



86 JOHN STREET SOUTH STRATFORD, ON

Final

Phase One Environmental Site Assessment

Project Location:
86 John Street South
Stratford, ON N5A 2Y6

Prepared For:
Huron Perth Healthcare Alliance
46 General Hospital Drive
Stratford, ON

Prepared By:
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1. EXECUTIVE SUMMARY

MTE Consultants Inc. (MTE) was retained by Huron Perth Healthcare Alliance (HPHA), to conduct a Phase One Environmental Site Assessment (ESA) of a hospital property at 86 John Street South, Ontario (“the Site” or “Phase One Property”). The property identification number (PIN) is 53276-0133 (LT). Refer to **Figure 1** for the Site Location Map.

The Phase One Property is roughly rectangular in shape, approximately 2.7 hectares (6.67 acres) and contains four buildings. Current operations include laundry services for the adjacent hospital, storage, and residences. Formerly the Site operated as a hospital and included additional buildings and structures such as two storage garages, an ambulance garage, barn, house, tennis court and pool. Hospital operations ceased around the 1990’s, and the Site was used for services such as physiotherapy, speech therapy, hearing testing etc. until approximately September 2017. The property is bounded by John Street South and West Gore Street to the east and south respectively and by woodlot to the north and west in a mainly residential area of Stratford. For the purposes of this report, West Gore Street is located to the south of the Site and John Street South is located to the east of the Site. Therefore project north is in a northeast alignment, and is referred to as “north” throughout this report. Refer to **Figure 2** for the Site Layout and Features.

The former operation of the Phase One Property as a hospital is considered to be a residential use. The proposed future use is to remain residential. The ongoing and future residential use of the Phase One Property does not require that a Record of Site Condition be filed under Ontario Regulation 153/04 (as amended), since no change to a more sensitive land use (agricultural) is planned. However, it should be noted that in several cases in which hospital property has been transacted, an RSC has been required by other stakeholders such as the future land owner and their lenders, the public entity that owns the Site and/or the local municipality.

Areas of Potential Environmental Concern (APECs)

The Phase One ESA identified the following environmental concerns and Potentially Contaminating Activities (PCAs) listed in Table 2 of Schedule D of Ontario Regulation 153/04 which may have impacted the Phase One Property. These on- and off-Site PCAs include: chemical bulk storage (PCA #8), gasoline and associated products stored in fixed tanks (PCA #28), fill of unknown quality (PCA #30), paints manufacturing, processing and bulk storage (PCA #39), bulk salt storage (PCA #48), transformer use (PCA #55), waste disposal and management (PCA #58), coal use and salt application. All of the PCAs identified on the Phase One Property were considered to result in an APEC. All off-Site PCAs (except one that is considered to be hydraulically downgradient of the Phase One Property) resulted in an APEC. Refer to **Figure 3** for the location of the Potentially Contaminating Activities (PCAs).

Areas of Potential Environmental Concern (APECs) at the Phase One Property are shown on **Figure 4** and include:

TABLE 1 – APECs AND COPCs AT THE PHASE ONE PROPERTY

APECs ¹	Location of APEC on Phase One Property	PCA ²	Location of PCA ³	Contaminants of Potential Concern ⁴	Media Potentially Impacted ⁵
Potential placement of fill materials of unknown quality associated with building demolition and grading (APEC #1a)	Entire Phase One Property	30. Importation of Fill Material of Unknown Quality	On-Site	PHC F1-F4, VOCs, Metals, As, Se and Sb, ABNs EC, SAR (soil only) Na, Cl (groundwater only)	Soil and Groundwater
Incinerator waste used as fill in south parking lot (APEC #1b)	South portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	On-Site	PHC F1-F4, VOCs, Metals, As, Se and Sb, ABNs, Dioxins/Furans EC, SAR (soil only) Na, Cl (groundwater only)	Soil and Groundwater
Potential impacts from hydraulic lift elevator spill (APEC #2a)	East central portion of the Phase One Property in the vicinity of the main entrance to the main building	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil
Potential impacts from hydraulic oil AST (APEC #2b)	East central portion of the Phase One Property in the vicinity of the main entrance to the main building	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil
Potential impacts from hospital cleaning and former laboratory (APEC #3)	Footprint of northern portion of the main building in the central portion of the Phase One Property	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	VOCs, Metals, As, Se and Sb, Mercury (soil only) VOCs, Metals, As, Se and Sb, Mercury, Formaldehyde (groundwater only)	Soil and Groundwater

