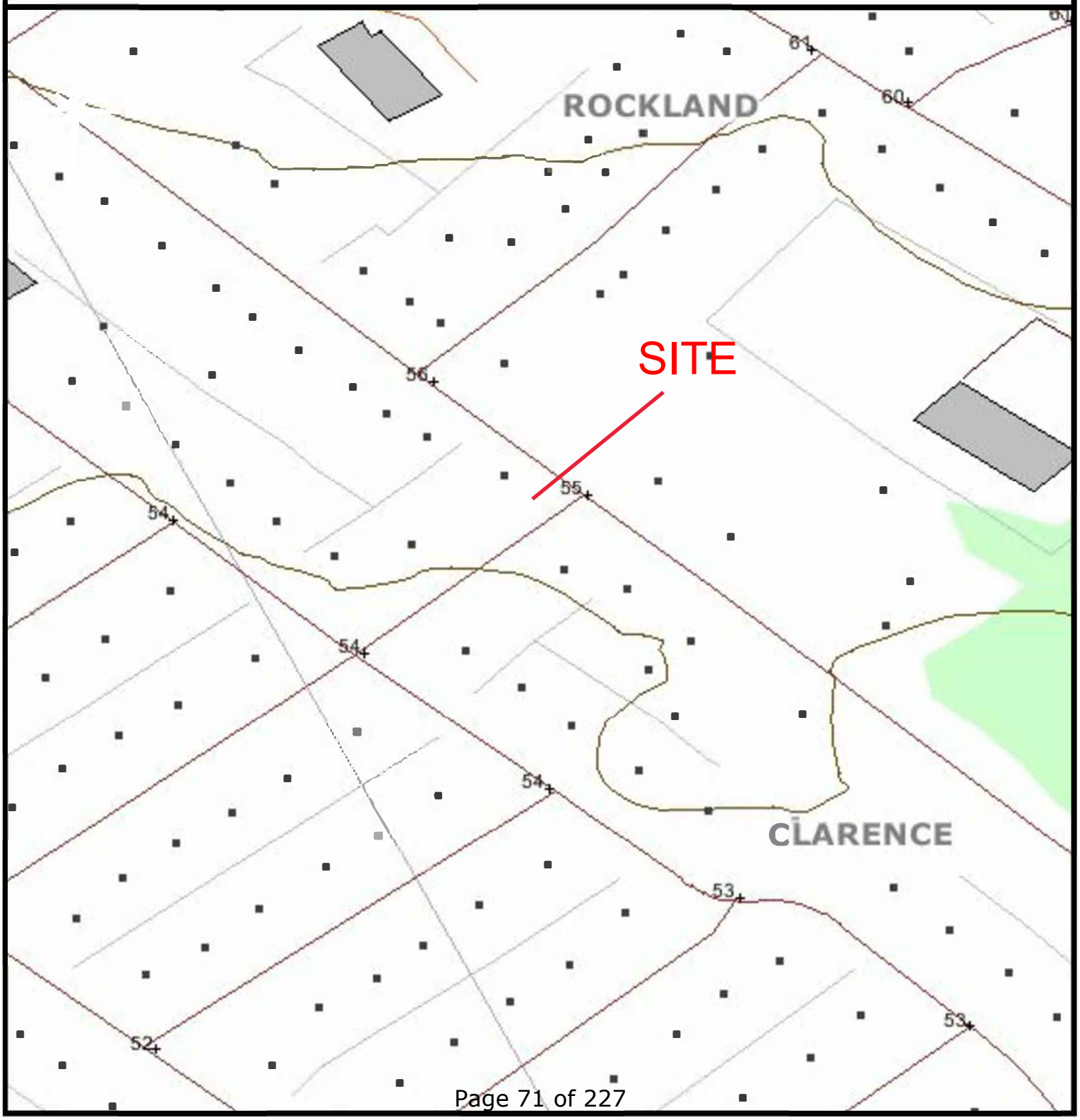
TOPOGRAPHIC MAP
ONTARIO BASIC MAPPING

LASCELLES
ENGINEERING & ASSOCIATES LIMITED
1010 SPENCE AVENUE, SUITE 14, HAWKESBURY, ONTARIO K6A 3H9
OFFICE: (613) 632-0241

CLIENT

MR. PIERRE CHARRON

DATE	FILE	DWG No.
JULY 2019	190159	APPENDIX C



Appendix D

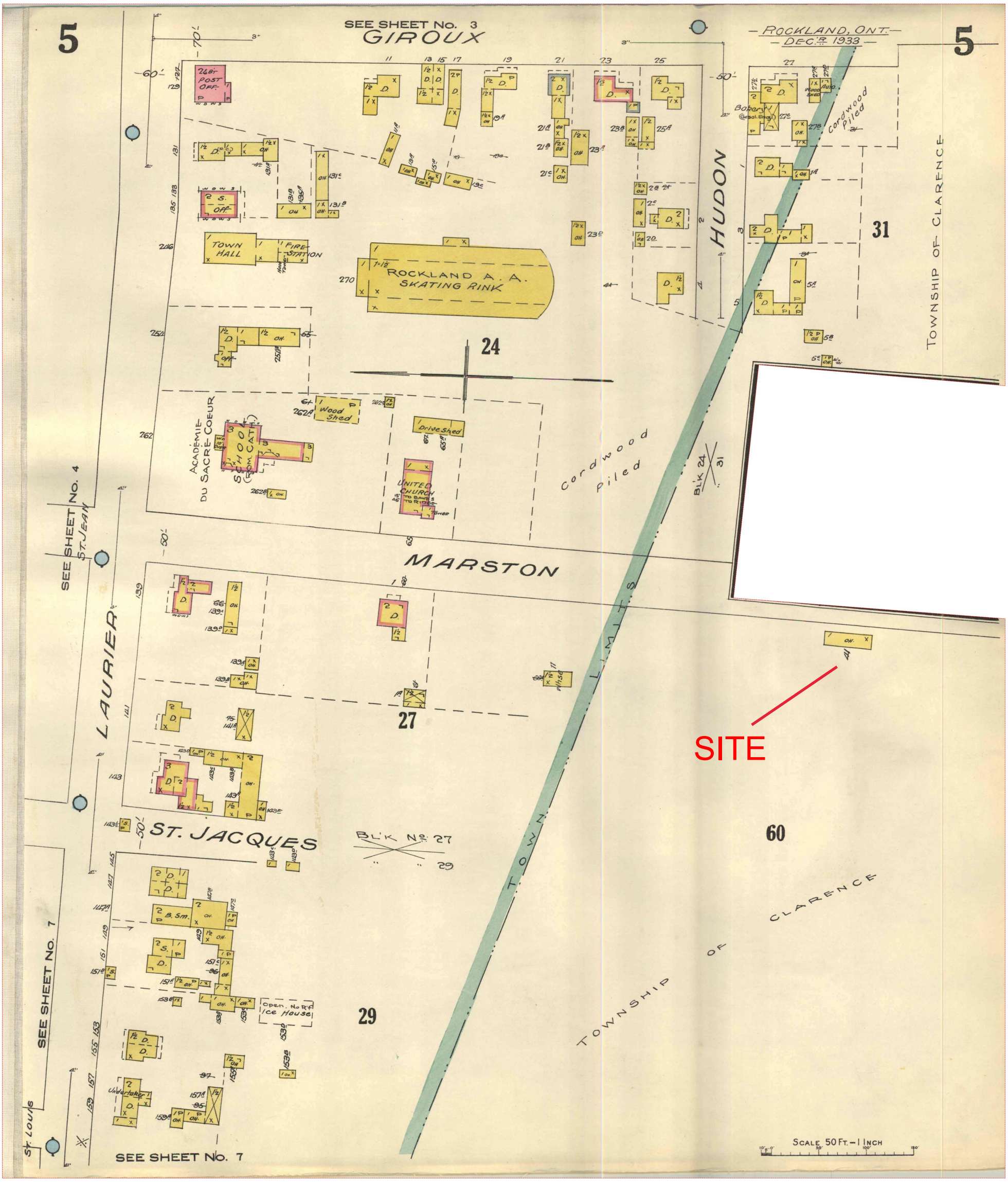
Fire Insurance Plans

ENVIROSCAN Report

1933 Volume: Rockland Firemap: 5
Rockland Plan: 1667 (1933)
Sheet: 5 (1933)

Requested by:
Eleanor Goolab
Date Completed: 06/13/2019 15:32:43

opta
INFORMATION INTELLIGENCE
OPTA INFORMATION INTELLIGENCE



STANDARD KEY OF SIGNS

ADOPTED BY BOARD ASSOCIATIONS IN CANADA

CONSTRUCTION

- FIRE - RESISTIVE (CONSTRUCTION DETAILS TO BE SHOWN)
- FIRE - RESISTIVE UNPROTECTED STEEL
- STEEL CONSTRUCTION FIRE RESISTIVE ROOF
- STEEL CONSTRUCTION THROUGHOUT
- FIRE - RESISTIVE EXCEPT WOOD ROOF
- STEEL CONSTRUCTION WOOD ROOF
- MILL CON'STN — MILL CONSTRUCTION BRICK WALLS
- BRICK
- (H. T.) — HOLLOW TILE
- CONC — STONE, CONCRETE, CONCRETE BLOCK
- C. BLK.
- BRICK ON CONCRETE, CONC. BLOCKS OR STONE MERCANTILE BLDGS. ONLY
- CONCRETE, C. BLOCKS OR STONE ON BRICK MERCANTILE BLDGS. ONLY
- BRICK VENEER
- STONE, CONCRETE OR C. BLOCK VENEER
- FRAME
- R.C. P.C. ASB.C F.C. M.C. — ROUGH CAST, PATENT CLAD, ASBESTOS CLAD, FELT CLAD, METAL CLAD
- BRICK / STONE CONC. C. BLK. — VENEER COLOURS ON SMALL BUILDINGS
- TO 15' HIGH — LARGE, LUMBER PILE OR PILING AREA
- SMALL LUMBER PILES
- CROSSED LINES INDICATE STABLE
- GREENHOUSE
- VERANDAH, GALLERY OR PLATFORM
- FENCE

WALLS

- STANDARD FIRE WALL & PROBABLE FIRE STOP
- EACH PARAPET STROKE DENOTES TO 1 FOOT.
- UNPROTECTED OPENINGS IN WALL
- TWO FIRE WALLS & THICKNESSES
- FRAME STRUCTURE ON ROOF
- WALL TO ROOF ONLY
- LIGHT WELL WITH FRAME WALLS
- MASONRY WALL BT. & 1ST FLOOR
- MASONRY WALL MANY OPENINGS
- BOARD OR LATH & PLASTER PARTITION
- PASSAGE OR DRIVEWAY
- EXPOSURE DISTANCE
- PARAPET WALL FRONT OR REAR
- STONE, CONC. OR C. BLK PARTY WALL
- METAL CORNICE
- HEIGHT OF BUILDINGS IN FEET
- WOODEN CORNICE CUT BY PARAPET WALL
- WOOD STAIRS IN REAR
- CONTINUOUS WOODEN CORNICE
- IRON FIRE ESCAPE
- FRAME WALL ON BRICK BUILDING

DOORS & WINDOWS

- NON LABELLED & LABELLED SHUTTERS
- LABELLED FIRE DOOR STANDARD INSTALLATION
- NON LABELLED BUT EFFECTIVE DOOR
- METAL DOOR
- MANY WINDOWS ORDINARY GLASS WOOD SASH — WINDOWS READ FROM LEFT TO RIGHT FACING BUILDING
- BLANK — NO OPENINGS IN WALL
- ORDINARY GLASS IN METAL FRAMES
- WGSS — WIRED GLASS IN METAL FRAMES

ELEVATOR SHAFTS AND STAIRWAYS

- MASONRY WITH LABELLED FIRE DOOR STANDARD INSTALLATION
- MASONRY WITH NON LABELLED DOOR
- PLASTER TILE, M.L. & P. OR 2" PLANK ENCLOSED WITH 2" PLANK DOORS OR FIRE EQUIVALENT
- BOARD ENCLOSED, OR OPEN
- BOARD ENCLOSED, OR OPEN WITH TRAPS

ROOFS

- FIRE RESISTIVE
- P — WOOD DECK OVER FIRE RESISTIVE
- D — STEEL DECK ROOF (SEMI FIRE RESISTIVE)
- METAL ROOF COVERING
- M OR MILL — MILL ROOF
- C — SLATE, TILE, ASBESTOS ETC. (NON COMBUSTIBLE)
- P — PATENT, OR TAR & GRAVEL
- X — WOODEN SHINGLES, OR BOARD
- P/2 — MANSARDS ONE OR MORE SIDES
- ROOF PROFILES HEIGHT OF BLDG TRUE TO SCALE

SKYLIGHTS & VENTS

- TO 2ND — STANDARD SKYLIGHT, METAL FRAME & W. G. LIGHTING TO 2ND FLOOR
- STANDARD METAL FRAME, PLAIN GLASS
- ORDINARY SKYLIGHT, WOOD FRAME PLAIN GLASS
- V — BRICK ENCLOSED VENT SHAFT
- V — R.C. M.C. ETC. OR BOARD ENCLOSED
- SMALL ORDINARY SKYLIGHT STROKES DENOTE OPENINGS IN FLOORS
- SMALL STANDARD SKYLIGHT

HEATING & POWER

BOILERS

(HATCHED OR SOLID)

- ENCLOSED IN BRICK
- OPEN HORIZONTAL
- OPEN VERTICAL

CHIMNEYS

- B.C. 80' — BRICK 80' HIGH EQUIPPED WITH LIGHTNING RODS
- I.C. 60' — IRON 60' HIGH
- BK. 20' I.C. 50' — IRON CHIMNEY 50' HIGH ON BRICK BASE 20' HIGH
- 30 H.P. GASOL. — 30 H. P. GASOLINE ENGINE
- TRANSFORMERS
- TURBINE WHEEL

STORAGE TANKS ETC.

(USE TO BE STATED)

WOOD — STEEL

- VERTICAL ABOVE GROUND
- HORIZONTAL UNDERGROUND
- UNDERGROUND GASOLINE SERVICE TANK. LOCATION INDICATED BY POSITION OF SIGN

MUNICIPAL PROTECTION

MAINS

- 6" 8" 12" 4" — CONNECTING MAINS
- 6" 12" 12" 6" — CROSS OVER NO CONNECTION
- 6" PROPOSED 6" 24" H. P. 24" — HIGH PRESSURE
- 6" — DEAD END
- PROPOSED MAIN 10" H. L. L. L. 10" — HIGH LEVEL, LOW LEVEL
- WATER METER

HYDRANTS

- 2 WAY
- 2 WAY & STEAMER CONN.
- HIGH PRESSURE 4 WAY
- PRIVATE IN HOSE HOUSE
- PROPOSED
- MONITOR NOZZLE
- WALL HYDRANT 2 CONN'S

TANKS

- 20 — GRAVITY SERVICE STAND PIPE 20,000 GALS.
- 15 — ROOF TANK 15,000 GALS CAPACITY
- W — WELL
- 20 / 85' — ON STEEL TOWER 20,000 GALS CAP'Y, 85' HIGH

ALARM SYSTEM

- MUNICIPAL FIRE ALARM BOX, STATION NUMBERS MAY BE ADDED
- AUTOMATIC FIRE ALARM SYSTEM CONNECTED WITH CENTRAL FIRE STATION

SPRINKLER SYSTEM

- S — DENOTES SPRINKLERS IN BUILDING
- DOMESTIC OR MILL PUMP
- FIRE PUMP
- CENTRIFUGAL FIRE PUMP
- PUMPER CONNECTIONS
- 50' HOSE EA. FL. — STANDPIPE IN BUILDING 50 FT. OF HOSE EACH FLOOR
- SUCTION PIPE WITH FOOT VALVE AND STRAINER
- FIRE SERVICE METER
- WATER FLOW DETECTOR
- CHECK VALVE
- CHECK VALVE IN PIT
- 4" A.S.R. — 4" AUTOMATIC SPRINKLER RISER
- OUTSIDE STEM AND YOKE VALVE
- POST INDICATOR VALVE
- NON INDICATING OR KEY VALVE
- Q.O.V. — QUICK OPENING VALVE
- WET PIPE ALARM VALVE
- DELUGE VALVE
- DRY PIPE VALVE AND ACCELERATOR
- A.S. — OUTSIDE AUTOMATIC SPRINKLERS DRY PIPE SYSTEM
- O.S. — OUTSIDE OPEN SPRINKLERS MANUALLY OPERATED
- SPRINKLER GONG WITH HOOD

NOTE SOLID LINES APPLY TO INSIDE MAINS.

- -60'- STREET WIDTH
- (50') GRADE ELEVATION
- 25'x100' SIZE OF BUILDING

ABBREVIATIONS

ATT.	ATTIC
ASB. C.	ASBESTOS CLAD
APTS	APARTMENTS
A. S.	AUTOMATIC SPRINKLERS
AUTO.	PRIVATE GARAGE
B. B.	BRICK BASEMENT
B. C.	BRICK CHIMNEY
B. OR BST.	BASEMENT
B'D	BOARD
BLDG	BUILDING
BLK	BLOCK
BK	BRICK
C. A.	CORRUGATED ASBESTOS
C. BLKS	CONCRETE BLOCKS
CONC.	CONCRETE
C. R. L.	COTTON RUBBER LINED HOSE
C. W. L.	CEMENT ON WIRE LATH
D.	DWELLING
EA. FL.	EACH FLOOR
EL.	ELEVATED
ELEC.	ELECTRIC-MOTORS ETC. POWER
E. S.	EXPOSED STEEL
F. B.	FRAME BASEMENT
F. C.	FELT PAPER CLAD
FL'R	FLOOR
FOUND.	FOUNDATION
F. R.	FIRE RESISTIVE
G.	GYPROC
GAL.	GALLON
GASOL.	GASOLINE
GR.	GRAVEL
H. H.	HAND HOSE
HO.	HOUSE
H. T.	HOLLOW TILE
H. W.	HARDWARE
I. C.	IRON CHIMNEY
KAL.	KALAMEIN
LAM.	LAMINATED
L & PL.	LATH & PLASTER
M.	MILL ROOF
M. B.	MUD BASEMENT
M. C.	METAL CLAD
M. L.	METAL LINED
M. L. & P.	METAL LATH & PLASTER
NO.	NUMBER
NO A. S.	NO AUTOMATIC SPRINKLERS
O. B.	OUT - BUILDING
O. G.	ORDINARY GLASS
O. J.	OPEN JOISTS
OP.	OPEN FINISH
P. C.	COMPOSITION SIDING
P. G.	PLATE GLASS
PK	PLANK
PL.	PLASTER
PL'F'M	PLATFORM
P. P. S.	PERFORATED PIPE SPRINKLERS
P. S. P.	PROTECTED STOVE PIPE
R. C.	ROUGH CAST, STUCCO
REIN.	REINFORCED
RF	ROOF
S.	STORE
S. B.	STONE BASEMENT
S. F.	STEEL FRAME
S. P.	STOVE PIPE UNPROTECTED
S. S.	STEEL SASH
ST.	STEEL
ST'GE	STORAGE
ST'N	STATION
STO.	STOREY
T. C.	TERRA COTTA
TEN'S	TENEMENTS
TRAN'S	TRANSFORMERS
VEN'D	VENEERED
W'D	WOOD
W. F.	WOOD FRAME
W. G.	WIRED GLASS
WHSE	WAREHOUSE
WHO. S.	WHOLESALE STORE
W. N.	WIRE NETTING
W. S.	WOOD SASH
W. T.	WOOD TRUSS
W. T. C.	WHITE TOP CLAD
Y. C.	YUKON CHIMNEY

KEY PLAN SIGNS

- PROMINENT BUILDINGS
- FIRE STATION
- WATERWORKS PUMPING STATION
- WATER WORKS SUPPLY TANK
- MUNICIPAL FIRE ALARMS
- HYDRANTS
- HIGH PRESSURE HYDRANTS
- FIRE LIMIT
- CITY LIMIT

SECTION SIGNS

- OPEN JOIST ROOF
- LINE OF EAVES
- SHEATHED FLOOR & WALL
- PLANK OR TIMBER OR MILL CONSTRUCTED FLOOR
- BRICK ARCHED FLOOR
- CONC. — FIRE RESISTIVE FLOOR

REFERENCE NUMBERS

ARBITRARY BLOCK NO.

43209

ON SOME LARGE PLANS BLOCK NUMBERS WILL INDICATE VOLUME & SHEET. IF COMPOSED OF FIVE NUMERALS FIRST NUMERAL INDICATES THE VOLUME, FIRST THREE THE SHEET. IF SIX NUMERALS FIRST TWO WILL BE THE VOL. FIRST FOUR THE SHEET.

THUS 43209 VOL. 4 SHEET 432 BLOCK 43209
143209 " 14 " 1432 " 143209

- C.27 — LAND PLAN NO.
- 12 — LAND PLAN BLOCK NO.
- (31) OR 31 — LOT NUMBER

LEGAL REFERENCE

- 50 — MUNICIPAL STREET NOS. PARALLEL TO STREET LINE
- 8 — RISK ARBITRARY NUMBERS AT RIGHT ANGLE TO STREET LINE

Appendix E

Chain of Title

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #50

69066-0055 (LT)

PREPARED FOR APB
ON 2018/10/10 AT 16:51:34

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

PROPERTY DESCRIPTION: PT LT 27 CON 1 OS CLARENCE PT 1, 50R3946;; CITY OF CLARENCE-ROCKLAND

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2002/07/15

OWNERS' NAMES
CHARRON, PIERRE

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**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: 2002/07/15 **						
BS5787	1963/08/19	BYLAW				C
50R3946	1983/08/29	PLAN REFERENCE				C
RC111523	2016/07/06	TRANS PERSONAL REP	$1	CHARRON, PIERRE	CHARRON, PIERRE	C
RC124696	2018/05/28	CHARGE	$300,000	CHARRON, PIERRE	2027020 ONTARIO INC.	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.

Properties

PIN 69066 - 0055 LT *Interest/Estate* Fee Simple
Description PT LT 27 CON 1 OS CLARENCE PT 1, 50R3946; S/T DEBTS IN RR29286; CLARENCE-ROCKLAND
Address 848 ST JEAN ST
ROCKLAND

Consideration

Consideration $1.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name CHARRON, PIERRE
Address for Service 2300 Raymond Street, Rockland,
Ontario K4K 1L4

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2016/07/29. Clear execution No(s) 29013481-3731508B, in the name of Jessie Charron. I Christian Pilon confirm the appropriate party(ies) were searched.

Transferee(s) *Capacity* *Share*

Name CHARRON, PIERRE
Date of Birth 1957 12 17
Address for Service 2300 Raymond Street, Rockland, Ontario K4K 1L4

Statements

The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.

Title to the land is not subject to spousal rights under the Family Law Act

The debts of the deceased are paid in full

No consents are required for this transfer

Signed By

Christian Pilon	2085 Laurier Street P.O. Box 880 Rockland K4K 1L5	acting for Transferor(s)	First Signed	2016 07 06
Tel 613-446-6411 Fax 613-446-4513				
Christian Pilon	2085 Laurier Street P.O. Box 880 Rockland K4K 1L5	acting for Transferor(s)	Last Signed	2016 07 29
Tel 613-446-6411 Fax 613-446-4513				

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Christian Pilon	2085 Laurier Street P.O. Box 880 Rockland K4K 1L5	acting for Transferee(s)	First Signed	2016 07 06
Tel 613-446-6411 Fax 613-446-4513				
Christian Pilon	2085 Laurier Street P.O. Box 880 Rockland K4K 1L5	acting for Transferee(s)	Last Signed	2016 07 29
Tel 613-446-6411 Fax 613-446-4513				

Signed By

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

CHARRON LANGLOIS LLP/s.r.l.
2085 Laurier Street P.O. Box 880
Rockland
K4K 1L5
2016 07 29

Tel 613-446-6411
Fax 613-446-4513

Fees/Taxes/Payment

Statutory Registration Fee	$62.85
Provincial Land Transfer Tax	$0.00
Total Paid	$62.85

File Number

Transferor Client File Number : 2016-0769

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 69066 - 0055 PT LT 27 CON 1 OS CLARENCE PT 1, 50R3946; S/T DEBTS IN RR29286; CLARENCE-ROCKLAND

BY: CHARRON, PIERRE

TO: CHARRON, PIERRE

1. CHARRON, PIERRE

I am

☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐ (b) A trustee named In the above-described conveyance to whom the land is being conveyed;

☑ (c) A transferee named in the above-described conveyance;

☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) (_) above.

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) (_) above.

☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____who is my spouse described in paragraph(_) and as such, I have personal knowledge of the facts herein deposed to.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1.00
(h) VALUE OF ALL CHATTELS -Items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1.00

4.

Explanation for nominal considerations:

s) other: The Transfer is executed in favour of the son pursuant to provisions contained in the Last Will and Testament of Jessie Charron.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer By Personal Representative

LRO 50 Registration No. RC111523 Date: 2016/07/06

B. Property(s): PIN 69066 - 0055 Address 848 ST JEAN ST ROCKLAND Assessment Roll No 0316021 - 00114400

C. Address for Service: 2300 Raymond Street, Rockland, Ontario K4K 1L4

D. (i) Last Conveyance(s): PIN 69066 - 0055 Registration No. RR29286

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐

E. Tax Statements Prepared By: Christian Pilon
2085 Laurier Street P.O. Box 880
Rockland K4K 1L5

Appendix F

Database Report

ERIS Environmental Risk Information Services Ltd.

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Phase I ESA 844-848 St-Jean Street* *2300 Raymond Street* *Rockland ON K4K 1C1*
Project No:	*190159*
Report Type:	*Quote - Custom-Build Your Own Report*
Order No:	*20190527063*
Requested by:	*Lascelles Engineering Limited*
Date Completed:	*June 3, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:	*Phase I ESA 844-848 St-Jean Street* *2300 Raymond Street Rockland ON K4K 1C1*
Project No:	*190159*

Order Information:

Order No:	*20190527063*
Date Requested:	*May 27, 2019*
Requested by:	*Lascelles Engineering Limited*
Report Type:	*Quote - Custom-Build Your Own Report*

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	***Abandoned Aggregate Inventory***	*Y*	*0*	*0*	*0*
AGR	***Aggregate Inventory***	*Y*	*0*	*0*	*0*
AMIS	***Abandoned Mine Information System***	*Y*	*0*	*0*	*0*
ANDR	***Anderson's Waste Disposal Sites***	*Y*	*0*	*0*	*0*
AUWR	***Automobile Wrecking & Supplies***	*Y*	*0*	*0*	*0*
BORE	***Borehole***	*Y*	*0*	*2*	*2*
CA	***Certificates of Approval***	*Y*	*0*	*1*	*1*
CDRY	***Dry Cleaning Facilities***	*Y*	*0*	*0*	*0*
CFOT	***Commercial Fuel Oil Tanks***	*Y*	*0*	*0*	*0*
CHEM	***Chemical Register***	*Y*	*0*	*0*	*0*
CNG	***Compressed Natural Gas Stations***	*Y*	*0*	*0*	*0*
COAL	***Inventory of Coal Gasification Plants and Coal Tar Sites***	*Y*	*0*	*0*	*0*
CONV	***Compliance and Convictions***	*Y*	*0*	*0*	*0*
CPU	***Certificates of Property Use***	*Y*	*0*	*0*	*0*
DRL	***Drill Hole Database***	*Y*	*0*	*0*	*0*
EASR	***Environmental Activity and Sector Registry***	*Y*	*0*	*0*	*0*
EBR	***Environmental Registry***	*Y*	*0*	*0*	*0*
ECA	***Environmental Compliance Approval***	*Y*	*0*	*6*	*6*
EEM	***Environmental Effects Monitoring***	*Y*	*0*	*0*	*0*
EHS	***ERIS Historical Searches***	*Y*	*0*	*3*	*3*
EIIS	***Environmental Issues Inventory System***	*Y*	*0*	*0*	*0*
EMHE	***Emergency Management Historical Event***	*Y*	*0*	*0*	*0*
EPAR	***Environmental Penalty Annual Report***	*Y*	*0*	*0*	*0*
EXP	***List of TSSA Expired Facilities***	*Y*	*0*	*0*	*0*
FCON	***Federal Convictions***	*Y*	*0*	*0*	*0*
FCS	***Contaminated Sites on Federal Land***	*Y*	*0*	*0*	*0*
FOFT	***Fisheries & Oceans Fuel Tanks***	*Y*	*0*	*0*	*0*
FST	***Fuel Storage Tank***	*Y*	*0*	*0*	*0*
FSTH	***Fuel Storage Tank - Historic***	*Y*	*0*	*0*	*0*
GEN	***Ontario Regulation 347 Waste Generators Summary***	*Y*	*0*	*13*	*13*
GHG	***Greenhouse Gas Emissions from Large Facilities***	*Y*	*0*	*0*	*0*
HINC	***TSSA Historic Incidents***	*Y*	*0*	*1*	*1*
IAFT	***Indian & Northern Affairs Fuel Tanks***	*Y*	*0*	*0*	*0*
INC	***TSSA Incidents***	*Y*	*0*	*1*	*1*
LIMO	***Landfill Inventory Management Ontario***	*Y*	*0*	*0*	*0*
MINE	***Canadian Mine Locations***	*Y*	*0*	*0*	*0*

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
MNR	***Mineral Occurrences***	*Y*	*0*	*0*	*0*
NATE	***National Analysis of Trends in Emergencies System (NATES)***	*Y*	*0*	*0*	*0*
NCPL	***Non-Compliance Reports***	*Y*	*0*	*0*	*0*
NDFT	***National Defense & Canadian Forces Fuel Tanks***	*Y*	*0*	*0*	*0*
NDSP	***National Defense & Canadian Forces Spills***	*Y*	*0*	*0*	*0*
NDWD	***National Defence & Canadian Forces Waste Disposal Sites***	*Y*	*0*	*0*	*0*
NEBI	***National Energy Board Pipeline Incidents***	*Y*	*0*	*0*	*0*
NEBP	***National Energy Board Wells***	*Y*	*0*	*0*	*0*
NEES	***National Environmental Emergencies System (NEES)***	*Y*	*0*	*0*	*0*
NPCB	***National PCB Inventory***	*Y*	*0*	*0*	*0*
NPRI	***National Pollutant Release Inventory***	*Y*	*0*	*0*	*0*
OGWE	***Oil and Gas Wells***	*Y*	*0*	*0*	*0*
OOGW	***Ontario Oil and Gas Wells***	*Y*	*0*	*0*	*0*
OPCB	***Inventory of PCB Storage Sites***	*Y*	*0*	*0*	*0*
ORD	***Orders***	*Y*	*0*	*0*	*0*
PAP	***Canadian Pulp and Paper***	*Y*	*0*	*0*	*0*
PCFT	***Parks Canada Fuel Storage Tanks***	*Y*	*0*	*0*	*0*
PES	***Pesticide Register***	*Y*	*0*	*0*	*0*
PINC	***TSSA Pipeline Incidents***	*Y*	*0*	*0*	*0*
PRT	***Private and Retail Fuel Storage Tanks***	*Y*	*0*	*0*	*0*
PTTW	***Permit to Take Water***	*Y*	*0*	*0*	*0*
REC	***Ontario Regulation 347 Waste Receivers Summary***	*Y*	*0*	*0*	*0*
RSC	***Record of Site Condition***	*Y*	*0*	*0*	*0*
RST	***Retail Fuel Storage Tanks***	*Y*	*0*	*0*	*0*
SCT	***Scott's Manufacturing Directory***	*Y*	*0*	*1*	*1*
SPL	***Ontario Spills***	*Y*	*0*	*7*	*7*
SRDS	***Wastewater Discharger Registration Database***	*Y*	*0*	*0*	*0*
TANK	***Anderson's Storage Tanks***	*Y*	*0*	*0*	*0*
TCFT	***Transport Canada Fuel Storage Tanks***	*Y*	*0*	*0*	*0*
VAR	***TSSA Variances for Abandonment of Underground Storage Tanks***	*Y*	*0*	*0*	*0*
WDS	***Waste Disposal Sites - MOE CA Inventory***	*Y*	*0*	*0*	*0*
WDSH	***Waste Disposal Sites - MOE 1991 Historical Approval Inventory***	*Y*	*0*	*0*	*0*
WWIS	***Water Well Information System***	*Y*	*0*	*6*	*6*
		Total:	*0*	*41*	*41*

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	SPL	PRIVATE BUSINESS	GATIEN GARAGE, 2175 HUDON STREET, ROCKLAND STORAGE TANK CLARENCE-ROCKLAND CITY ON	NNE/86.3	4.71	20
2	WWIS		lot 28 con 1 ROCKLAND ON ***Well ID:*** 5606127	S/113.1	-4.36	20
3	BORE		ON	NE/134.2	-0.08	27
3	WWIS		ON ***Well ID:*** 5600845	NE/134.2	-0.08	27
4	WWIS		ON ***Well ID:*** 5600286	NNE/141.6	3.25	30
5	WWIS		lot 28 ON ***Well ID:*** 5605345	SSW/154.4	-4.36	32
6	SPL		2169 Laurier Street, Rockland Clarence-Rockland ON	N/160.4	7.67	35
7	SPL		Corner of St. Jean & Patricia St.<UNOFFICIAL> Clarence-Rockland ON	SE/168.8	-3.39	36
8	ECA	Limmer Corporation Inc.	Clarence-Rockland ON K2P 1A5	W/178.5	-0.03	36
8	ECA	Corporation of the City of Clarence-Rockland	Laviolette St Clarence-Rockland ON K4K 1P7	W/178.5	-0.03	37
8	ECA	The Corporation of the City of Clarence-Rockland	Catherine St Clarence-Rockland ON K4K 1P7	W/178.5	-0.03	37
8	ECA	Limmer Corporation Inc.	Clarence-Rockland ON K2P 1A5	W/178.5	-0.03	37

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
8	ECA	The Corporation of the City of Clarence-Rockland	Catherine St Clarence-Rockland ON K4K 1P7	W/178.5	-0.03	37
8	ECA	Corporation of the City of Clarence-Rockland	Laviolette St Clarence-Rockland ON K4K 1P7	W/178.5	-0.03	38
9	HINC		844 GIROUX STREET ROCKLAND ON	NNE/183.0	3.35	38
10	EHS		2337 Laurier St Clarence-Rockland ON K4K0A9	WNW/199.8	5.00	38
11	BORE		ON	ENE/206.7	-0.66	39
11	WWIS		ON ***Well ID:*** 5600285	ENE/206.7	-0.66	39
12	EHS		2233 Laurier Street Rockland ON	NW/207.2	7.64	41
13	EHS		2385 Laurier St Clarence-Rockland ON K4K0B7	WNW/210.9	3.34	41
14	WWIS		ON ***Well ID:*** 5600839	NNE/214.2	3.59	42
15	CA	ROCKLAND TOWN - GIROUX ST.	GIROUX ST/LAURIER ST/HUDON ST. ROCKLAND TOWN ON	N/223.1	4.95	44
16	SCT	Imprimerie Zip Printing	746 Giroux St Rockland ON K4K 1K2	N/225.7	5.67	45
17	SPL	The Corporation of the City of Clarence-Rockland	La Violet Street at Raymond Street<UNOFFICIAL> Clarence-Rockland ON	SW/227.1	-4.66	45
18	SPL	PRIVATE OWNER	2258 LAURIER STREET STORAGE TANK/BARREL	NW/231.6	7.64	45

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			CLARENCE-ROCKLAND CITY ON			
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	W/233.4	2.69	46
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	W/233.4	2.69	46
19	GEN	THEO BRUNET & FILS LIMITED 44-283	2419 LAURIER STREET ROCKLAND ON K0A 3A0	W/233.4	2.69	47
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	W/233.4	2.69	47
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	W/233.4	2.69	47
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	W/233.4	2.69	47
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	W/233.4	2.69	48
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K0A 3A0	W/233.4	2.69	48
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	W/233.4	2.69	48
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	W/233.4	2.69	49
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K0A 3A0	W/233.4	2.69	49
19	GEN	THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K0A 3A0	W/233.4	2.69	49

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
20	SPL	The Corporation of the City of Clarence-Rockland	St. Joseph St, Patricia St, & Giroux St Clarence-Rockland ON	ENE/244.2	0.34	49
21	INC		850 LAVIOLETTE STREET, ROCKLAND ON	WSW/244.9	-3.06	50
22	GEN	2058407 Ontario Inc	2178 Laurier Street Rockland ON	NNW/247.1	6.95	51
22	SPL	Hydro One Inc.	2178 Laurier Street<UNOFFICIAL> Clarence-Rockland ON	NNW/247.1	6.95	51

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 2 BORE site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	ON	134.2	3
	ON	206.7	11

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
ROCKLAND TOWN - GIROUX ST.	GIROUX ST/LAURIER ST/HUDON ST. ROCKLAND TOWN ON	223.1	15

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Apr 30, 2019 has found that there are 6 ECA site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Limmer Corporation Inc.	Clarence-Rockland ON K2P 1A5	178.5	8
Corporation of the City of Clarence-Rockland	Laviolette St Clarence-Rockland ON K4K 1P7	178.5	8
The Corporation of the City of Clarence-Rockland	Catherine St Clarence-Rockland ON K4K 1P7	178.5	8

Site	Address	Distance (m)	Map Key
Limmer Corporation Inc.	Clarence-Rockland ON K2P 1A5	178.5	8
Corporation of the City of Clarence-Rockland	Laviolette St Clarence-Rockland ON K4K 1P7	178.5	8
The Corporation of the City of Clarence-Rockland	Catherine St Clarence-Rockland ON K4K 1P7	178.5	8

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Apr 30, 2019 has found that there are 3 EHS site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	2337 Laurier St Clarence-Rockland ON K4K0A9	199.8	10
	2233 Laurier Street Rockland ON	207.2	12
	2385 Laurier St Clarence-Rockland ON K4K0B7	210.9	13

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Dec 31, 2018 has found that there are 13 GEN site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	233.4	19

Site	Address	Distance (m)	Map Key
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K0A 3A0	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K0A 3A0	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K0A 3A0	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON K4K 1K2	233.4	19
THEO BRUNET & FILS LIMITED 44-283	2419 LAURIER STREET ROCKLAND ON K0A 3A0	233.4	19
THEO BRUNET & FILS LIMITED	2419 LAURIER STREET ROCKLAND ON	233.4	19
2058407 Ontario Inc	2178 Laurier Street Rockland ON	247.1	22

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	844 GIROUX STREET ROCKLAND ON	183.0	9

INC - TSSA Incidents

A search of the INC database, dated Feb 28, 2017 has found that there are 1 INC site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	850 LAVIOLETTE STREET, ROCKLAND ON	244.9	21

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Imprimerie Zip Printing	746 Giroux St Rockland ON K4K 1K2	225.7	16

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2019 has found that there are 7 SPL site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
PRIVATE BUSINESS	GATIEN GARAGE, 2175 HUDON STREET, ROCKLAND STORAGE TANK CLARENCE-ROCKLAND CITY ON	86.3	1
	2169 Laurier Street, Rockland Clarence-Rockland ON	160.4	6

Site	Address	Distance (m)	Map Key
	Corner of St. Jean & Patricia St.<UNOFFICIAL> Clarence-Rockland ON	168.8	7
The Corporation of the City of Clarence-Rockland	La Violet Street at Raymond Street<UNOFFICIAL> Clarence-Rockland ON	227.1	17
PRIVATE OWNER	2258 LAURIER STREET STORAGE TANK/BARREL CLARENCE-ROCKLAND CITY ON	231.6	18
The Corporation of the City of Clarence-Rockland	St. Joseph St, Patricia St, & Giroux St Clarence-Rockland ON	244.2	20
Hydro One Inc.	2178 Laurier Street<UNOFFICIAL> Clarence-Rockland ON	247.1	22