TABLE 1 – APECs AND COPCs AT THE PHASE ONE PROPERTY

APECs ¹	Location of APEC on Phase One Property	PCA ²	Location of PCA ³	Contaminants of Potential Concern ⁴	Media Potentially Impacted ⁵
Potential impacts from hospital cooling chemicals (APEC #4)	West half of the Special Services Unit building in the southeast portion of the Phase One Property	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	Glycol	Groundwater
Potential impacts from former fuel UST used to fuel tractors and generators (APEC #5a)	West portion of Phase One Property between the two former garages	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX, Metals	Soil and Groundwater
Potential impacts from 15,000 gallon former bunker C oil and former fuel oil UST. (APEC #5b)	Southwest portion of the Phase One Property south of former garages	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX, Metals, PAHs, ABNs	Soil and Groundwater
Potential impacts from former diesel fuel AST (APEC #5c)	South portion of the Phase One Property, south of the boiler room	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX, Metals, PAHs	Soil and Groundwater
Potential impacts from two former emergency generators in basement (APEC #6a)	West central portion of the Phase One Property, in the basement beneath the laundry facilities	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX	Soil and Groundwater
Potential impacts from two former emergency generators in boiler room (APEC #6b)	West central portion of the Phase One Property, in the boiler room	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX	Soil and Groundwater
Potential impacts from former incinerator (APEC #7)	South portion of the Phase One Property near the former chimney and boiler room	58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	On-Site	Dioxins/Furans, PHC F2-F4, Metals, PAHs	Soil

TABLE 1 – APECs AND COPCs AT THE PHASE ONE PROPERTY

APECs ¹	Location of APEC on Phase One Property	PCA ²	Location of PCA ³	Contaminants of Potential Concern ⁴	Media Potentially Impacted ⁵
Potential impacts from former coal use for heating (APEC #8)	Southwest portion of the Phase One Property in vicinity to the boiler room	Not Applicable	On-Site	PHC F2-F4, Metals, PAHs	Soil and Groundwater
Potential impacts from storage of treatment chemicals for the boiler (APEC #9)	Southwest portion of the Phase One Property in vicinity to the boiler room	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	Metals, EC, SAR, pH (soil only) Metals, Sodium, Chloride (water only)	Soil and Groundwater
Potential impacts from mercury controls and switches in the boiler room (APEC #10)	Southwest portion of the Phase One Property in the boiler room	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	Hg	Soil
Potential impacts from former exterior transformer(s), potentially with PCBs (APEC #11)	Central portion of the Phase One Property in the vicinity between the main building and cottage	55. Transformer Manufacturing, Processing and Use	On-Site	PCBs, PHC F2-F4	Shallow soil
Potential impacts from bulk salt storage tank (APEC #12)	West central portion of the Phase One Property in vicinity to the laundry facilities	48. Salt Manufacturing, Processing and Bulk Storage	On-Site	EC, SAR (soil only) Sodium, Chloride (groundwater only)	Soil and Groundwater
Potential impacts from use of small quantity of winter deicing products for pedestrian and vehicle safety (APEC#13)	Asphalt parking areas and walkways	Not Applicable	On-Site	EC, SAR (soil only) Sodium, Chloride (groundwater only)	Soil and Groundwater
Potential impacts from former oil storage in basement (APEC #14a)	West central portion of the Phase One Property in the basement under the laundry facilities	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil
Potential impacts from former oil storage near former garages (APEC #14b)	Southwest portion of the Phase One Property south of the former garages	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil

TABLE 1 – APECs AND COPCs AT THE PHASE ONE PROPERTY

APECs ¹	Location of APEC on Phase One Property	PCA ²	Location of PCA ³	Contaminants of Potential Concern ⁴	Media Potentially Impacted ⁵
Potential impacts from former paint booth in former ambulance garage/ paint shop (APEC #15)	North central portion of the Phase One Property	39. Paints Manufacturing, Processing and Bulk Storage	On-Site	VOCs	Soil and Groundwater
Potential impacts from off-Site use of winter deicing products for pedestrian and vehicle safety (APEC#16)	East Phase One Property boundary	Not Applicable	Off-Site	Sodium, Chloride	Groundwater
Potential impacts from processes at the hospital to the east (APEC #17)	East Phase One Property boundary	8. Chemical Manufacturing, Processing and Bulk Storage	Off-Site	PHC F1-F4, VOCs, Metals, PAHs, PCBs, Formaldehyde, Mercury	Groundwater
Potential impacts from off-Site use of winter deicing products for pedestrian and vehicle safety to the south (APEC#18)	South Phase One Property boundary	Not Applicable	Off-Site	Sodium, Chloride	Groundwater

Notes:

¹ Area of potential environmental concern (APEC) means the area on, in or under the Phase One Property where one or more contaminants are potentially present, as determined through the Phase One Environmental Site Assessment, including through:

- (a) Identification of past or present uses on, in or under the phase one property, and
- (b) Identification of potentially contaminating activity.

² Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D of Regulation 153/04 (as amended) that is occurring or has occurred in a Phase One Study Area.

³ Location of PCA refers to On-Site or Off-Site activities.

⁴ Contaminants of Potential Concern are listed using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011.

⁵ Media Potentially Impacted refers to soil, groundwater, surface water or sediment.

Other Concerns

If an RSC is submitted for filing, a Plan of Survey and legal description for the Phase One Property must be confirmed by a lawyer prior to filing the RSC.

Conclusions

A Phase Two ESA is recommended and would be required before a Record of Site Condition could be filed.

2. INTRODUCTION

(a) Phase One Property Information

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The Phase One ESA was commissioned by Mr. Francesco Sabatini on behalf of Huron Perth Healthcare Alliance (HPHA), the current owner of the property. The contact information for Mr. Sabatini is as follows:

Huron Perth Healthcare Alliance
c/o Mr. Francesco Sabatini
Manager, Facility Management Projects
Huron Perth Healthcare Alliance
46 General Hospital Drive
Stratford, ON
(519) 272-8210

A Legal Survey for the Phase One Property from 2004 was provided to MTE and can be found in **Appendix A**. The PIN for the Phase One Property is 53276-0133 (LT) as provided by Vu-Map. The legal description for the property obtained from Vu-Map is:

Pt Lot 3 Concession 1 Downie As In R98620 & R286354; Stratford

The legal description confirmed in a lawyer's letter and an updated Legal Survey for the Phase One Property would be required prior to the filing of an RSC.

3. SCOPE OF INVESTIGATION

The Phase One ESA was completed according to MTE proposal for services. The assignment was completed by MTE between July and August 2018 according to Reference Number 43789-100.

The report has been prepared under the direct supervision of a Qualified Person (QP_{ESA}) for use by Huron Perth Healthcare Alliance (HPHA) in support of potential future Record of Site Condition filing according to Regulation 153/04 (as amended).