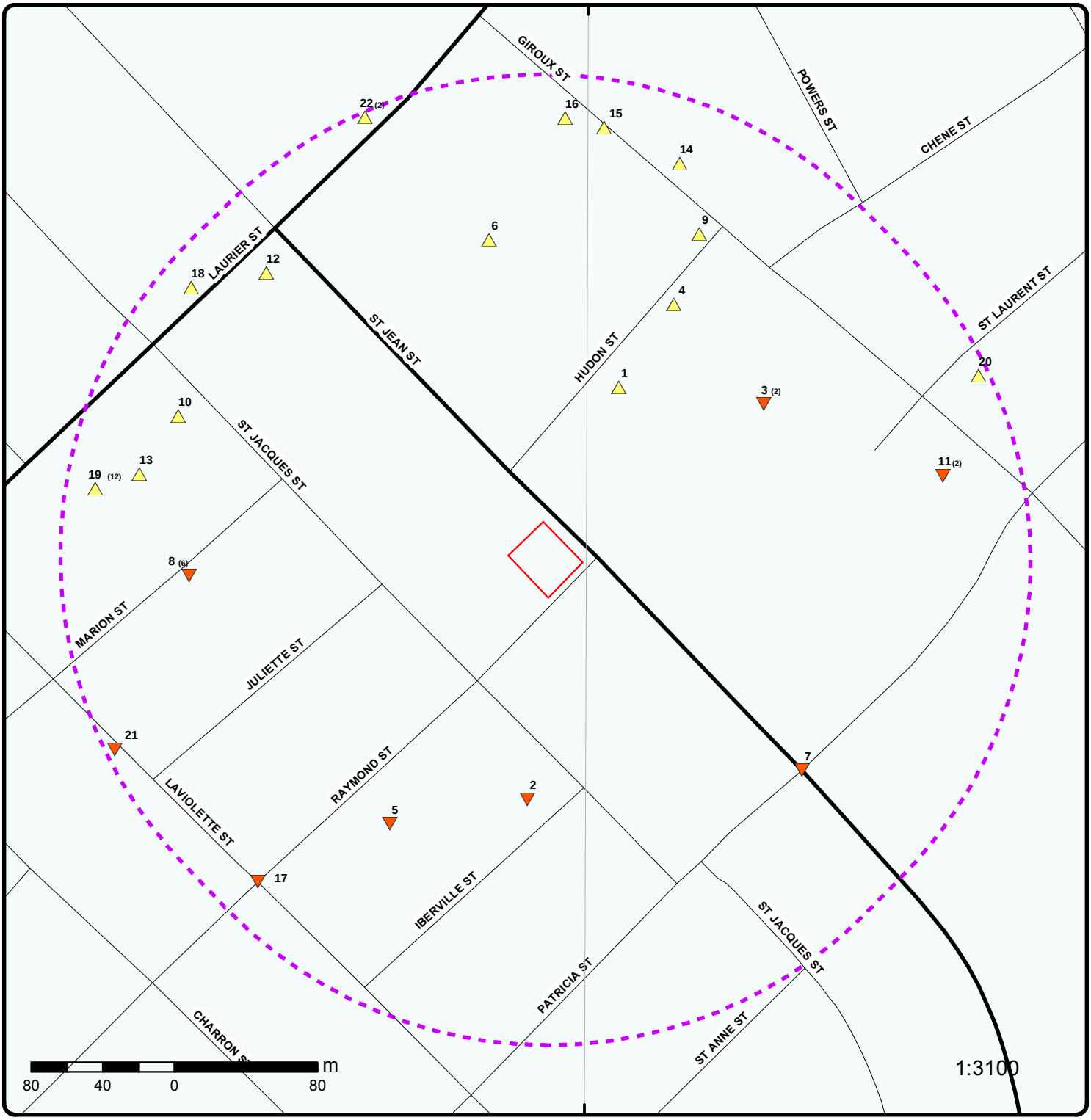
WWIS - Water Well Information System

A search of the WWIS database, dated Feb 28, 2019 has found that there are 6 WWIS site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	lot 28 con 1 ROCKLAND ON ***Well ID:*** 5606127	113.1	2
	ON ***Well ID:*** 5600845	134.2	3
	ON ***Well ID:*** 5600286	141.6	4
	lot 28 ON ***Well ID:*** 5605345	154.4	5
	ON	206.7	11

Site	Address	Distance (m)	Map Key
	Well ID: 5600285		
	ON	214.2	**14**
	Well ID: 5600839		

75°17'30"W



Map : 0.25 Kilometer Radius

Order No: 20190527063

Address: 2300 Raymond Street, Rockland, ON, K4K 1C1

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Expressway
- Principal Highway
- Secondary Highway
- Major Road
- Local road
- Trail
- Proposed Road
- Ferry Route/Ice Road
- Industrial and Resource - Regions
- Main Line
- Sidetrack
- Transit Line
- Abandoned Line
- National Park
- Provincial or Territorial Park
- Other Park
- Golf Course or Driving Range
- Park or Sports Field
- Other Recreation Area

Source: © 2015 DMTI Spatial Inc.

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75°18'W

45°33'N

45°33'N

Aerial (2015)

Order No: 20190527063

Address: 2300 Raymond Street, Rockland, ON, K4K 1C1

Source: ESRI World Imagery

© ERIS Information Limited Partnership

Topographic Map

Order No: 20190527063

Address: 2300 Raymond Street, Rockland, ON, K4K 1C1

Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	NNE/86.3	57.0 / 4.71	PRIVATE BUSINESS GATIEN GARAGE, 2175 HUDON STREET, ROCKLAND STORAGE TANK CLARENCE-ROCKLAND CITY ON	SPL

Ref No:	220478	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:	1/28/2002	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	OTHER CONTAINER LEAK	**Sector Type:**	
Incident Event:		**Agency Involved:**	TSSA-FSB
Contaminant Code:		**Nearest Watercourse:**	
Contaminant Name:		**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	POSSIBLE	**Site Municipality:**	67101
Nature of Impact:	Soil contamination	**Site Lot:**	
Receiving Medium:	LAND	**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:		**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	1/28/2002	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	
Incident Reason:	EQUIPMENT FAILURE	**Source Type:**	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	GATIEN GARAGE: 600 L OF FURNACE OIL TO GROUND. TANK LEAKED.		
Contaminant Qty:			

2	1 of 1	S/113.1	47.9 / -4.36	lot 28 con 1 ROCKLAND ON	WWIS

Well ID:	5606127	**Data Entry Status:**	
Construction Date:		**Data Src:**	
Primary Water Use:	Domestic	**Date Received:**	7/7/2005
Sec. Water Use:		**Selected Flag:**	Yes
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	6006
Casing Material:		**Form Version:**	3
Audit No:	Z14194	**Owner:**	
Tag:	A014073	**Street Name:**	2439 RUE RAYMOND
Construction Method:		**County:**	RUSSELL
Elevation (m):		**Municipality:**	ROCKLAND TOWN
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	028
Well Depth:		**Concession:**	01
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	11324925	***Elevation:***	54.267982
DP2BR:	15	***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	r	***East83:***	477199
Code OB Desc:	Bedrock	***North83:***	5043402
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	5/31/2005	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	933026691
Layer:	3
Color:	2
General Color:	GREY
Mat1:	11
Most Common Material:	GRAVEL
Mat2:	77
Other Materials:	LOOSE
Mat3:	
Other Materials:	
Formation Top Depth:	3.03
Formation End Depth:	4.54
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	933026689
Layer:	1
Color:	5
General Color:	YELLOW
Mat1:	28
Most Common Material:	SAND
Mat2:	85
Other Materials:	SOFT
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	1.21
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	933026692
Layer:	4
Color:	2
General Color:	GREY
Mat1:	15
Most Common Material:	LIMESTONE

Mat2:	73
Other Materials:	HARD
Mat3:	
Other Materials:	
Formation Top Depth:	4.54
Formation End Depth:	16.06
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	933026690
Layer:	2
Color:	2
General Color:	GREY
Mat1:	05
Most Common Material:	CLAY
Mat2:	85
Other Materials:	SOFT
Mat3:	
Other Materials:	
Formation Top Depth:	1.21
Formation End Depth:	3.03
Formation End Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	933272153
Layer:	1
Plug From:	0
Plug To:	60.6
Plug Depth UOM:	m

Method of Construction & Well Use

Method Construction ID:	
Method Construction Code:	4
Method Construction:	Rotary (Air)
Other Method Construction:	

Pipe Information

Pipe ID:	11339780
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930868743
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	0
Depth To:	6.66
Casing Diameter:	15.55
Casing Diameter UOM:	cm
Casing Depth UOM:	m

Construction Record - Casing

Casing ID:	930868744
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	6.66
Depth To:	10.66
Casing Diameter:	
Casing Diameter UOM:	cm
Casing Depth UOM:	m

Results of Well Yield Testing

Pump Test ID:	11351572
Pump Set At:	15.15
Static Level:	4.28
Final Level After Pumping:	15.02
Recommended Pump Depth:	14.54
Pumping Rate:	25
Flowing Rate:	
Recommended Pump Rate:	68.25
Levels UOM:	m
Rate UOM:	LPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	

Draw Down & Recovery

Pump Test Detail ID:	11410895
Test Type:	Recovery
Test Duration:	60
Test Level:	4.96
Test Level UOM:	m

Draw Down & Recovery

Pump Test Detail ID:	11410896
Test Type:	Draw Down
Test Duration:	2
Test Level:	7.57
Test Level UOM:	m

Draw Down & Recovery

Pump Test Detail ID:	11410899
Test Type:	Recovery
Test Duration:	3
Test Level:	7.38
Test Level UOM:	m

Draw Down & Recovery

Pump Test Detail ID:	11410900
Test Type:	Draw Down
Test Duration:	4
Test Level:	8.64
Test Level UOM:	m

Draw Down & Recovery

Pump Test Detail ID: 11410901
Test Type: Recovery
Test Duration: 4
Test Level: 6.69
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410909
Test Type: Recovery
Test Duration: 40
Test Level: 5.2
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410906
Test Type: Draw Down
Test Duration: 40
Test Level: 13.39
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410914
Test Type: Draw Down
Test Duration: 25
Test Level: 11.25
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410917
Test Type: Recovery
Test Duration: 25
Test Level: 5.3
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410898
Test Type: Draw Down
Test Duration: 3
Test Level: 8.24
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410897
Test Type: Recovery
Test Duration: 2
Test Level: 8.9
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410904
Test Type: Recovery
Test Duration: 10
Test Level: 5.69
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410913
Test Type: Recovery
Test Duration: 15
Test Level: 5.51
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410894
Test Type: Recovery
Test Duration: 5
Test Level: 5.81
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410902
Test Type: Draw Down
Test Duration: 60
Test Level: 15.02
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410903
Test Type: Draw Down
Test Duration: 10
Test Level: 9.57
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410905
Test Type: Draw Down
Test Duration: 1
Test Level: 6.71
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410908
Test Type: Draw Down
Test Duration: 5
Test Level: 8.92
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410910
Test Type: Draw Down
Test Duration: 15
Test Level: 9.93

Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410912
Test Type: Draw Down
Test Duration: 30
Test Level: 11.84
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410916
Test Type: Draw Down
Test Duration: 20
Test Level: 10.51
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410918
Test Type: Recovery
Test Duration: 1
Test Level: 11.69
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410907
Test Type: Recovery
Test Duration: 50
Test Level: 5.12
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410893
Test Type: Draw Down
Test Duration: 50
Test Level: 14.63
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410911
Test Type: Recovery
Test Duration: 30
Test Level: 5.26
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11410915
Test Type: Recovery
Test Duration: 20
Test Level: 5.46
Test Level UOM: m

Water Details

Water ID:	934061831
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	12.12
Water Found Depth UOM:	m

Hole Diameter

Hole ID:	11545337
Diameter:	24.13
Depth From:	0
Depth To:	6.06
Hole Depth UOM:	m
Hole Diameter UOM:	cm

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3 **1 of 2** **NE/134.2** **52.2 / -0.08** **ON** **BORE**

Borehole ID:	617380	**Type:**	Borehole
Use:		**Status:**	
Drill Method:		**UTM Zone:**	18
Easting:	477331	**Northing:**	5043622
Location Accuracy:		**Orig. Ground Elev m:**	53.3
Elev. Reliability Note:		**DEM Ground Elev m:**	59.5
Total Depth m:	22.6	**Primary Name:**	
Township:		**Concession:**	
Lot:		**Municipality:**	
Completion Date:	NOV-1964	**Static Water Level:**	5.8
Primary Water Use:		**Sec. Water Use:**	

--Details--

Stratum ID:	218406298	**Top Depth(m):**	0.0
Bottom Depth(m):	3.0	**Stratum Desc:**	BOULDERS.
Stratum ID:	218406299	**Top Depth(m):**	3.0
Bottom Depth(m):	22.6	**Stratum Desc:**	LIMESTONE. GREY. 00074070ET.BEDROCK. GREY. 156.0 FEET.K. SEISMIC VELOCITY = 165

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3 **2 of 2** **NE/134.2** **52.2 / -0.08** **ON** **WWIS**

Well ID:	5600845	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Domestic	**Date Received:**	1/19/1965
Sec. Water Use:	0	**Selected Flag:**	Yes
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	1504
Casing Material:		**Form Version:**	1
Audit No:		**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	RUSSELL
Elevation (m):		**Municipality:**	ROCKLAND TOWN
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	

Flow Rate:
Clear/Cloudy:
UTM Reliability:

Bore Hole Information

Bore Hole ID:	10373651	**Elevation:**	59.491455
DP2BR:	10	**Elevrc:**	
Spatial Status:		**Zone:**	18
Code OB:	r	**East83:**	477330.9
Code OB Desc:	Bedrock	**North83:**	5043623
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	5
Date Completed:	11/26/1964	**UTMRC Desc:**	margin of error : 100 m - 300 m
Remarks:		**Location Method:**	p5
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932238762
Layer:	2
Color:	2
General Color:	GREY
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	10
Formation End Depth:	74
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932238761
Layer:	1
Color:	
General Color:	
Mat1:	13
Most Common Material:	BOULDERS
Mat2:	11
Other Materials:	GRAVEL
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	10
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	
Method Construction Code:	7
Method Construction:	Diamond
Other Method Construction:	

Pipe Information

Pipe ID:	10922221
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930618591
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	16
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930618592
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	74
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	995600845
Pump Set At:	
Static Level:	8
Final Level After Pumping:	30
Recommended Pump Depth:	30
Pumping Rate:	5
Flowing Rate:	
Recommended Pump Rate:	5
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	2
Pumping Duration MIN:	0
Flowing:	N

Water Details

Water ID:	933854898
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	74
Water Found Depth UOM:	ft

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	1 of 1	NNE/141.6	55.5 / 3.25	ON	WWIS

Well ID:	5600286	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Domestic	**Date Received:**	12/3/1963
Sec. Water Use:	0	**Selected Flag:**	Yes
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	1504
Casing Material:		**Form Version:**	1
Audit No:		**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	RUSSELL
Elevation (m):		**Municipality:**	ROCKLAND TOWN
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10373635	**Elevation:**	59.816299
DP2BR:	5	**Elevrc:**	
Spatial Status:		**Zone:**	18
Code OB:	r	**East83:**	477280.9
Code OB Desc:	Bedrock	**North83:**	5043678
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	5
Date Completed:	8/29/1963	**UTMRC Desc:**	margin of error : 100 m - 300 m
Remarks:		**Location Method:**	p5
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932238716
Layer:	1
Color:	
General Color:	
Mat1:	13
Most Common Material:	BOULDERS
Mat2:	11
Other Materials:	GRAVEL
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	5
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932238717

Layer:	2
Color:	6
General Color:	BROWN
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	5
Formation End Depth:	55
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	
Method Construction Code:	7
Method Construction:	Diamond
Other Method Construction:	

Pipe Information

Pipe ID:	10922205
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930618560
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	55
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930618559
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	15
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	995600286
Pump Set At:	
Static Level:	10
Final Level After Pumping:	20
Recommended Pump Depth:	20
Pumping Rate:	8
Flowing Rate:	
Recommended Pump Rate:	5

Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	2
Pumping Duration MIN:	0
Flowing:	N

Water Details

Water ID:	933854881
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	55
Water Found Depth UOM:	ft

5	1 of 1	SSW/154.4	47.9 / -4.36	lot 28 ON	WWIS

Well ID:	5605345	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Not Used	**Date Received:**	8/11/1999
Sec. Water Use:		**Selected Flag:**	Yes
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	6006
Casing Material:		**Form Version:**	1
Audit No:	206746	**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	RUSSELL
Elevation (m):		**Municipality:**	ROCKLAND TOWN
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	028
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10377688	**Elevation:**	54.347663
DP2BR:	19	**Elevrc:**	
Spatial Status:	Improved	**Zone:**	18
Code OB:	r	**East83:**	477122
Code OB Desc:	Bedrock	**North83:**	5043388
Open Hole:		**Org CS:**	N83
Cluster Kind:		**UTMRC:**	3
Date Completed:	7/29/1999	**UTMRC Desc:**	margin of error : 10 - 30 m
Remarks:		**Location Method:**	
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:	1999-2004 MOE Water Well Data Improvement Project		
Improvement Location Method:	GIS10000		
Source Revision Comment:	Northing and/or Easting field has been changed. Reasonably sure well location matches sketch map (similar features).well only moved to approx area using rd names		
Supplier Comment:	Accuracy was not specified from source. Within 20m horizontal accuracy assumed as worst case using GIS at a scale of 1:10000.		

Overburden and Bedrock

Materials Interval

Formation ID:	932253963
Layer:	3
Color:	2
General Color:	GREY
Mat1:	17
Most Common Material:	SHALE
Mat2:	80
Other Materials:	POROUS
Mat3:	
Other Materials:	
Formation Top Depth:	19
Formation End Depth:	20
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932253962
Layer:	2
Color:	2
General Color:	GREY
Mat1:	11
Most Common Material:	GRAVEL
Mat2:	77
Other Materials:	LOOSE
Mat3:	
Other Materials:	
Formation Top Depth:	10
Formation End Depth:	19
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932253964
Layer:	4
Color:	2
General Color:	GREY
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	73
Other Materials:	HARD
Mat3:	
Other Materials:	
Formation Top Depth:	20
Formation End Depth:	28
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932253961
Layer:	1
Color:	5
General Color:	YELLOW
Mat1:	28
Most Common Material:	SAND
Mat2:	85
Other Materials:	SOFT
Mat3:	
Other Materials:	

Formation Top Depth:	0
Formation End Depth:	10
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933187094
Layer:	1
Plug From:	0
Plug To:	20
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	
Method Construction Code:	4
Method Construction:	Rotary (Air)
Other Method Construction:	

Pipe Information

Pipe ID:	10926258
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930624511
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	20
Casing Diameter:	7
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930624512
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	28
Casing Diameter:	6
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	995605345
Pump Set At:	
Static Level:	11
Final Level After Pumping:	20
Recommended Pump Depth:	25
Pumping Rate:	15
Flowing Rate:	

Recommended Pump Rate:	10
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	N

Draw Down & Recovery

Pump Test Detail ID:	934289504
Test Type:	Recovery
Test Duration:	15
Test Level:	11
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934565839
Test Type:	Recovery
Test Duration:	30
Test Level:	11
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	935082341
Test Type:	Recovery
Test Duration:	60
Test Level:	11
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934816599
Test Type:	Recovery
Test Duration:	45
Test Level:	11
Test Level UOM:	ft

Water Details

Water ID:	933859233
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	24
Water Found Depth UOM:	ft

6	***1 of 1***	***N/160.4***	***59.9 / 7.67***	***2169 Laurier Street, Rockland Clarence-Rockland ON***	***SPL***

Ref No:	3172-9V9HHW	***Discharger Report:***	
Site No:	NA	***Material Group:***	
Incident Dt:	4/4/2015	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Overflow/Surcharge	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:	44	***Nearest Watercourse:***	

Contaminant Name:	SEWAGE,RAW UNCHLORINATED	**Site Address:**	2169 Laurier Street, Rockland
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:		**Site Municipality:**	Clarence-Rockland
Nature of Impact:	Land	**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	5043781
MOE Response:	N	**Easting:**	477118
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	4/4/2015	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	Land Spills
Incident Reason:	Blockage	**Source Type:**	
Site Name:	Manhole<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	manhole overflow to road, catch basin/storm		
Contaminant Qty:	0 other - see incident description		

7	1 of 1	SE/168.8	48.9 / -3.39	Corner of St. Jean & Patricia St.<UNOFFICIAL> Clarence-Rockland ON	SPL

Ref No:	6133-855QZS	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:		**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Discharge Or Bypass To A Watercourse	**Sector Type:**	Unknown
Incident Event:		**Agency Involved:**	
Contaminant Code:	15	**Nearest Watercourse:**	
Contaminant Name:	OIL (PETROLEUM BASED, NOT SPECIFIED)	**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Confirmed	**Site Municipality:**	
Nature of Impact:	Surface Water Pollution	**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:	No Field Response	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	5/4/2010	**Site Map Datum:**	
Dt Document Closed:	6/30/2010	**SAC Action Class:**	Watercourse Spills
Incident Reason:	Spill	**Source Type:**	
Site Name:	Corner of St. Jean & Patricia St.<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Clarence-Rockland: Unkn Source, Oil in Storm, Cln		
Contaminant Qty:	0 other - see incident description		

8	1 of 6	W/178.5	52.2 / -0.03	Limmer Corporation Inc. Clarence-Rockland ON K2P 1A5	ECA

Approval No:	8274-6DSK47	**MOE District:**	Ottawa
Approval Date:	2005-06-29	**City:**	Clarence-Rockland
Status:	Revoked and/or Replaced	**Longitude:**	-75.2945
Record Type:	ECA	**Latitude:**	45.5449
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	South Nation	**Geometry Y:**	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Address:			
Full Address:			

Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4546-6CBR3A-14.pdf

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8	2 of 6	W/178.5	52.2 / -0.03	Corporation of the City of Clarence-Rockland Laviolette St Clarence-Rockland ON K4K 1P7	ECA

Approval No:	4630-86HP8R	**MOE District:**	Ottawa
Approval Date:	2010-06-18	**City:**	Clarence-Rockland
Status:	Approved	**Longitude:**	-75.2945
Record Type:	ECA	**Latitude:**	45.5449
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	South Nation	**Geometry Y:**	

Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Laviolette St
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/2850-856L93-14.pdf

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8	3 of 6	W/178.5	52.2 / -0.03	The Corporation of the City of Clarence-Rockland Catherine St Clarence-Rockland ON K4K 1P7	ECA

Approval No:	7582-7S2JUH	**MOE District:**	Ottawa
Approval Date:	2009-05-14	**City:**	Clarence-Rockland
Status:	Approved	**Longitude:**	-75.2945
Record Type:	ECA	**Latitude:**	45.5449
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	South Nation	**Geometry Y:**	

Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Catherine St
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/2751-7RDNJA-14.pdf

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8	4 of 6	W/178.5	52.2 / -0.03	Limmer Corporation Inc. Clarence-Rockland ON K2P 1A5	ECA

Approval No:	2601-6DSNRM	**MOE District:**	Ottawa
Approval Date:	2005-06-29	**City:**	
Status:	Approved	**Longitude:**	-75.2945
Record Type:	ECA	**Latitude:**	45.544900000000005
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	South Nation	**Geometry Y:**	

Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Address:
Full Address:
Full PDF Link:

8	5 of 6	W/178.5	52.2 / -0.03	The Corporation of the City of Clarence-Rockland Catherine St Clarence-Rockland ON K4K 1P7	ECA

Approval No:	2187-7S2JEF	**MOE District:**	Ottawa
Approval Date:	2009-05-14	**City:**	
Status:	Approved	**Longitude:**	-75.2945

Record Type:	ECA	**Latitude:**	45.544900000000005
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	South Nation	**Geometry Y:**	
Approval Type:	ECA-Municipal Drinking Water Systems		
Project Type:	Municipal Drinking Water Systems		
Address:	Catherine St		
Full Address:			
Full PDF Link:			

8	6 of 6	W/178.5	52.2 / -0.03	Corporation of the City of Clarence-Rockland Laviolette St Clarence-Rockland ON K4K 1P7	ECA

Approval No:	0935-86HPFW	**MOE District:**	Ottawa
Approval Date:	2010-06-18	**City:**	
Status:	Approved	**Longitude:**	-75.2945
Record Type:	ECA	**Latitude:**	45.544900000000005
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	South Nation	**Geometry Y:**	
Approval Type:	ECA-Municipal Drinking Water Systems		
Project Type:	Municipal Drinking Water Systems		
Address:	Laviolette St		
Full Address:			
Full PDF Link:			

9	1 of 1	NNE/183.0	55.6 / 3.35	844 GIROUX STREET ROCKLAND ON	HINC

External File Num:	FS INC 0810-06547
Fuel Occurrence Type:	Pipeline Strike
Date of Occurrence:	10/23/2008
Fuel Type Involved:	Natural Gas
Status Desc:	Completed - Causal Analysis(End)
Job Type Desc:	Incident/Near-Miss Occurrence (FS)
Oper. Type Involved:	Construction Site (pipeline strike)
Service Interruptions:	Yes
Property Damage:	Yes
Fuel Life Cycle Stage:	Transmission, Distribution and Transportation
Root Cause:	Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:Yes Management:No Human Factors:Yes
Reported Details:	
Fuel Category:	Gaseous Fuel
Occurrence Type:	Incident
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name:	Prescott and Russell
Approx. Quant. Rel:	
Nearby body of water:	
Enter Drainage Syst.:	
Approx. Quant. Unit:	
Environmental Impact:	

10	1 of 1	WNW/199.8	57.2 / 5.00	2337 Laurier St Clarence-Rockland ON K4K0A9	EHS

Order No:	20130716025	**Nearest Intersection:**	
Status:	C	**Municipality:**	Rockland
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	25-JUL-13	**Search Radius (km):**	.25
Date Received:	16-JUL-13	**X:**	-75.294578
Previous Site Name:		**Y:**	45.545702

Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Title Searches; City Directory

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11 **1 of 2** **ENE/206.7** **51.6 / -0.66** **ON** **BORE**

Borehole ID:	617378	**Type:**	Borehole
Use:		**Status:**	
Drill Method:		**UTM Zone:**	18
Easting:	477431	**Northing:**	5043582
Location Accuracy:		**Orig. Ground Elev m:**	51.8
Elev. Reliability Note:		**DEM Ground Elev m:**	59.9
Total Depth m:	15.2	**Primary Name:**	
Township:		**Concession:**	
Lot:		**Municipality:**	
Completion Date:	MAR-1961	**Static Water Level:**	4.3
Primary Water Use:		**Sec. Water Use:**	

--Details--

Stratum ID:	218406293	**Top Depth(m):**	0.0
Bottom Depth(m):	1.2	**Stratum Desc:**	BOULDERS.
Stratum ID:	218406294	**Top Depth(m):**	1.2
Bottom Depth(m):	15.2	**Stratum Desc:**	LIMESTONE. GREY. Y. 00070ET.BEDROCK. GREY. 156.0 FEET.K. SEISMIC VELOCITY = 165

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11 **2 of 2** **ENE/206.7** **51.6 / -0.66** **ON** **WWIS**

Well ID:	5600285	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Domestic	**Date Received:**	5/25/1961
Sec. Water Use:	0	**Selected Flag:**	Yes
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	1504
Casing Material:		**Form Version:**	1
Audit No:		**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	RUSSELL
Elevation (m):		**Municipality:**	ROCKLAND TOWN
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10373634	**Elevation:**	59.910919
DP2BR:	4	**Elevrc:**	
Spatial Status:		**Zone:**	18
Code OB:	r	**East83:**	477430.9
Code OB Desc:	Bedrock	**North83:**	5043583
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	5
Date Completed:	3/21/1961	**UTMRC Desc:**	margin of error : 100 m - 300 m

Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:
Location Method: p5

Overburden and Bedrock Materials Interval

Formation ID: 932238715
Layer: 2
Color: 2
General Color: GREY
Mat1: 15
Most Common Material: LIMESTONE
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 4
Formation End Depth: 50
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932238714
Layer: 1
Color:
General Color:
Mat1: 13
Most Common Material: BOULDERS
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 4
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: 7
Method Construction: Diamond
Other Method Construction:

Pipe Information

Pipe ID: 10922204
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930618557
Layer: 1
Material: 1

Open Hole or Material:	STEEL
Depth From:	
Depth To:	21
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930618558
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	50
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	995600285
Pump Set At:	
Static Level:	10
Final Level After Pumping:	25
Recommended Pump Depth:	25
Pumping Rate:	6
Flowing Rate:	
Recommended Pump Rate:	6
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	3
Pumping Duration MIN:	0
Flowing:	N

Water Details

Water ID:	933854880
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	50
Water Found Depth UOM:	ft

12	1 of 1	NW/207.2	59.9 / 7.64	2233 Laurier Street Rockland ON	EHS

Order No:	20051207013	***Nearest Intersection:***	St. Jean Street and Laurier Street
Status:	C	***Municipality:***	Clarence-Rockland
Report Type:	Complete Report	***Client Prov/State:***	ON
Report Date:	12/16/2005	***Search Radius (km):***	0.25
Date Received:	12/7/2005	***X:***	-75.293523
Previous Site Name:		***Y:***	45.546589
Lot/Building Size:	46m x 40m lot		
Additional Info Ordered:			

13	1 of 1	WNW/210.9	55.6 / 3.34	2385 Laurier St Clarence-Rockland ON K4K0B7	EHS

Order No:	20160516096	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Custom Report	**Client Prov/State:**	ON
Report Date:	20-MAY-16	**Search Radius (km):**	.25
Date Received:	16-MAY-16	**X:**	-75.294858
Previous Site Name:		**Y:**	45.545409
Lot/Building Size:			
Additional Info Ordered:			

14 | **1 of 1** | **NNE/214.2** | **55.8 / 3.59** | **ON** | **WWIS**

Well ID:	5600839	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Domestic	**Date Received:**	9/10/1957
Sec. Water Use:	0	**Selected Flag:**	Yes
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	1504
Casing Material:		**Form Version:**	1
Audit No:		**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	RUSSELL
Elevation (m):		**Municipality:**	ROCKLAND TOWN
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10373645	**Elevation:**	61.337146
DP2BR:	130	**Elevrc:**	
Spatial Status:	Improved	**Zone:**	18
Code OB:	r	**East83:**	477284
Code OB Desc:	Bedrock	**North83:**	5043757
Open Hole:		**Org CS:**	N83
Cluster Kind:		**UTMRC:**	3
Date Completed:	5/3/1957	**UTMRC Desc:**	margin of error : 10 - 30 m
Remarks:		**Location Method:**	
Elevrc Desc:			
Location Source Date:			

Improvement Location Source: 1999-2004 MOE Water Well Data Improvement Project
Improvement Location Method: GIS10000
Source Revision Comment: Northing and/or Easting field has been changed. Reasonably sure well location matches sketch map (similar features).well only moved to approx area
Supplier Comment: Accuracy was not specified from source. Within 20m horizontal accuracy assumed as worst case using GIS at a scale of 1:10000.

Overburden and Bedrock Materials Interval

Formation ID: 932238747
Layer: 2
Color: 3
General Color: BLUE
Mat1: 05
Most Common Material: CLAY

Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 5
Formation End Depth: 130
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932238746
Layer: 1
Color: 7
General Color: RED
Mat1: 09
Most Common Material: MEDIUM SAND
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 5
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932238748
Layer: 3
Color: 2
General Color: GREY
Mat1: 15
Most Common Material: LIMESTONE
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 130
Formation End Depth: 137
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: 7
Method Construction: Diamond
Other Method Construction:

Pipe Information

Pipe ID: 10922215
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930618579
Layer: 2
Material: 4

Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	137
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930618578
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	130
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	995600839
Pump Set At:	
Static Level:	40
Final Level After Pumping:	60
Recommended Pump Depth:	
Pumping Rate:	8
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	4
Pumping Duration MIN:	0
Flowing:	N

Water Details

Water ID:	933854892
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	137
Water Found Depth UOM:	ft

15	***1 of 1***	***N/223.1***	***57.2 / 4.95***	***ROCKLAND TOWN - GIROUX ST. GIROUX ST/LAURIER ST/HUDON ST. ROCKLAND TOWN ON***	***CA***

Certificate #:	7-1482-90-
Application Year:	90
Issue Date:	10/26/1990
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	

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

Contaminants:
Emission Control:

16	1 of 1	N/225.7	57.9 / 5.67	Imprimerie Zip Printing 746 Giroux St Rockland ON K4K 1K2	SCT

Established: 01-AUG-95
Plant Size (ft²):
Employment:

--Details--
Description: Other Printing
SIC/NAICS Code: 323119

Description: Quick Printing
SIC/NAICS Code: 323114

Description: Digital Printing
SIC/NAICS Code: 323115

Description: Sign Manufacturing
SIC/NAICS Code: 339950

17	1 of 1	SW/227.1	47.6 / -4.66	The Corporation of the City of Clarence-Rockland La Violet Street at Raymond Street<UNOFFICIAL> Clarence-Rockland ON	SPL

Ref No:	3835-6EK46K	**Discharger Report:**	0
Site No:		**Material Group:**	Waste
Incident Dt:	7/22/2005	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Valve / Fitting Leak Or Failure	**Sector Type:**	Sewer
Incident Event:		**Agency Involved:**	
Contaminant Code:		**Nearest Watercourse:**	
Contaminant Name:	SEWAGE,RAW UNCHLORINATED	**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	Cornwall
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Possible	**Site Municipality:**	Clarence-Rockland
Nature of Impact:	Soil Contamination; Surface Water Pollution	**Site Lot:**	
Receiving Medium:	Land & Water	**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:		**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	7/22/2005	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	Sewage Bypasses / Overflows
Incident Reason:	Unknown - Reason not determined	**Source Type:**	

Site Name: La Violet Street at Raymond Street<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: Rockland WPCP: force main break
Contaminant Qty:

18	1 of 1	NW/231.6	59.9 / 7.64	PRIVATE OWNER 2258 LAURIER STREET STORAGE TANK/BARREL	SPL

CLARENCE-ROCKLAND CITY ON

Ref No:	69205	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	4/6/1992	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	ABOVE-GROUND TANK LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	CONFIRMED	***Site Municipality:***	67101
Nature of Impact:	Soil Contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	MCCR
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	4/9/1992	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	CORROSION	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	BACKENTRY: PRIVATE - FUELOIL TO GRND & ADJACENT PROPERTY FROM FUEL TANK.		
Contaminant Qty:			

19	***1 of 12***	***W/233.4***	***54.9 / 2.69***	***THEO BRUNET & FILS LIMITED*** ***2419 LAURIER STREET*** ***ROCKLAND ON K4K 1K2***	***GEN***

Generator No:	ONF028300	***PO Box No:***	
Status:		***Country:***	Canada
Approval Years:	2014	***Choice of Contact:***	CO_OFFICIAL
Contam. Facility:	No	***Co Admin:***	VÚronique Brunet
MHSW Facility:	No	***Phone No Admin:***	613-446-4691 Ext.
SIC Code:	812210		
SIC Description:	812210		

--Details--

Waste Code:	312
Waste Description:	PATHOLOGICAL WASTES

19	***2 of 12***	***W/233.4***	***54.9 / 2.69***	***THEO BRUNET & FILS LIMITED*** ***2419 LAURIER STREET*** ***ROCKLAND ON***	***GEN***

Generator No:	ONF028300	***PO Box No:***	
Status:		***Country:***	
Approval Years:	2011	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	
MHSW Facility:		***Phone No Admin:***	
SIC Code:	812210		
SIC Description:	Funeral Homes		

--Details--

Waste Code:	312
Waste Description:	PATHOLOGICAL WASTES

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

19 **3 of 12** **W/233.4** **54.9 / 2.69** **THEO BRUNET & FILS LIMITED 44-283**
2419 LAURIER STREET
ROCKLAND ON K0A 3A0 **GEN**

Generator No:	ONF028300	**PO Box No:**	
Status:		**Country:**	
Approval Years:	94,95,96	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:	9731		
SIC Description:	FUNERAL HOMES		

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

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19 **4 of 12** **W/233.4** **54.9 / 2.69** **THEO BRUNET & FILS LIMITED**
2419 LAURIER STREET
ROCKLAND ON K4K 1K2 **GEN**

Generator No:	ONF028300	**PO Box No:**	
Status:		**Country:**	Canada
Approval Years:	2016	**Choice of Contact:**	CO_OFFICIAL
Contam. Facility:	No	**Co Admin:**	Véronique Brunet
MHSW Facility:	No	**Phone No Admin:**	613-446-4691 Ext.
SIC Code:	812210		
SIC Description:	812210		

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

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19 **5 of 12** **W/233.4** **54.9 / 2.69** **THEO BRUNET & FILS LIMITED**
2419 LAURIER STREET
ROCKLAND ON **GEN**

Generator No:	ONF028300	**PO Box No:**	
Status:		**Country:**	
Approval Years:	2010	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:	812210		
SIC Description:	Funeral Homes		

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

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19 **6 of 12** **W/233.4** **54.9 / 2.69** **THEO BRUNET & FILS LIMITED**
2419 LAURIER STREET
ROCKLAND ON K4K 1K2 **GEN**

Generator No:	ONF028300	**PO Box No:**	61
Status:	Registered	**Country:**	Canada
Approval Years:	As of Dec 2018	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	

MHSW Facility:
SIC Code:
SIC Description:
Phone No Admin:

--Details--
Waste Code: 312 P
Waste Description: Pathological wastes

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19 | **7 of 12** | **W/233.4** | **54.9 / 2.69** | **THEO BRUNET & FILS LIMITED**
2419 LAURIER STREET
ROCKLAND ON K4K 1K2 | **GEN**

Generator No: ONF028300
Status:
Approval Years: 2015
Contam. Facility: No
MHSW Facility: No
SIC Code: 812210
SIC Description: 812210

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin: VÚronique Brunet
Phone No Admin: 613-446-4691 Ext.

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

---

19 | **8 of 12** | **W/233.4** | **54.9 / 2.69** | **THEO BRUNET & FILS LIMITED**
2419 LAURIER STREET
ROCKLAND ON K0A 3A0 | **GEN**

Generator No: ONF028300
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 812210
SIC Description: Funeral Homes

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

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19 | **9 of 12** | **W/233.4** | **54.9 / 2.69** | **THEO BRUNET & FILS LIMITED**
2419 LAURIER STREET
ROCKLAND ON | **GEN**

Generator No: ONF028300
Status:
Approval Years: 2009
Contam. Facility:
MHSW Facility:
SIC Code: 812210
SIC Description: Funeral Homes

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
19	10 of 12	W/233.4	54.9 / 2.69	THEO BRUNET & FILS LIMITED 2419 LAURIER STREET ROCKLAND ON	GEN

Generator No: ONF028300
Status:
Approval Years: 2013
Contam. Facility:
MHSW Facility:
SIC Code: 812210
SIC Description:

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
19	11 of 12	W/233.4	54.9 / 2.69	THEO BRUNET & FILS LIMITED 2419 LAURIER STREET ROCKLAND ON K0A 3A0	GEN

Generator No: ONF028300
Status:
Approval Years: 88,89,90
Contam. Facility:
MHSW Facility:
SIC Code: 9731
SIC Description: FUNERAL HOMES

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
19	12 of 12	W/233.4	54.9 / 2.69	THEO BRUNET & FILS LIMITED 2419 LAURIER STREET ROCKLAND ON K0A 3A0	GEN

Generator No: ONF028300
Status:
Approval Years: 92,93,97,98,99,00,01,02,03,04,05,06,07,08
Contam. Facility:
MHSW Facility:
SIC Code: 9731
SIC Description: FUNERAL HOMES

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	1 of 1	ENE/244.2	52.6 / 0.34	The Corporation of the City of Clarence-Rockland St. Joseph St, Patricia St, & Giroux St Clarence-Rockland ON	SPL

Ref No: 2013-8V7RL7
Site No:
Incident Dt: 12-JUN-12
Year:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:

Incident Cause:	Unknown	**Sector Type:**	Other
Incident Event:		**Agency Involved:**	
Contaminant Code:	15	**Nearest Watercourse:**	
Contaminant Name:	HYDRAULIC OIL	**Site Address:**	St. Joseph St, Patricia St, & Giroux St
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Confirmed	**Site Municipality:**	Clarence-Rockland
Nature of Impact:	Other Impact(s)	**Site Lot:**	
Receiving Medium:	Sewage - Municipal/Private and Commercial	**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:		**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	12-JUN-12	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	Land Spills
Incident Reason:	Spill	**Source Type:**	

Site Name: Roadway, bus route<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: Bus route, hydraulic oil spill to roads, being clnd
Contaminant Qty:

21	1 of 1	WSW/244.9	49.2 / -3.06	850 LAVIOLETTE STREET, ROCKLAND ON	INC

Incident No: 133632
Incident ID: 2284478
Attribute Category: FS-Incident
Status Code: Causal Analysis Complete
Incident Location: 850 LAVIOLETTE STREET, ROCKLAND - 1/2" PIPELINE HIT
Drainage System:
Sub Surface Contam.:
Aff. Prop. Use Water:
Contam. Migrated:
Contact Natural Env.:
Near Body of Water:
Approx. Quant. Rel.:
Equipment Model:
Serial No:
Residential App. Type:
Commercial App. Type:
Industrial App. Type:
Institutional App. Type:
Venting Type:
Vent Connector Mater:
Vent Chimney Mater:
Pipeline Type: Service / Riser Distribution Pipeline
Pipeline Involved:
Pipe Material: Plastic
Depth Ground Cover: 1M
Regulator Location: Outside
Regulator Type: Service Regulator (up to 60 psi intake)
Operation Pressure: 30
Liquid Prop Make:
Liquid Prop Model:
Liquid Prop Serial No:
Equipment Type:
Cylinder Capacity:
Cylinder Capac. Units:
Cylinder Material Type:
Tank Capacity:
Fuels Occurence Type:
Fuel Type Involved:
Date of Occurence:

Time of Occurence:
Occur Insp Start Date:
Any Health Impact:
Any Environmental Impact:
Was Service Interrupted:
Was Property Damaged:
Operation Type Involved:
Enforcement Policy:
Prc Escalation Required:
Task No:
Notes:
Occurence Narrative:
Tank Material Type:
Tank Storage Type:
Tank Location Type:
Pump Flow Rate Capac:
Liquid Prop Notes:

22	1 of 2	NNW/247.1	59.2 / 6.95	2058407 Ontario Inc 2178 Laurier Street Rockland ON	GEN

Generator No:	ON8355537	**PO Box No:**	
Status:		**Country:**	
Approval Years:	06	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:	236110		
SIC Description:	Residential Building Construction		

--Details--
Waste Code: 261
Waste Description: PHARMACEUTICALS

Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

22	2 of 2	NNW/247.1	59.2 / 6.95	Hydro One Inc. 2178 Laurier Street<UNOFFICIAL> Clarence-Rockland ON	SPL

Ref No:	2657-8GDPNP	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:	4/29/2011	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Other Discharges	**Sector Type:**	Transformer
Incident Event:		**Agency Involved:**	
Contaminant Code:	26	**Nearest Watercourse:**	
Contaminant Name:	TRANSFORMER OIL (GT 50 PPM PCB)	**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Confirmed	**Site Municipality:**	Clarence-Rockland
Nature of Impact:	Soil Contamination	**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:	No Field Response	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	4/29/2011	**Site Map Datum:**	
Dt Document Closed:	7/12/2011	**SAC Action Class:**	Land Spills
Incident Reason:	Weather	**Source Type:**	

Site Name:	2178 Laurier Street<UNOFFICIAL>
Site County/District:	
Site Geo Ref Meth:	
Incident Summary:	Hydro One: 1 L of PCB-suspect transformer oil to dirt
Contaminant Qty:	1 L

Unplottable Summary

Total: 25 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	ROCKLAND TOWN	LAURIER STREET FORCEMAIN	ROCKLAND TOWN ON	
CA	Andre Laviolette	Raymond Street	Clarence-Rockland ON	
CA	Corporation of the City of Clarence-Rockland	Laviolette St	Clarence-Rockland ON	
CA	ROCKLAND TOWN - LALONDE STREET	LAURIER ST./RAYMOND ST.	ROCKLAND TOWN ON	
CA	ROCKLAND TOWN - LALONDE STREET	LAURIER ST./RAYMOND ST.	ROCKLAND TOWN ON	
CA	TOWN	LAURIER ST.	ROCKLAND ON	
CA	The Corporation of the City of Clarence-Rockland	Laurier St	Clarence-Rockland ON	
CA	ROCKLAND TOWN	STREET A LAURIER ST.	ROCKLAND TOWN ON	
CA	EUGENE LAVIOLETTE	STREET A LAURIER ST.	ROCKLAND TOWN ON	
CA	EUGENE LAVIOLETTE	LAURIER ST.	ROCKLAND TOWN ON	
CA	TWP.	COUNTY RD. 21 SOUTH	CLARENCE ON	
CA	UNITED COUNTIES OF PRESCOTT & RUSSELL	COUNTY RD.#21, HAMMOND VILLAGE	CLARENCE TWP. ON	
CA	Limmer Corporation Inc.		Clarence-Rockland ON	
GEN	ROCKLAND, CORPORATION OF THE TOWN OF	PART LOTS 26 & 27, CONCESSION 1 (OS) LOT 12, PLAN A, BELL 1908 NORTH SIDE	ROCKLAND ON	
GEN	ROBERT EXCAVATING	LOT 6, CONCESSION 7 ST. JACQUES STREET	RUSSELL TOWNSHIP ON	
PTTW	Andre Lalande	Lot 27 and 28, Concession 1 and O.S. CITY OF CLARENCE-ROCKLAND	ON	
SPL	Ferme Alouette<UNOFFICIAL>	Farm on the NW corner of St. Jacques Road and The East Castor River<UNOFFICIAL>	Russell ON	

WWIS	lot 27	ON
WWIS	lot 28	ON
WWIS	con 1	ON
WWIS	lot 27	ON
WWIS	lot 28	ON
WWIS	lot 28	ON
WWIS	lot 28	ON
WWIS	lot 28	ON

Unplottable Report

Site: ***ROCKLAND TOWN***
LAURIER STREET FORCEMAIN ROCKLAND TOWN ON

Database: ***CA***

Certificate #:	3-0701-94-
Application Year:	94
Issue Date:	6/30/1994
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***Andre Laviolette***
Raymond Street Clarence-Rockland ON

Database: ***CA***

Certificate #:	4185-6FYR6W
Application Year:	2005
Issue Date:	9/13/2005
Approval Type:	Municipal and Private Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***Corporation of the City of Clarence-Rockland***
Laviolette St Clarence-Rockland ON

Database: ***CA***

Certificate #:	4630-86HP8R
Application Year:	2010
Issue Date:	6/18/2010
Approval Type:	Municipal and Private Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***ROCKLAND TOWN - LALONDE STREET***
LAURIER ST./RAYMOND ST. ROCKLAND TOWN ON

Database: ***CA***

Certificate #:	3-0285-91-

Application Year:	91
Issue Date:	6/24/1991
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***ROCKLAND TOWN - LALONDE STREET***
LAURIER ST./RAYMOND ST. ROCKLAND TOWN ON

Database: ***CA***

Certificate #:	7-0257-91-
Application Year:	91
Issue Date:	6/24/1991
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***TOWN***
LAURIER ST. ROCKLAND ON

Database: ***CA***

Certificate #:	7-0628-85-006
Application Year:	85
Issue Date:	8/1/85
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***The Corporation of the City of Clarence-Rockland***
Laurier St Clarence-Rockland ON

Database: ***CA***

Certificate #:	1327-7GBHGR
Application Year:	2008
Issue Date:	8/19/2008
Approval Type:	Municipal and Private Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***ROCKLAND TOWN***
STREET A LAURIER ST. ROCKLAND TOWN ON

Database: ***CA***

Certificate #:	3-0006-87-
Application Year:	87
Issue Date:	4/30/1987
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***EUGENE LAVIOLETTE***
STREET A LAURIER ST. ROCKLAND TOWN ON

Database: ***CA***

Certificate #:	7-0880-87-
Application Year:	87
Issue Date:	7/14/1987
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***EUGENE LAVIOLETTE***
LAURIER ST. ROCKLAND TOWN ON

Database: ***CA***

Certificate #:	3-1074-87-
Application Year:	87
Issue Date:	7/14/1987
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***TWP.***
COUNTY RD. 21 SOUTH CLARENCE ON

Database: ***CA***

Certificate #:	3-0911-85-006
Application Year:	85
Issue Date:	8/23/85
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	

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

Site: ***UNITED COUNTIES OF PRESCOTT & RUSSELL***
COUNTY RD.#21, HAMMOND VILLAGE CLARENCE TWP. ON

Database: ***CA***

Certificate #:	3-1286-94-
Application Year:	94
Issue Date:	10/13/1994
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***Limmer Corporation Inc.***
Clarence-Rockland ON

Database: ***CA***

Certificate #:	8274-6DSK47
Application Year:	2005
Issue Date:	6/29/2005
Approval Type:	Municipal and Private Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***ROCKLAND, CORPORATION OF THE TOWN OF***
PART LOTS 26 & 27, CONCESSION 1 (OS) LOT 12, PLAN A, BELL 1908 NORTH SIDE ROCKLAND ON

Database: ***GEN***

Generator No:	ON1572200	***PO Box No:***	
Status:		***Country:***	
Approval Years:	99,00,01	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	
MHSW Facility:		***Phone No Admin:***	
SIC Code:	8372		
SIC Description:	REG. CONS./IND. DEV.		

--Details--

Waste Code:	252
Waste Description:	WASTE OILS & LUBRICANTS

Site: ***ROBERT EXCAVATING***
LOT 6, CONCESSION 7 ST. JACQUES STREET RUSSELL TOWNSHIP ON

Database: ***GEN***

Generator No:	ON1300000	***PO Box No:***	
Status:		***Country:***	
Approval Years:	99,00,01	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	

MHSW Facility:		***Phone No Admin:***	
SIC Code:	4214		
SIC Description:	EXCAVAT. & GRADING		

--Details--

Waste Code:	213
Waste Description:	PETROLEUM DISTILLATES
Waste Code:	252
Waste Description:	WASTE OILS & LUBRICANTS

Site: ***Andre Lalande***
Lot 27 and 28, Concession 1 and O.S. CITY OF CLARENCE-ROCKLAND ON

Database: ***PTTW***

EBR Registry No:	IA02E0671	***Proposal Date:***	June 26, 2002
Ministry Ref. No:	ER-14800	***Notice Date:***	January 31, 2003
Notice Type:	Instrument Decision	***Year:***	2002
Company Name:	Andre Lalande		
Proponent Name:			
Proponent Address:	975 Highway #17, L'Orignal Ontario, K0B 1K0		
Instrument Type:	(OWRA s. 34) - Permit to Take Water		
Location Other:			
URL:			

Location:

Lot 27 and 28, Concession 1 and O.S. CITY OF CLARENCE-ROCKLAND

Site: ***Ferme Alouette<UNOFFICIAL>***
Farm on the NW corner of St. Jacques Road and The East Castor River<UNOFFICIAL> Russell ON

Database: ***SPL***

Ref No:	6650-7DY28X	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:		***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:		***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	Cornwall
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:		***Site Municipality:***	Russell
Nature of Impact:		***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	Priority Field Response	***Easting:***	
Dt MOE Arvl on Scn:	4/22/2008	***Site Geo Ref Accu:***	
MOE Reported Dt:	4/22/2008	***Site Map Datum:***	
Dt Document Closed:	10/20/2008	***SAC Action Class:***	Watercourse Spills
Incident Reason:		***Source Type:***	
Site Name:	Farm on the NW corner of St. Jacques Road and The East Castor River<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Unknown Source: Unkn Vol Manure/Sewage Spill to E Castor R		
Contaminant Qty:			

Site:
lot 27 ON

Database: ***WWIS***

Well ID:	5602733	***Data Entry Status:***	
Construction Date:		***Data Src:***	1

Primary Water Use:	Domestic	***Date Received:***	6/27/1983
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1517
Casing Material:		***Form Version:***	1
Audit No:		***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	RUSSELL
Elevation (m):		***Municipality:***	RUSSELL TOWNSHIP
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	027
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10375304	***Elevation:***	
DP2BR:	38	***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	r	***East83:***	
Code OB Desc:	Bedrock	***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	5/4/1983	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932244511
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	8
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932244513
Layer:	3
Color:	2
General Color:	GREY
Mat1:	28
Most Common Material:	SAND
Mat2:	11
Other Materials:	GRAVEL
Mat3:	

Other Materials:
Formation Top Depth: 32
Formation End Depth: 38
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932244514
Layer: 4
Color: 2
General Color: GREY
Mat1: 15
Most Common Material: LIMESTONE
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 38
Formation End Depth: 80
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932244512
Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 8
Formation End Depth: 32
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10923874
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930621010
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 38
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID:	995602733
Pump Set At:	
Static Level:	20
Final Level After Pumping:	45
Recommended Pump Depth:	60
Pumping Rate:	10
Flowing Rate:	
Recommended Pump Rate:	6
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	2
Water State After Test:	CLOUDY
Pumping Test Method:	2
Pumping Duration HR:	1
Pumping Duration MIN:	30
Flowing:	N

Draw Down & Recovery

Pump Test Detail ID:	934289351
Test Type:	
Test Duration:	15
Test Level:	30
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934816449
Test Type:	
Test Duration:	45
Test Level:	40
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934565686
Test Type:	
Test Duration:	30
Test Level:	35
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	935082192
Test Type:	
Test Duration:	60
Test Level:	45
Test Level UOM:	ft

Water Details

Water ID:	933856675
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	70
Water Found Depth UOM:	ft

Site:
lot 28 ON

Database:
WWIS

Well ID:	5605059	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:		***Date Received:***	3/15/1996
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Abandoned-Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1517
Casing Material:		***Form Version:***	1
Audit No:	139561	***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	RUSSELL
Elevation (m):		***Municipality:***	RUSSELL TOWNSHIP
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	028
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10377402	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	o	***East83:***	
Code OB Desc:	Overburden	***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	5/31/1995	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932252893
Layer:	1
Color:	
General Color:	
Mat1:	23
Most Common Material:	PREVIOUSLY DUG
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	140
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933186789
Layer:	1
Plug From:	0
Plug To:	140
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: 0
Method Construction: Not Known
Other Method Construction:

Pipe Information

Pipe ID: 10925972
Casing No: 1
Comment:
Alt Name:

Site: ***Database:*** ***WWIS***
con 1 ON

Well ID: 5605824
Construction Date:
Primary Water Use: Domestic
Sec. Water Use:
Final Well Status: Replacement Well
Water Type:
Casing Material:
Audit No: 254984
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 6/25/2003
Selected Flag: Yes
Abandonment Rec:
Contractor: 7199
Form Version: 1
Owner:
Street Name:
County: RUSSELL
Municipality: CLARENCE TOWNSHIP
Site Info:
Lot:
Concession: 01
Concession Name: OF
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10541208
DP2BR:
Spatial Status:
Code OB: o
Code OB Desc: Overburden
Open Hole:
Cluster Kind:
Date Completed: 6/4/2003
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 18
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932917781
Layer: 1
Color:
General Color:
Mat1: 02
Most Common Material: TOPSOIL

Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 3
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932917782
Layer: 2
Color:
General Color:
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 3
Formation End Depth: 21
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: A
Method Construction: Digging
Other Method Construction:

Pipe Information

Pipe ID: 11089778
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930625331
Layer: 1
Material: 3
Open Hole or Material: CONCRETE
Depth From:
Depth To: 17
Casing Diameter: 3
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995605824
Pump Set At:
Static Level: 5
Final Level After Pumping: 7
Recommended Pump Depth: 16
Pumping Rate: 6
Flowing Rate:
Recommended Pump Rate: 8
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1

Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	N

Draw Down & Recovery

Pump Test Detail ID:	934818286
Test Type:	Draw Down
Test Duration:	45
Test Level:	7
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934567526
Test Type:	Draw Down
Test Duration:	30
Test Level:	6
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934291190
Test Type:	Draw Down
Test Duration:	15
Test Level:	5
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	935084027
Test Type:	Draw Down
Test Duration:	60
Test Level:	7
Test Level UOM:	ft

Water Details

Water ID:	934034986
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	5
Water Found Depth UOM:	ft

Site: ***Database:***
lot 27 ON ***WWIS***

Well ID:	5605511	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:	Domestic	***Date Received:***	1/26/2001
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1517
Casing Material:		***Form Version:***	1
Audit No:	215674	***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	RUSSELL
Elevation (m):		***Municipality:***	CLARENCE TOWNSHIP
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	027
Well Depth:		***Concession:***	

Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID:	10377854	***Elevation:***	
DP2BR:	14	***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	r	***East83:***	
Code OB Desc:	Bedrock	***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	12/6/2000	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932254552
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	14
Most Common Material:	HARDPAN
Mat2:	12
Other Materials:	STONES
Mat3:	05
Other Materials:	CLAY
Formation Top Depth:	0
Formation End Depth:	14
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932254553
Layer:	2
Color:	2
General Color:	GREY
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	26
Other Materials:	ROCK
Mat3:	
Other Materials:	
Formation Top Depth:	14
Formation End Depth:	100
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933187280
Layer:	1
Plug From:	0

Plug To:	30
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	10926424
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930624779
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	
Casing Diameter:	6
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	995605511
Pump Set At:	
Static Level:	18
Final Level After Pumping:	85
Recommended Pump Depth:	90
Pumping Rate:	
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	2
Water State After Test:	CLOUDY
Pumping Test Method:	2
Pumping Duration HR:	1
Pumping Duration MIN:	
Flowing:	N

Draw Down & Recovery

Pump Test Detail ID:	934817170
Test Type:	Draw Down
Test Duration:	45
Test Level:	80
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934290074
Test Type:	Draw Down
Test Duration:	15
Test Level:	70
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934566411
Test Type:	Draw Down
Test Duration:	30
Test Level:	75
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	935082911
Test Type:	Draw Down
Test Duration:	60
Test Level:	85
Test Level UOM:	ft

Water Details

Water ID:	933859400
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	96
Water Found Depth UOM:	ft

Site: ***Database:***
lot 28 ON ***WWIS***

Well ID:	5605058	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:		***Date Received:***	3/15/1996
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Abandoned-Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1517
Casing Material:		***Form Version:***	1
Audit No:	139560	***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	RUSSELL
Elevation (m):		***Municipality:***	RUSSELL TOWNSHIP
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	028
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10377401	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	o	***East83:***	
Code OB Desc:	Overburden	***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	5/31/1995	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			

Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID:	932252892
Layer:	1
Color:	7
General Color:	RED
Mat1:	23
Most Common Material:	PREVIOUSLY DUG
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	130
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933186788
Layer:	1
Plug From:	0
Plug To:	130
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	
Method Construction Code:	0
Method Construction:	Not Known
Other Method Construction:	

Pipe Information

Pipe ID:	10925971
Casing No:	1
Comment:	
Alt Name:	

Water Details

Water ID:	933858937
Layer:	1
Kind Code:	5
Kind:	Not stated
Water Found Depth:	130
Water Found Depth UOM:	ft

Site: ***Database:***
lot 28 ON ***WWIS***

Well ID:	5605038	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:		***Date Received:***	9/19/1995
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Abandoned-Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1517
Casing Material:		***Form Version:***	1
Audit No:	139558	***Owner:***	

Tag:		***Street Name:***	
Construction Method:		***County:***	RUSSELL
Elevation (m):		***Municipality:***	RUSSELL TOWNSHIP
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	028
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10377381	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	u	***East83:***	
Code OB Desc:	all layers are unknown type	***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	2/21/1995	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932252812
Layer:	1
Color:	7
General Color:	RED
Mat1:	00
Most Common Material:	UNKNOWN TYPE
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	50
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	
Method Construction Code:	0
Method Construction:	Not Known
Other Method Construction:	

Pipe Information

Pipe ID:	10925951
Casing No:	1
Comment:	
Alt Name:	

Site: ***lot 28 ON***

Database: ***WWIS***

Well ID:	5605513	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:	Domestic	***Date Received:***	1/26/2001
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1517
Casing Material:		***Form Version:***	1
Audit No:	220266	***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	RUSSELL
Elevation (m):		***Municipality:***	CLARENCE TOWNSHIP
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	028
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10377856	***Elevation:***	
DP2BR:	12	***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	r	***East83:***	
Code OB Desc:	Bedrock	***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	11/13/2000	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932254557
Layer:	2
Color:	8
General Color:	BLACK
Mat1:	26
Most Common Material:	ROCK
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	12
Formation End Depth:	16
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932254558
Layer:	3
Color:	2
General Color:	GREY
Mat1:	15
Most Common Material:	LIMESTONE

Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 16
Formation End Depth: 110
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932254556
Layer: 1
Color: 2
General Color: GREY
Mat1: 14
Most Common Material: HARDPAN
Mat2: 12
Other Materials: STONES
Mat3: 05
Other Materials: CLAY
Formation Top Depth: 0
Formation End Depth: 12
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933187282
Layer: 1
Plug From: 0
Plug To: 24
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10926426
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930624781
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To:
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995605513

Pump Set At:	
Static Level:	16
Final Level After Pumping:	80
Recommended Pump Depth:	90
Pumping Rate:	20
Flowing Rate:	
Recommended Pump Rate:	12
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	2
Water State After Test:	CLOUDY
Pumping Test Method:	2
Pumping Duration HR:	1
Pumping Duration MIN:	
Flowing:	N

Draw Down & Recovery

Pump Test Detail ID:	934290076
Test Type:	Draw Down
Test Duration:	15
Test Level:	60
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	935082913
Test Type:	Draw Down
Test Duration:	60
Test Level:	80
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934817172
Test Type:	Draw Down
Test Duration:	45
Test Level:	80
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934566413
Test Type:	Draw Down
Test Duration:	30
Test Level:	70
Test Level UOM:	ft

Water Details

Water ID:	933859402
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	108
Water Found Depth UOM:	ft

Site:
lot 28 ON

Database:
WWIS

Well ID:	5605060	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:		***Date Received:***	3/15/1996
Sec. Water Use:		***Selected Flag:***	Yes

Final Well Status:	Abandoned-Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1517
Casing Material:		***Form Version:***	1
Audit No:	139562	***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	RUSSELL
Elevation (m):		***Municipality:***	RUSSELL TOWNSHIP
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	028
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10377403	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	18
Code OB:	o	***East83:***	
Code OB Desc:	Overburden	***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	3/31/1995	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932252894
Layer:	1
Color:	
General Color:	
Mat1:	23
Most Common Material:	PREVIOUSLY DUG
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	140
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933186790
Layer:	1
Plug From:	0
Plug To:	140
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:

Method Construction Code: 0
Method Construction: Not Known
Other Method Construction:

Pipe Information

Pipe ID: 10925973
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930624084
Layer: 1
Material:
Open Hole or Material:
Depth From:
Depth To:
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory: Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-Jan 31, 2019

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks: Provincial CFOT

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; this listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Chemical Register: Private CHEM

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

Government Publication Date: 1999-Jan 31, 2019

Compressed Natural Gas Stations: Private CNG

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

Government Publication Date: Dec 2012 - Mar 2019

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Mar 2019

Certificates of Property Use: Provincial 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.

Government Publication Date: 1994-Apr 30, 2019

Drill Hole Database: Provincial 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".

Government Publication Date: 1886 - Oct 2018

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011-Apr 30, 2019

Environmental Registry: Provincial EBR

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

Government Publication Date: 1994-Apr 30, 2019

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 2011-Apr 30, 2019

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Apr 30, 2019

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report: Provincial EPAR

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2018

List of TSSA Expired Facilities: Provincial EXP

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: 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; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-Oct 2018

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: 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; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-Dec 31, 2018

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents: Provincial INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the 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. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario: Provincial 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.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Jan 2019

National Analysis of Trends in Emergencies System (NATES): Federal NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

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

Government Publication Date: Dec 31, 2017

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Dec 31, 2018

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal 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.

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

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

Government Publication Date: 1988-Feb 28, 2019

Ontario Oil and Gas Wells: Provincial 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, and well cap date, license 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.

Government Publication Date: 1800-May 2018

Inventory of PCB Storage Sites: Provincial OPCB

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

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

Orders: Provincial ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include 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.

Government Publication Date: 1994-Apr 30, 2019

Canadian Pulp and Paper: Private PAP

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

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

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: 1988-Mar 2019

TSSA Pipeline Incidents: Provincial PINC

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

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

Government Publication Date: 1994-Apr 30, 2019

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-2016

Record of Site Condition: Provincial RSC

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2019

Retail Fuel Storage Tanks: Private RST

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

Government Publication Date: 1999-Jan 31, 2019

Scott's Manufacturing Directory: Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

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

Government Publication Date: 1988-Feb 2019

Wastewater Discharger Registration Database: Provincial 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).

Government Publication Date: 1990-Dec 31, 2016

Anderson's Storage Tanks: Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

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

Government Publication Date: 1970-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011-Apr 30, 2019

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

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

Government Publication Date: Feb 28, 2019

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Appendix G

MECP Search Record

FOI & TSSA

Shuang Chang <schang@lascelleseng.com>

Re: TSSA Database Search - 844-848 St. Jean Street, Clarence-Rockland, ON (No Record) (No Record)

1 message

Public Information Services <publicinformationservices@tssa.org> Tue, Jun 4, 2019 at 11:28 AM
To: Shuang Chang <schang@lascelleseng.com>

Hello,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day,

Roxana

Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org

www.tssa.org

From: Shuang Chang <schang@lascelleseng.com>
Sent: June 3, 2019 3:53 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Re: TSSA Database Search - 844-848 St. Jean Street, Clarence-Rockland, ON (No Record)

Hi Roxana,

It is just one property.

If that's the case, please just search 848 St. Jean Street in Clarence-Rockland.

Thanks!

On Mon, Jun 3, 2019 at 3:38 PM Public Information Services <publicinformationservices@tssa.org> wrote:

> Hello,
>
> Thank you for your inquiry.
>
> Can you specify the unique addresses? Although it could be only one property, we do not search ranges.
>
> Thank you and have a great day,
>
> Roxana
>
> **Public Information Agent**
>
> Facilities and Business Services
>
> 345 Carlingview Drive
>
> Toronto, Ontario M9W 6N9
>
> Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org
>
> www.tssa.org
>
> **From:** Shuang Chang <schang@lascelleseng.com>
> **Sent:** June 3, 2019 11:13 AM
> **To:** Public Information Services <publicinformationservices@tssa.org>
> **Subject:** TSSA Database Search - 844-848 St. Jean Street, Clarence-Rockland, ON
>
> Good morning,

Could you please check your database for any records for the address 844-848 St. Jean Street in Clarence-Rockland, ON; refer to the attachment below.

Thank you very much

--

Shuang Chang, M.A.Sc, EIT

Please note that we have moved!

Lascelles Engineering & Associates Ltd.

1010 Spence Avenue, Suite 14

Hawkesbury, Ontario K6A 3H9

Tel: (613) 632-0241

Cell: (613) 677-4343

Email: schang@lascelleseng.com

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

--

Shuang Chang, M.A.Sc, EIT

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Ontario

Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office
40 St. Clair Avenue West, 12th Floor
Toronto ON M4V 1M2
Telephone 416 314-4075

Freedom of Information Request

Instructions

Use this form to request records that are in the Ministry's files on environmental concerns related to properties. Our fax number is 416 314-4285.

For Ministry Use Only

FOI Request Number	Date Request Received (yyyy/mm/dd)
Fee Paid	☐ Cheque ☐ VISA/MC ☐ Cash/Money Order

☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ IEB ☐ EAA ☐ EMR ☐ SCB ☐ SDW

1. Requester Data

Last Name	First Name	Middle Initial
Chang	Shuang	NA

Title	Company Name
Mr.	Lascelles Engineering & Associates Ltd.

Mailing Address

Unit Number	Street Number	Street Name	PO Box
14	1010	Spence Avenue	NA

City/Town	Province	Postal Code
Hawkesbury	Ontario	K6A 3H9

Email Address	Telephone Number	Fax Number
schang@lascelleseng.com	613 632-0241 ext. 113	

Project/Reference Number	Signature of Requester
190159	

2. Request Parameters

Municipal Address (Municipal address mandatory for cities, towns or regions)

Unit Number	Street Number	Street Name	PO Box
NA	844	St. Jean	NA

Lot Number	Concession	Geographic Township

City/Town/Village	Province	Postal Code
Clarence-Rockland	Ontario	K4K 1P4

Present Property

1. Owner: Pierre Charron — Date of Ownership (yyyy/mm/dd): 2006/07/06
   Tenant (if applicable): NA

Previous Property

1. Owner: NA — Date of Ownership (yyyy/mm/dd):
   Tenant (if applicable): NA

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3. Search Parameters

Search Parameters	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	all time
Orders	all time
Spills	all time
Investigations/prosecutions ► Owner and tenant information must be provided	all time
Waste Generator number/classes	all time

Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.

4. Environmental Compliance Approvals/Certificates of Approval

Environmental Compliance Approvals/Certificates of Approval	SD	Specify Year(s) Requested
air - emissions	☑	1985 - present
renewable energy	☑	1985 - present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	☑	1985- present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	☑	1985 - present
waste water - industrial discharge	☑	1985- present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	☑	1985 - present
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	☑	1985 - present

Proponent information must be provided and Environmental Compliance Approval/Certificate of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of $300.00 may be incurred, depending on the types and years to be searched. Specify Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.

Appendix H

Site Photographs

Picture 1: Front view of the Site, facing west.

Picture 2: Back view of the building, facing east.

Picture 3: Side view of the Phase I property, facing north

Picture 4: View of backyard, facing south.

Picture 5: First floor of unit 848 St. Jean Street

Picture 6: Second floor of unit 848 St. Jean Street.

Picture 7: Approximate location of previous AST in the basement

Picture 8: A sump in the basement that was close to where previous AST was placed.

Picture 9: General view of the basement.

Picture 10: Inside of the garage.

Picture 11: West property boundary, facing north. According to the client, this is the approximate location of the historical railway line

Appendix I

Potentially Contaminating Activities (PCAs)

&

Areas of Potential Environmental Concern (APEC)

LEGENDS:

SITE

RAILWAY

CLIENT:
MR. PIERRE CHARRON

PROJECT:
PHASE I ENVIRONMENTAL SITE ASSESSMENT
844-848 ST-JEAN STREET
CLARENCE-ROCKLAND, ONTARIO

DRAWING TITLE:
LOCATION OF POTENTIALLY CONTAMINATING ACTIVITIES

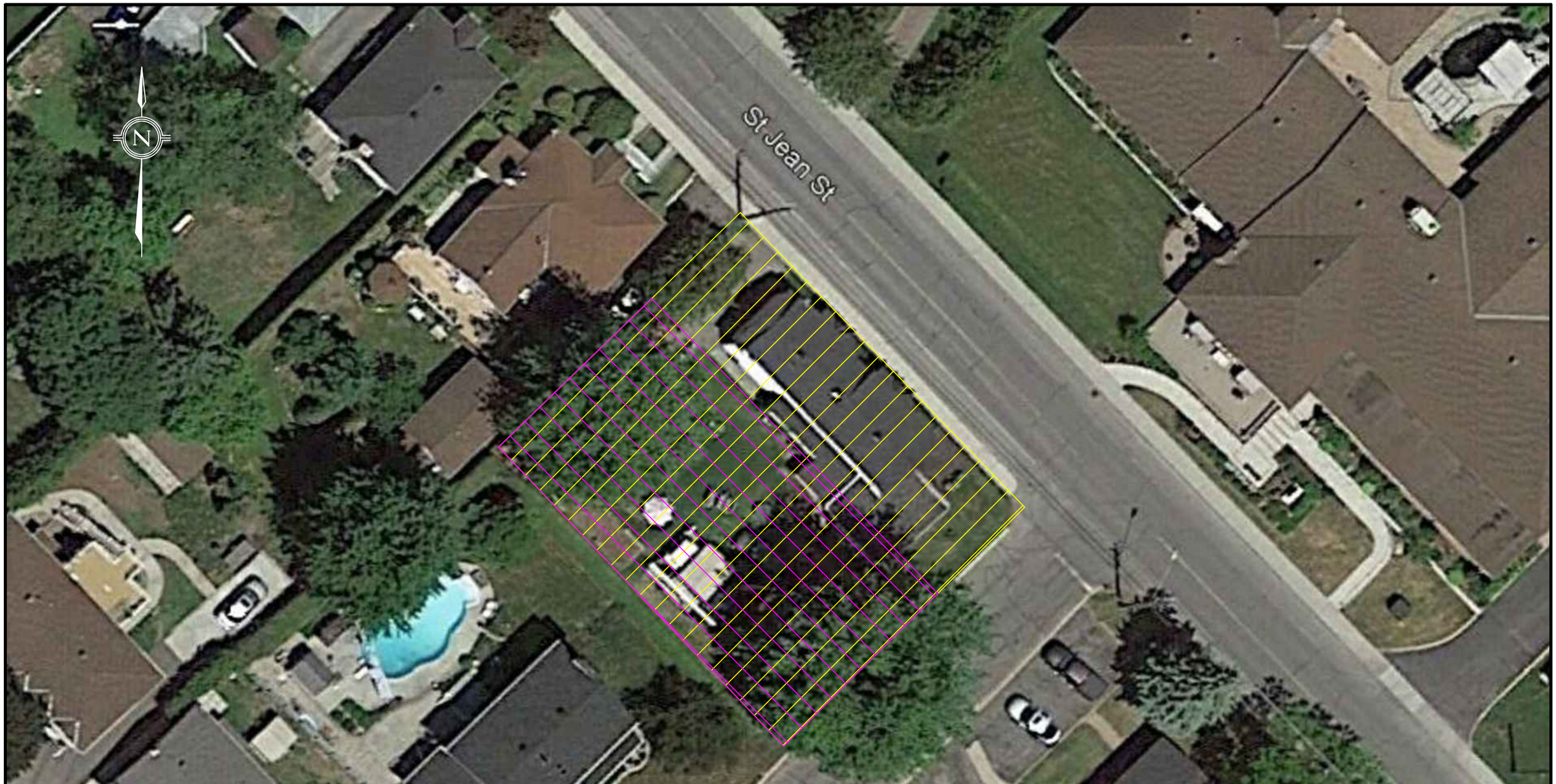
LASCELLES
ENGINEERING & ASSOCIATES
870 JAMES STREET
HAWKESBURY ONTARIO
K6A 2W8
OFFICE: (613) 632-0241
FAX: (613) 632-1669

DESIGN: AUTEUR: S.C.
DRAWN: DESSIN : S.C.
DATE: DATE: JULY 2019
CHECKED: VERIFICATION : M.E.

DRAWING No.
No. DE DESSIN

APPENDIX I

FILE No.:
No. DE DOSSIER:
190159



LEGENDS:

APEC–1

APEC–2

CLIENT:
MR. PIERRE CHARRON

PROJECT:
PHASE I ENVIRONMENTAL SITE ASSESSMENT
844-848 ST-JEAN STREET
CLARENCE-ROCKLAND, ONTARIO

DRAWING TITLE:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

LASCELLES
ENGINEERING & ASSOCIATES
870 JAMES STREET
HAWKESBURY ONTARIO
K6A 2W8
OFFICE: (613) 632-0241
FAX: (613) 632-1669

DESIGN: AUTEUR: S.C.
DRAWN: DESSIN : S.C.
DATE: DATE: JULY 2019
CHECKED: VERIFICATION : M.E.

DRAWING No.
No. DE DESSIN

APPENDIX I

FILE No.:
No. DE DOSSIER:
190159

COMITÉ DE DÉROGATION

RAPPORT N° AMÉ-19-85-R

Date reçu	04/09/2019
Date de la réunion	25/09/2019
Soumis par	Nicolas Denis
Objet	Autorisation – Agrandissement d'un lot
# du dossier	B-CR-018-2019
Propriétaires	Leo et Donalda Jobin
Agente	Danielle Belisle
Adresse civique	1517 chemin Vinette
Description	Partie du lot 5, concession 7

1) **INFORMATION GÉNÉRALE :**

Désignation au Plan officiel des Comtés unis de Prescott et Russell : Secteur des politiques rurales

Désignation au Plan officiel de la Cité de Clarence-Rockland :
S/O

Désignation au Plan officiel de Bourget :
S/O

Classification de zone du Règlement de zonage n° 2016-10 :
Zone rurale (RU)

Services :
Eau municipale : Non
Égout sanitaire municipal : Non
Accès à la rue : Chemin Vinette

Si la décision n'est pas prise dans les 90 jours, un appel peut être déposé à la TAAL (03/12/2019)

2) **BUT :**
Les propriétaires du 1517 chemin Vinette demandent autorisation afin d'agrandir le terrain avoisinant décrit comme le 1489 chemin Vinette. La parcelle détachée aura une superficie de 0,4 ha, la parcelle retenue

aura une superficie de 2,31 ha et la parcelle agrandie a une superficie de 0,2 ha.

3) **DEMANDE :**

	Façade	Profondeur	Superficie
(A) Parcelle détachée	**9 m**	**122,07 m**	**0,4 ha**
(B) Parcelle retenue	**234,35 m**	**122,07 m**	**2,31 ha**
(C) Parcelle agrandie	**30,48 m**	**67,05 m**	**0,2 ha**

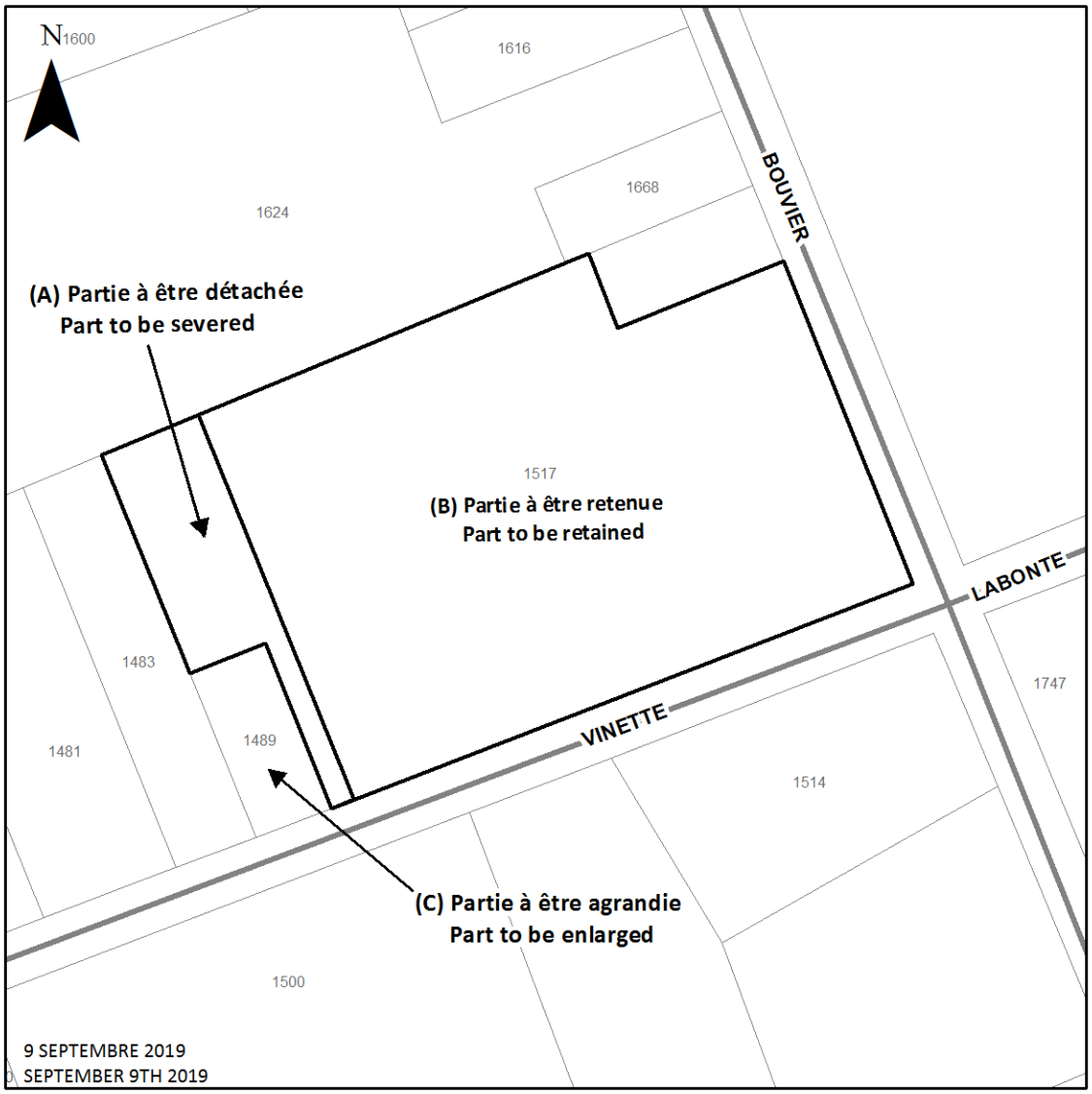


Figure 1 (Carte index)

4) **CONDITIONS ET COMMENTAIRES REÇUS :**

Finances :
Aucune objection.

Services de la protection :
Aucune objection.

Services communautaires :
Aucun commentaire.

Division de la construction :
Aucun commentaire.

Service d'infrastructures :
Aucun commentaire.

Comtés unis de Prescott et Russell :
Voir le document ci-joint.

Conservation de la Nation Sud :
Commentaire à venir.

Aménagement du Territoire :
Les demandeurs proposent détacher une parcelle de terrain d'environ 0,4 hectare afin d'agrandir le terrain résidentiel adjacent (1489 chemin Vinette – voir figure 2 ci-bas). Le terrain à être agrandi a présentement une superficie de 0,2 ha. Aucun changement d'usage ou de construction n'est proposé.

Les parcelles à être détachée, retenue et agrandie sont dans un « Secteur des politiques Rurale » selon la Cédule « A » du Plan Officiel des Comtés unis. L'usage résidentiel est un usage permis.

Les parcelles à être détachée et retenue sont dans une « région de boisée d'importance » selon la Cédule « B » du Plan officiel des Comtés unis de Prescott et Russell. De plus, Les trois parcelles se retrouvent à l'intérieur d'une « réserve d'agrégats minéraux » selon la Cédule « E » du Plan officiel des Comtés unis de Prescott et Russell. Aucun impact est anticipé quant à ces ressources, car aucun changement d'usage ou de construction n'est proposé.

Les parcelles à être détachée, retenue et agrandie sont désignées « Zone rurale (RU) » au Règlement de zonage 2016-10.

La demande s'avère conforme au Règlement de zonage de la Cité de Clarence-Rockland, au Plan officiel des Comtés unis de Prescott et Russell, et à la Déclaration de principes provinciale

5) **RECOMMANDATION DU SERVICE :**
QUE le Comité de dérogation approuve la demande d'autorisation soumise par Leo et Donalda Jobin, dossier B-CR-018-2019, concernant la propriété décrite comme étant le 1517 chemin Vinette;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées et une copie PDF qui se conforment essentiellement à la demande B-CR-18-2019 telle qu'accordée.
2. Que le requérant fournisse une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande B-CR-018-2019 telle que soumise aux Comtés unis de Prescott et Russell. Le plan est à remettre directement aux Comtés unis.
3. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland

(a) Une copie du Plan de renvoi ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante à l'Ouest connue en tant que 1489 chemin Vinette de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;

(b) Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (*insérer le nom*) décrits comme NIP (*numéro d'identification de la propriété*) qui constitue les Parties (*insérer les numéros*) sur le Plan (*insérer le numéro de plan*), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la *Loi sur l'aménagement du territoire*, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds à séparer soient consolidés sur le titre avec les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction. »

(c) L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la *Loi sur l'aménagement du territoire* à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (*insérer le numéro* de la partie du NIP) et le bien-fonds attenant (*insérer le numéro* du NIP). Cette consolidation de NIP vise à renforcer la stipulation de la *Loi sur l'aménagement du territoire* dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

4. Un engagement du procureur de l'auteur de la demande confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.

5. Que toute hypothèque sur la propriété soit libérée du terrain détaché et pour tout terrain à être ajouté à un lot avec une hypothèque, cette hypothèque sera étendue sur le terrain supplémentaire et que l'avocat fournisse un engagement écrit que la condition est remplie.

6. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Vinette et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée et retenue au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.

7. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.

8. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un

(1) an après la date de l’avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

Prescott Russell

Urbanisme et Foresterie - Travaux publics
Planning and Forestry - Public Works

Le 16 septembre 2019

Département d'urbanisme
Cité de Clarence-Rockland
1560 rue Laurier
Rockland, ON K4K 1P7

Envoyé par courriel à : ndenis@clarence-rockland.com

OBJET : Demande d'Autorisation (B-CR-018-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Nous comprenons que le terrain visé se situe dans l'affectation des politiques rurales au Plan officiel des Comtés unis et nous comprenons que cette demande vise effectuer un agrandissement de terrain.

À cet effet, nous désirons inclure les conditions suivantes comme conditions d'approbation :

1. Qu'une compensation monétaire pour frais de révisions, au montant de 350.00$ soit payé aux Comtés unis de Prescott et Russell.
2. Que le requérant fournisse une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande **B-CR-018-2019** telle que soumise.

Veuillez agréer, l'expression de mes sentiments les meilleurs.

Sylvain Boudreault,
Urbaniste junior

COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-86-R

Date received	05/09/2019
Date of meeting	25/09/2019
Submitted by	Nicolas Denis
Subject	Consent – Lot enlargement
File Number	B-CR-019-2019
Owner	Alain Potvin
Applicant	Spacebuilders Ottawa Ltd.
Civic Address	2580 Woods Street
Legal Description	Part of Lot 30, Concession 1 O.S., Part 1 on Reference Plan 50R-2446 and Parts 1 and 9 on Reference Plan 50R-8941

1) **GENERAL INFORMATION:**

Designation of the Official Plan of the United Counties of Prescott and Russell: Urban Policy Area

Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland: Low Density Residential

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-law No. 2016-10:
Urban Residential First Density – Flood Plain (R1-FP) Zone and Urban Residential First Density – Exception 25 (R1-25) Zone

Services :
Municipal Water: Yes
Municipal Sewer: Yes
Road Access: Woods Street

An appeal may be made to the LPAT if no decision is made within 90 days (04/12/2019).

2) **PURPOSE :**

The owner has requested consent un order to enlarge a neighbouring residential lot. A small parcel of land is proposed to be severed from 2580 Woods Street in order to enlarge 2578 Woods Street. This application seeks to correct the location of the property line between both properties.

This application is related to Consent application B-CR-020-2019, which also seeks to correct the location of the property line between both properties.

3) **CONSENT REQUESTED :**

	Frontage	**Depth**	**Area**
(A) Severed parcel	**Irregular shape**	**Irregular shape**	**0.002 ha**
(B) Retained parcel	**+/- 65.2m**	**+/- 42.1m**	**0.53ha**
(C) Enlarged parcel	**+/- 26.38m**	**+/- 57.79m**	**0.36ha**

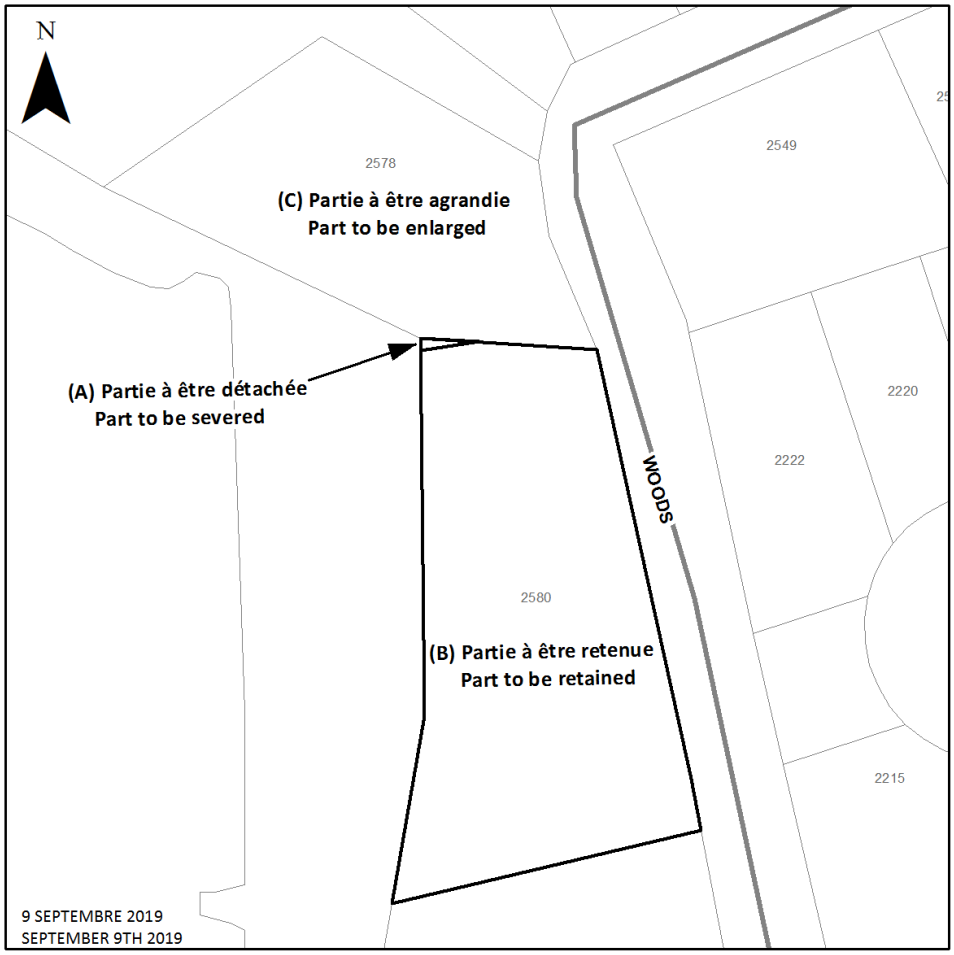


Figure 1 (Keymap)

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :
No concerns.

Protective Services :
No concerns.

Community Services :
No comments.

Construction :
No comments.

Infrastructure Services :
No comments.

United Counties of Prescott and Russell :
See attached document.

South Nation Conservation :
See attached document.

Planning Services :
The owner has requested consent in order to enlarge a neighbouring residential lot. A small parcel of land is proposed to be severed from 2580 Woods Street in order to enlarge 2578 Woods Street. This application seeks to correct the location of the property line between both properties. This application is related to Consent application B-CR-020-2019, which also seeks to correct the location of the property line between both properties.

The subject property is located within the "*Urban Policy Area*" on Schedule "*A*" of the Official Plan of the United Counties of Prescott and Russell.

The subject property is also located within the Ottawa River "Flood Plain" according to Schedule "*C*" of the Official Plan of the United Counties of Prescott and Russell.

The subject property is included within the "*Urban Residential First Density – Flood Plain (R1-FP)*" zone and "*Urban Residential First Density – Exception 25 (R1-25)*" zone in the City of Clarence-Rockland's Zoning By-Law No. 2016-10. The current residential uses are permitted in this zone.

The proposed consent conforms to the Zoning by-law 2016-10, to the Official Plan of the United Counties of Prescott and Russell and to the

Provincial Policy statement.

5) **DEPARTMENTAL RECOMMENDATION :**
THAT the Committee of Adjustment approve the consent application submitted by Alain Potvin, file number B-CR-019-2019, concerning the property described as 2580 Woods, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-019-2019 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.

2. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:

   (a) A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the North known municipally as 2578 Woods Street, so that no new lot is being created, in accordance with paragraph (b) below;

   (b) A Certificate of Official attached to the deed/transfer required by paragraph (a) above containing the following endorsement:

"The lands to be severed are for the purpose of a lot addition only to the abutting lands owned by *(insert name)* described as PIN *(insert property identification number)* being Part(s) *(insert numbers)* on Plan *(insert plan number),* not for the creation of a new lot, and any subsequent transfer, charge or other transaction involving the lands to be severed shall be subject to compliance with Section 50(3) or Section 50(5) of the Planning Act, as applicable. Neither the lands to be severed nor the abutting lands are to be transferred, charged or otherwise re-conveyed in the future without the other parcel unless a further consent is obtained. The Owner shall cause the lands to be severed to be consolidated on title with the abutting lands and for this condition to be entered on the parcel register for the consolidated parcel as a restriction."

   (c) An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada, as follows:

   1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for Consent, I undertake on behalf of the Owner, within 10 days of the registration on title of the transfer document containing the endorsement set out in the Certificate of Official issued by the Committee of Adjustment, to file an Application to Consolidate Parcels including the severed land (Part of PIN *insert number)* and the

abutting land (PIN *insert number).* This PIN consolidation is intended to reinforce the Planning Act stipulation in the condition outlined above that both parcels have merged on Title and cannot be conveyed separately in the future. I further undertake to forward a copy of the registered Application to Consolidate Parcels and a copy of the Consolidated Parcel abstract page(s) to the Committee office within 21 days of the registration of the Application to Consolidate Parcels".

3. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

4. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.

5. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

Prescott Russell

Urbanisme et Foresterie - Travaux publics
Planning and Forestry - Public Works

Le 16 septembre 2019

Département d'urbanisme
Cité de Clarence-Rockland
1560 rue Laurier
Rockland, ON K4K 1P7

Envoyé par courriel à : ndenis@clarence-rockland.com

OBJET : Demande d'Autorisation (B-CR-019-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Nous comprenons que le terrain visé se situe dans l'affectation des politiques urbaines au Plan officiel des Comtés unis et nous comprenons que cette demande vise effectuer un agrandissement de terrain.

À cet effet, nous désirons inclure les conditions suivantes comme conditions d'approbation :

1. Qu'une compensation monétaire pour frais de révisions, au montant de 350.00$ soit payé aux Comtés unis de Prescott et Russell.
2. Que le requérant fournisse une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande **B-CR-019-2019** telle que soumise.

Veuillez agréer, l'expression de mes sentiments les meilleurs.

Sylvain Boudreault,
Urbaniste junior

COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-87-R

Date received	05/09/2019
Date of meeting	25/09/2019
Submitted by	Nicolas Denis
Subject	Consent – Lot enlargement
File Number	B-CR-020-2019
Owners	Michel Benoit Lacasse et Lise Cecile Lacasse
Applicant	Spacebuilders Ottawa Ltd.
Civic Address	2578 Woods Street
Legal Description	Part of Lot 30, Concession 1 O.S., Part 8 on Reference Plan RD5 (O.S.)

1) **GENERAL INFORMATION:**

Designation of the Official Plan of the United Counties of Prescott and Russell: Urban Policy Area

Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland: Low Density Residential

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-law No. 2016-10:
Urban Residential First Density – Flood Plain (R1-FP) Zone and Urban Residential First Density (R1) Zone

Services :
Municipal Water: Yes
Municipal Sewer: Yes
Road Access: Woods Street

An appeal may be made to the LPAT if no decision is made within 90 days (04/12/2019).

2) **PURPOSE :**
The owners have requested consent in order to enlarge a neighbouring residential lot. A small parcel of land is proposed to be severed from 2578 Woods Street in order to enlarge 2580 Woods Street. This

application seeks to correct the location of the property line between both properties.

This application is related to Consent application B-CR-019-2019, which also seeks to correct the location of the property line between both properties.

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	**3.48m**	**Irregular Shape**	**0.002ha**
(B) Retained parcel	**+/- 26.38m**	**+/- 57.79m**	**0.36ha**
(C) Enlarged parcel	**+/- 65.2m**	**+/- 42.1m**	**0.53ha**

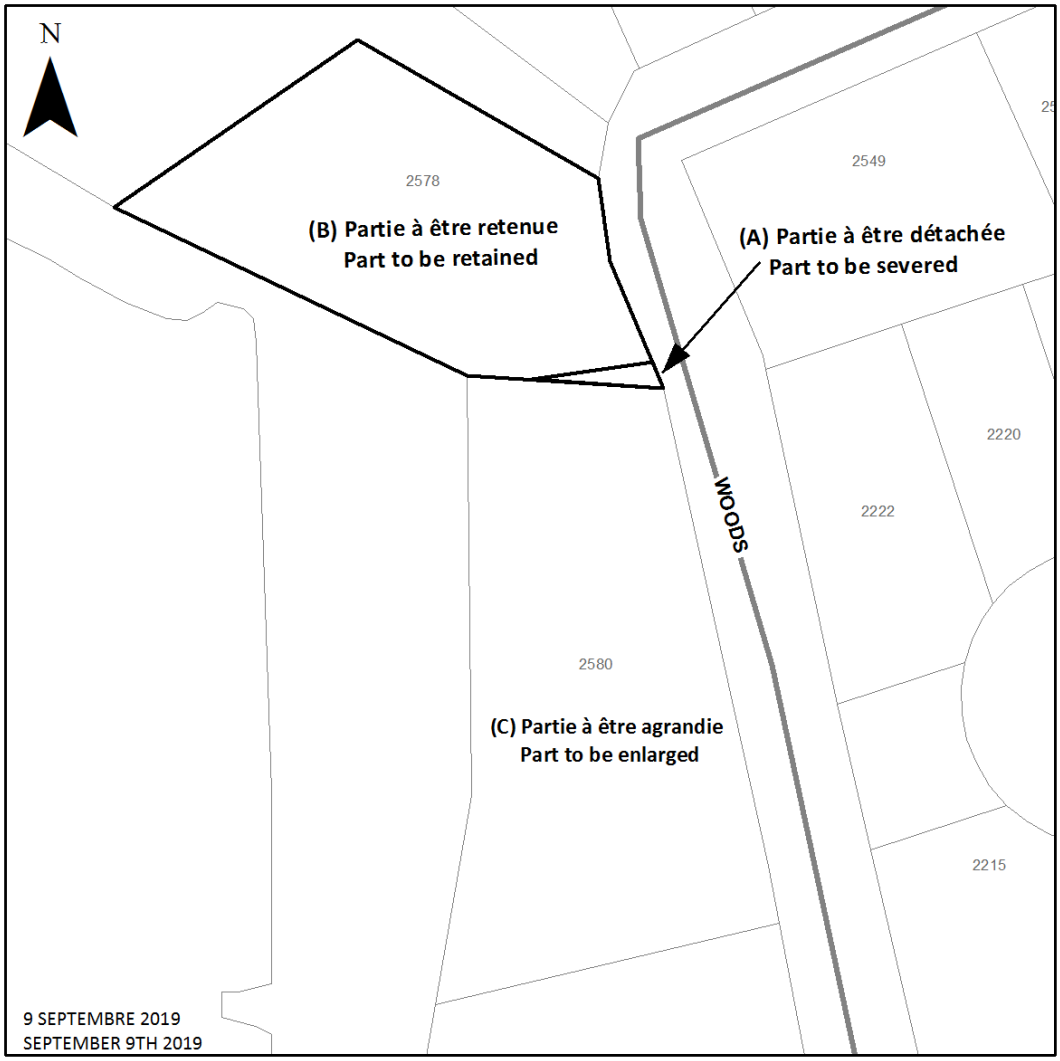


Figure 1 (Keymap)

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :
No concerns.

Protective Services :
No concerns.

Community Services :
No comments.

Construction :
No comments.

Infrastructure Services :
No comments.

United Counties of Prescott and Russell :
See attached document.

South Nation Conservation :
See attached document.

Planning Services :
The owners have requested consent in order to enlarge a neighbouring residential lot. A small parcel of land is proposed to be severed from 2578 Woods Street in order to enlarge 2580 Woods Street. This application seeks to correct the location of the property line between both properties. This application is related to Consent application B-CR-019-2019, which also seeks to correct the location of the property line between both properties.

The subject property is located within the "*Urban Policy Area*" on Schedule "*A*" of the Official Plan of the United Counties of Prescott and Russell.

The subject property is also located within the Ottawa River "Flood Plain" according to Schedule "*C*" of the Official Plan of the United Counties of Prescott and Russell.

The subject property is included within the "Urban Residential First Density – Flood Plain (R1-FP)" zone and "Urban Residential First Density (R1)" zone in the City of Clarence-Rockland's Zoning By-Law No. 2016-10. The current residential uses are permitted in this zone.

The proposed consent conforms to the Zoning by-law 2016-10, to the Official Plan of the United Counties of Prescott and Russell and to the Provincial Policy statement

5) **DEPARTMENTAL RECOMMENDATION :**
THAT the Committee of Adjustment approve the consent application submitted by Michel Benoit Lacasse et Lise Cecile Lacasse, file number B-CR-020-2019, concerning the property described as 2578 Woods Street, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-020-2019 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.

2. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:

   (a) A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the South known municipally as 2580 Woods Street, so that no new lot is being created, in accordance with paragraph (b) below;

   (b) A Certificate of Official attached to the deed/transfer required by paragraph (a) above containing the following endorsement:

"The lands to be severed are for the purpose of a lot addition only to the abutting lands owned by *(insert name)* described as PIN *(insert property identification number)* being Part(s) *(insert numbers)* on Plan *(insert plan number),* not for the creation of a new lot, and any subsequent transfer, charge or other transaction involving the lands to be severed shall be subject to compliance with Section 50(3) or Section 50(5) of the Planning Act, as applicable. Neither the lands to be severed nor the abutting lands are to be transferred, charged or otherwise re-conveyed in the future without the other parcel unless a further consent is obtained. The Owner shall cause the lands to be severed to be consolidated on title with the abutting lands and for this condition to be entered on the parcel register for the consolidated parcel as a restriction."

   (c) An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada, as follows:

   1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for Consent, I undertake on behalf of the Owner, within 10 days of the registration on title of the transfer document containing the endorsement set out in the Certificate of Official issued by the Committee of Adjustment, to file an Application to Consolidate Parcels including the severed land (Part of PIN *insert number)* and the

abutting land (PIN *insert number).* This PIN consolidation is intended to reinforce the Planning Act stipulation in the condition outlined above that both parcels have merged on Title and cannot be conveyed separately in the future. I further undertake to forward a copy of the registered Application to Consolidate Parcels and a copy of the Consolidated Parcel abstract page(s) to the Committee office within 21 days of the registration of the Application to Consolidate Parcels".

3. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

4. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.

5. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

Prescott Russell

Urbanisme et Foresterie - Travaux publics
Planning and Forestry - Public Works

Le 16 septembre 2019

Département d'urbanisme
Cité de Clarence-Rockland
1560 rue Laurier
Rockland, ON K4K 1P7

Envoyé par courriel à : ndenis@clarence-rockland.com

OBJET : Demande d'Autorisation (B-CR-019-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Nous comprenons que le terrain visé se situe dans l'affectation des politiques urbaines au Plan officiel des Comtés unis et nous comprenons que cette demande vise effectuer un agrandissement de terrain.

À cet effet, nous désirons inclure les conditions suivantes comme conditions d'approbation :

1. Qu'une compensation monétaire pour frais de révisions, au montant de 350.00$ soit payé aux Comtés unis de Prescott et Russell.
2. Que le requérant fournisse une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande **B-CR-019-2019** telle que soumise.

Veuillez agréer, l'expression de mes sentiments les meilleurs.

Sylvain Boudreault,
Urbaniste junior

COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-83-R

Date received	22/08/2019
Date of the meeting	25/09/2019
Submitted by	Nicolas Denis
Object	Minor Variance
File nº	A/12/19
Owner	Robert Pap
Applicant	Robert Pap
Civic address	3237 Gendron Road
Legal Description	Part of Lot 16, Concession 8, Part 8 on Reference Plan 50R-1637 & Part 2 on Reference Plan 50R-5410

1) **GENERAL INFORMATION:**

Designation of the Official Plan of the United Counties of Prescott and Russell:
Community Policy Area

Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland:
N/A

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-Law No. 2006-3:

Village Residential First Density (RV1) Zone

Services:
Municipal water: Yes
Municipal Sewer: Yes
Road access : Gendron Road

2) **PURPOSE :**

Minor Variance to increase the maximum area permitted for an accessory building from 89.2 m^2 to 97 m^2. This would allow the construction of a detached garage.

3) **VARIANCE REQUESTED :**

	Permitted	**Proposed**
4.1 Maximum area permitted for an accessory building.	89.2 m^2	97 m^2

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance Department:
Must ensure that taxes are up to date.

Infrastructure Services:
The proposed garage must respect municipal drain setbacks and must be above the drain flood zone.

Protective Services:
No concerns

Community Services:
No comments.

Construction Division:
No comments.

United Counties of Prescott and Russell:
No objections.

South Nation Conservation:
See attached document.

Planning Services:

On August 22nd, Mr. Robert Pap submitted an application for a minor variance in order to permit the construction of a detached garage (32'x32' – +/- 97 m^2) at 3237 Gendron Road.

All of the subject property is included under the "*Community Policy Area*" on Schedule "*A*" of the Official Plan of the United Counties of Prescott and Russell. Under this policy, residential uses are permitted.

A municipal drain located at the rear of the property is designated as a "*Fish Habitat*" according to Schedule "*B*" of the Official Plan of

the United Counties of Prescott and Russell (figure 1). The proposed detached garage would be located at approximately 100 metres from the fish habitat.

The entire property is zoned "*Village Residential First Density (RV1) Zone*" under the Zoning by-law 2016-10.

Section 4.1 of the Zoning By-law 2016-10 explains that any accessory buildings or structures (such as a detached garage) to a residential use in a Community Policy Area can have a maximum area of 8% of the total lot area and shall not exceed the lot coverage of the dwelling on the lot whichever is lesser. In this case, the lot area is 2.53 acres (1.02 hectares). 8% of the lot area is 819 m^2 (8,817 sqft). The proposed size of the garage (97 m^2) is equal to 0.9% of the lot area. Alternatively, the house at 3237 Gendron Road has a footprint of approximately 89.2 m^2 (960 sqft). Mr. Robert Pap would like to construct 7.8 m^2 (83.9 sqft) larger than the dwelling lot coverage.

The proposed detached garage will be approximately 45 metres (147.6 feet) from the front lot line, approximately 20 metres (65.6 feet) from the northern side lot line, approximately 45 metres (147.6 feet) from the southern side lot line and approximately 100 metres (328 feet) from the rear lot line (figure 1).

Figure 1 : Location of the proposed detached garage

5) **FOUR TESTS :**

I. The general intent and purpose of the Official Plan are maintained:

The subject property is entirely located in the "*Community Policy Area*" according to Schedule "*A*" of the Official Plan of the United Counties of Prescott and Russell.

Item 7.3.1 of the Official Plan of the United Counties of Prescott and Russell indicates: "wherever a use is permitted in the land use designation, it is intended that uses, buildings or structures incidental, accessory or essential to the use shall also be permitted".

Accessory structures for a permitted residential use are allowed by this Official Plan. The proposed detached garage is an accessory structure and therefore respect the general intent and purpose of the Official Plan.

II. The general intent and purpose of the Zoning By-law are maintained:

The general intent and purpose of the Zoning By-law 2016-10 are respected as the garage would be situated on a large lot and is not larger than 8% of the lot area. Also, the structure would not be substantially larger than a house might reasonably be expected to be in this area.

The preliminary plan submitted to the Infrastructure and Planning Department indicates that the detached garage will respect all other prescribed setbacks by the Zoning By-law.

III. The variance is minor:

The variance requested by Mr. Robert Pap seeks to increase the permitted size from 89.2 m^2 to 97 m^2. The Department deems this amendment as minor since the proposed new structure will most likely not have an impact on the surroundings because, of the existing mature vegetation and the location on the property, the detached garage will not be very visible from the road or from neighboring properties. The variance can therefore be considered minor.

IV. The proposed use of land, building or structure is desirable for appropriate development:

The proposed use of the land is permitted by the Provincial Policy Statement, by the Official Plan of the United Counties of Prescott and Russell, and by the Zoning By-law 2016-10. The proposed

garage will respect every other provisions of the Zoning By-law. The size of the proposed garage is appropriate for a large property.

6) **RECOMMENDATION FROM THE PLANNING DIVISION**

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Robert Pap, for the property identified as 3237 Gendron Road, to:

- Increase the permitted size of the accessory building from 89.2 m^2 to 97 m^2

With the following condition:

1. That the owner ensures that taxes are up to date prior to issuance of the building permit.

Via E-mail (ndenis@clarence-rockland.com) September 19, 2019

Marie-Eve Bélanger
Manager of Development
City of Clarence-Rockland
1560 Laurier Street
Rockland, ON K4K 1P7

Re: Proposed Minor Variance (Pap)
3237 Gendron Road
File Number: D-13-19-12

Dear Ms. Bélanger,

South Nation Conservation (SNC) received and reviewed an application for minor variance to the zoning by-law at the above noted location. It is understood that the proposed minor variance would permit an increase to the maximum area permitted for an accessory building from 89.2m^2 to 97m^2 for the construction of a detached garage. We also note the proposed building is within 120 m of the Hammond Municipal Drain.

SNC's review considers the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (April 2014) issued under Section 3 of the *Planning Act*, 1990.

SNC's comments below are based on a desktop review.

Natural Heritage Features

Watercourse

The watercourse located on the east side of the property has been identified as the Hammond Municipal Drain, which is a "Class E" drain known to contain sensitive spring spawning fish species.

It is the obligation of SNC to implement Ontario Regulation 170/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*, under the *Conservation Authorities Act,* 1990. Any interference with a watercourse will require permission from SNC, and restrictions may apply.

Section 4.44.1 of the City of Clarence-Rockland's zoning bylaw requires a review by SNC for any development or site alteration within 120 metres of a watercourse. As per section 3.3 of the application, the proposed garage will be located approximately 100 metres from the rear yard, where the watercourse is located. SNC does not anticipate any negative impacts to this watercourse related to the proposed development.

Floodplain

In cooperation with local municipalities and the Province, Conservation Authorities operate flood control programs to minimize flood risk to residents, homes and businesses.

In eastern Ontario, the regulatory flood level is the 100-year flood, calculated as having a 1% chance of being equalled or exceeded in any given year, or having an annual return period of 100 years on average.

A 100-year floodplain analysis has not been completed for this portion of the watershed, and consequently, the extent of any potential floodplain is unknown.

Slope Stability

The Hammond Municipal Drain located on the east side of the Property has been identified as having a slope stability factor of > 2.5 in the Slope Stability Study of the South Nation River and Portions of the Ottawa River by Poschmann, Klassen, Klugman and Gooding (1983).

An inspection by a qualified professional may be required prior to any development or site alteration adjacent to the banks of the watercourse in order to ensure that any potential risks from these hazards can be adequately addressed. We note no development is proposed in this area.

Recommendation

SNC does not object to the application; however, we recommend the applicant be made aware of the above noted comments and regulations and are advised that we are available to discuss any proposed development at their convenience.

I trust the above is to your satisfaction. Should you have any questions please do not hesitate to call our office.

Best regards,

Alison McDonald

Alison McDonald
Team Lead, Approvals
South Nation Conservation

SNC-6630-2019

COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-84-R

Date received	03/09/2019
Date of the meeting	25/09/2019
Submitted by	Nicolas Denis
Object	Minor Variance
File nº	A/13/19
Owner	Immobilia Properties
Applicant	Immobilia Properties
Civic address	1133 Charette Street
Legal Description	Part of Lot 24, Concession 1, Part 1 on Reference Plan 50R-10586 and Part of Lot 24, Concession 1, Part 2 on Reference Plan 50R-10586

1) **GENERAL INFORMATION:**

Designation of the Official Plan of the United Counties of Prescott and Russell:
Urban Policy Area

Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland:
Low Density Residential

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-Law No. 2006-3:

Urban Residential Second Density – Exception 19 (R2-19) Zone

Services:
Municipal water: Yes
Municipal Sewer: Yes
Road access : Charette Street

2) **PURPOSE :**
Minor Variance to reduce the minimum interior side yard from 3.0m to 1.2m. This would allow the construction of two semi-detached dwellings.

3) **VARIANCE REQUESTED :**

	Permitted	**Proposed**
Minimum interior side yard	3.0 metres	1.2 metre

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance Department:
No objections.

Infrastructure Services:
No objections.

Protective Services:
No concerns.

Community Services:
No comments.

Construction Division:
No comments.

United Counties of Prescott and Russell:
No comments.

Planning Services:
The applicant has requested a minor variance in order to reduce the minimum interior side yard from 3.0 metres to 1.2 metre. This would allow the construction of two semi-detached dwellings.

The applicant has chosen to provide on-site parking for the proposed two semi-detached dwellings in the front yard instead of building an attached garage for each unit. That being said, section 6.3.2 of the Zoning By-law 2016-10 indicates that the interior side yard for a semi-detached is 3.0 metres if there is no attached private garage or attached carport. Unfortunately, the combination of smaller lots and the applicant's desire for spacious units cannot accommodate the prescribed minimum interior side yard for this type of building in this zone.

All of the subject property is included under the "*Urban Policy Area*" on Schedule "*A*" of the Official Plan of the United Counties of Prescott and Russell. Under this policy, residential uses are permitted. The property

is also included within the "*Low Density Residential Area*" according to the Official Plan of the Urban Area of the City of Clarence-Rockland. Under this policy, residential uses are also permitted.

The entire property is zoned "*Urban Residential Second Density – Exception 19 (R2-19) Zone*" under the Zoning by-law 2016-10. Within this zone, semi-detached dwellings are permitted.

Figure 1 (Keymap)

5) **FOUR TESTS :**

I. The general intent and purpose of the Official Plan are maintained:

The subject property is entirely located in the "*Urban Policy Area*" according to Schedule "*A*" of the Official Plan of the United Counties of Prescott and Russell.

This being said, residential uses are allowed by this Official Plan. A semi-detached dwelling is considered a residential use and therefore respect the general intent and purpose of the Official Plan.

II. The general intent and purpose of the Zoning By-law are maintained:

The subject property is located within the *Urban Residential Second Density – Exception 19 (R2-19) Zone*" according to the Zoning By-law 2016-10. The proposed use of the land is permitted. Nonetheless, semi-detached dwellings are not permitted to be located closer to 3.0 metres from the interior side lot line if there is no attached garage or carport.

The general intent of a setback in the interior side yard is to permit adequate spacing between residential dwellings, allow an appropriate space for circulation around the structure (access and general maintenance), to allow appropriate drainage and fulfill the requirements established in the Ontario building code (windows and openings). The proposed interior side yard will be notably reduced but will maintain its general intent.

It is also important to note that the minimum interior side yard for a single family dwelling or a semi-detached dwelling with a garage in this residential zone would be allowed to be built closer to what the applicant is proposing.

The preliminary plan submitted to the Infrastructure and Planning Department indicates that the proposed semi-detached dwellings will respect all other prescribed provisions of the Zoning By-law 2016-10.

Figure 2 (Proposed semi-detached dwellings)

III. The variance is minor:

The variance requested by Immobilia Properties seeks to reduce the minimum interior side yard from 3.0 meters to 1.2 meter. The

Department deems this amendment as minor since the proposed structure will only be 1.8 meter closer to the interior side lot line. A 1.2 meter setback would usually be permitted if the structure included an attached garage or a carport.

It is anticipated that this reduction will have no impact on the functionality of the property and will be consistent with the neighborhood character. The variance can therefore be considered minor.

IV. The proposed use of land, building or structure is desirable for appropriate development:

The proposed use of the land is permitted by the Provincial Policy Statement, by the Official Plan of the United Counties of Prescott and Russell, and by the Zoning By-law 2016-10. The proposed semi-detached dwellings will respect every other provisions of the Zoning By-law. The minimum interior side yard is appropriate for this property.

6) **RECOMMENDATION FROM THE PLANNING DIVISION**

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Immobilia Properties, for the properties identified as Part of Lot 24, Concession 1, Part 1 on Reference Plan 50R-10586 and Part of Lot 24, Concession 1, Part 2 on Reference Plan 50R-10586, to:

- Reduce the minimum interior side yard from 3.0m to 1.2m

COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-81-R

Date received	12/09/2019
Date of the meeting	25/09/2019
Submitted by	Claire Lemay
Objet	Minor Variance
File nº	A/14/19
Owner	Estate of Eugène Laviolette
Applicant	C.H. Clément Construction Inc.
Civic address	N/A (Caron Street)
Legal Description	Part of Lot 23, Concession 1 (O.S.), Part 1 Plan 50R-9647, S/E Parts 1, 2, 3, and 4 Plan 50R-9935

1) **GENERAL INFORMATION:**

Designation of the Official Plan of the United Counties of Prescott and Russell:
Urban Policy Area

Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland:
Medium Density Residential

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-Law No. 2016-10:
Urban Residential Third Density – Holding (R3-h)

Services:
Municipal water: Yes
Municipal Sewer: Yes
Road access : Caron Street and proposed new street in subdivision

2) **PURPOSE :**
Minor Variance to reduce the minimum exterior side yard for a townhouse dwelling.

3) **VARIANCE REQUESTED :**

	Permitted	**Proposed**
Exterior side yard for a townhouse dwelling	3.5 metres	2.0 metres

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance Department:
No objection

Infrastructure Services:
No comments

Protective Services:
No comments

Community Services:
No comments

Construction Division:
No objection

United Counties of Prescott and Russell:
No comments

Planning Services:
The requested variance would apply to only one of the exterior side yards for a single townhouse block, while the remaining blocks of townhouses in the proposed subdivision would comply with the zoning requirements. The requested variance would reduce the setback of a single townhouse unit located at the corner of Caron Street and the proposed new street Monique Street. A concurrent application has been submitted to remove the holding symbol from the zoning designation for the entire subject property. Site works for the proposed subdivision are anticipated to begin in autumn 2019, with construction continuing throughout the summer 2020.

5) **FOUR TESTS :**

I. The general intent and purpose of the Official Plan are maintained:
The Official Plan designation of the subject property is medium density residential. The proposed development respects the policies of this designation.

II. The general intent and purpose of the Zoning By-law are maintained:

The purpose of the required exterior side yard setbacks is to ensure adequate visibility from the street and access around the sides of buildings. In this particular circumstance, the property line between the subject property and Caron Street is not a straight line, resulting in a significant difference between the proposed exterior side yard setback at the rear of the building (3.73m) and at the front of the building (2.28m). The difference is caused by a 1.12m "jog" in the property line along Caron Street. The actual roadway and edge of asphalt does not have a corresponding offset. As a result, the distance between the proposed townhouse and the existing street infrastructure respects the intent of the zoning by-law setback requirements. Refer to the sketch submitted by the applicant in attachment to this report for an excerpt of the survey plan indicating the proposed location of the townhouse buildings in relation to the property line and street. The sight triangle for vehicles turning from Caron Street onto the new Monique Street and vice-versa will not be affected by this requested variance. The proposed townhouse unit is to be set back 7.32m from the front property line along Monique Street.

III. The variance is minor:

The proposed variance is a reduction in the required minimum exterior side yard setback of 1.5 metres, or 42%. The proposed townhouse unit that will benefit from the proposed reduction in the required setback will be in line with the adjacent townhouse unit located directly to the south, on block 5 of the proposed subdivision. This alignment will create a uniform look for the two townhouse blocks as viewed from Caron Street. Due to the "jog" in the property line along Caron Street, the reduction in the required setback and resultant proposed placement of the townhouse unit 2.28m from the property line will not result in a visible difference in the distance between the street and the buildings.

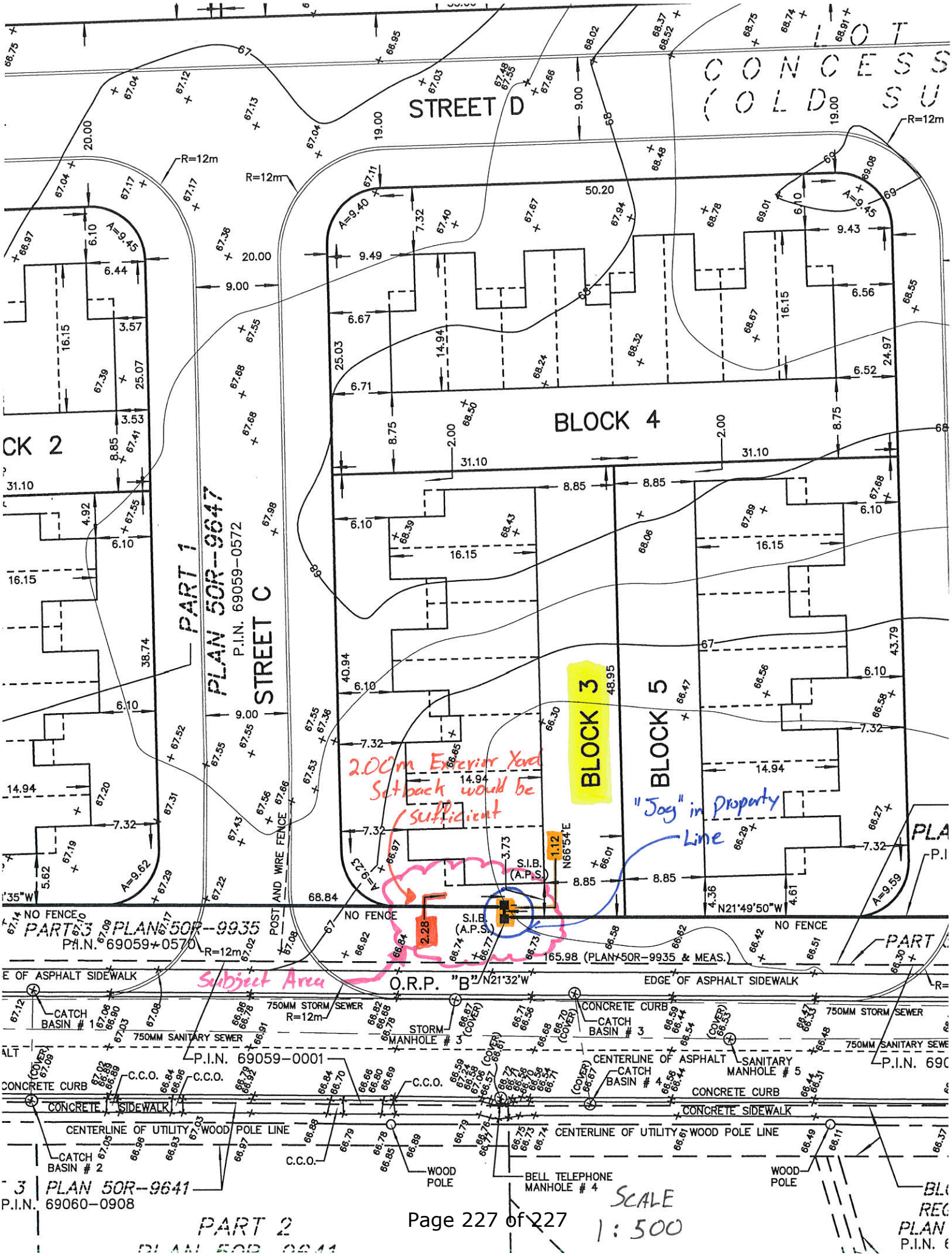
IV. The proposed use of land, building or structure is desirable for appropriate development:

The proposed variance will permit the construction of one additional townhouse unit on Block 3 of the proposed plan of subdivision, providing symmetry with the adjacent block of townhouses immediately to the south of the subject property, which will also have 7 units in a row.

6) **RECOMMENDATION FROM THE PLANNING DIVISION**

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by C.H. Clément Construction on behalf of the Estate of Eugène Laviolette, for the property identified as Part of Lot 23, Concession 1 (O.S.), Part 1 Plan 50R-9647, S/E Parts 1, 2, 3, and 4 Plan 50R-9935 to:

- Reduce the minimum exterior side yard for a townhouse dwelling from 3.5m to 2.0m for Block 3 of the approved draft plan of subdivision


STREET D
STREET C
BLOCK 4
BLOCK 3
BLOCK 5
PLAN 50R-9647
PART 1
P.I.N. 69059-0572
PART 3 PLAN 50R-9935
P.I.N. 69059-0570
PLAN 50R-9641
P.I.N. 69060-0908
PART 2
2.00m Exterior Yard Setback would be sufficient
"Jog" in Property Line
Subject Area
SCALE 1:500
NO FENCE
POST AND WIRE FENCE
EDGE OF ASPHALT SIDEWALK
CONCRETE CURB
CONCRETE SIDEWALK
CENTERLINE OF UTILITY WOOD POLE LINE
CENTERLINE OF ASPHALT
750MM STORM SEWER
750MM SANITARY SEWER
CATCH BASIN # 1
CATCH BASIN # 2
CATCH BASIN # 3
CATCH BASIN # 4
STORM MANHOLE # 3
SANITARY MANHOLE # 5
BELL TELEPHONE MANHOLE # 4
WOOD POLE
S.I.B. (A.P.S.)
O.R.P. "B"
165.98 (PLAN 50R-9935 & MEAS.)
N21°32'W
N21°49'50"W
N66°54'E
R=12m
A=9.45
A=9.40
A=9.23
A=9.62
A=9.59