Tasks relating to the Phase One ESA included:

- Review of fire insurance mapping and municipal directory documentation that are pertinent to the Phase One Property;
- Review of environmental source information including published and online records from the Ministry of the Environment, Conservation and Parks (MOECP), Ministry of Natural Resources (MNR), Environment Canada, Technical Standards and Safety Authority (TSSA) and City of Stratford for information related to the Phase One Property and the Phase One Study Area;
- Review of EcoLog Eris database report;
- Review of physical setting information including: aerial photographs, topography, hydrology and geology information and maps related to the Phase One Property and the Phase One Study Area;
- Interview with key representatives of the property involved in the operations for information about the Phase One Property;
- Detailed Site inspection and general review of the property limits;
- Review of Site Plan drawings and published work about the Phase One Property;
- Preparing a Conceptual Site Model to illustrate the Phase One Property location and limits, the Phase One Study Area, Potentially Contaminating Activities (PCA) and Areas of Potential Environmental Concern on the Phase One Property;
- Photographic log; and
- Preparation of this summary report of findings and recommendations.

4. RECORDS REVIEW

(a) General

(i) *Phase One Study Area Determination*

The Phase One Study Area was identified in a manner consistent with the *Guide for Completing Phase One Environmental Site Assessments under Ontario Regulation 153/04*, dated June 2011 (PIBS 8485e) page 18. The Phase One Study Area includes the properties that are located wholly or partially, within 250 metres from the nearest point on a boundary of the Phase One Property. The QP_{ESA} has determined from Site visitation and records review that there are no properties that are located further than 250 metres from the Phase One Property boundary that should be included in the Phase One Study Area. Refer to **Figure 3** for the illustration of the Phase One Study Area determined from the 250 metre boundary.

(ii) *First Developed Use Determination*

In accordance with Part VI, Section 22.(1) of Ontario Regulation 153/04, First Developed Use is “the earlier of the first use of the Phase One Property in or after 1875 that resulted in the development of a building or structure on the property and the first potentially contaminating use or activity on the Phase One Property”.

The first developed use of the Phase One Property was in 1889 when construction of the Stratford General Hospital began on the Phase One Property as was reported in the book “*For your health - Stratford General Hospital 1891-2002*” by Dean Robinson and Carolyn Bart-Riedstra.

(iii) *Fire Insurance Plans*

Fire Insurance Plans (FIPs) were developed between 1875 and 1923 and were revised in some areas until the 1970s. Fire insurance plans illustrate building construction, occupancy and potential fire hazards, as well as provide detailed information regarding storage tanks, transformers, boilers and electrical rooms.

A search of the *Catalogue of Canadian Fire Insurance Plans, 1875-1975* indicated that fire insurance plans (FIPs) are available for the City of Stratford.

1895 Fire Insurance Plan

The 1895 FIP depicts the Phase One Property as vacant and labelled as Lot #84. Centre Street, Cambria Street, Galt Street, St. Vincent Street, and St John Street are in their current configurations. The Avon River is located north of the Phase One Property. The FIP does not depict anything west of the Phase One Property. There is a railway line to the south similar to its current configuration. The Phase One Study area appears to be residential and commercial with buildings such as hotel, post office, school and brewery. No obvious environmental risks were identified in the 1895 FIP.

1904 Fire Insurance Plan

The 1904 FIP is similar to the 1895 FIP. It depicts the Phase One Property as vacant and labelled as Lot #84. The Phase One Study Area has remained relatively unchanged since the 1895 FIP. No obvious environmental risks were identified in the 1904 FIP.

1949 Fire Insurance Plan

The 1949 FIP depicts the Phase One Property as developed and labelled as the Stratford General Hospital. There are six buildings present. The main building is located in the center of the property and forms an “L” shape. Attached to the main building is two rooms, one labelled as “Laundry” and the other contains three boilers. North of the main building are two small buildings labelled as “Ambulance” and “Nurses Residence”. These buildings no longer exist on the Site. South of the main building is another “Nurse’s Residence” with tunnels connecting to the main building and across the road to the General Hospital under construction. There is a small unlabeled building between the boiler room and the Nurses Residence on the central-south portion of the Site, currently known as the “cottage”. Both the unlabeled “cottage” and Nurses Residence are currently on the Phase One Property. The 1949 FIP also depicts a small building in the southeast corner labelled “60 Cycle Motor Generator Building”. This building no longer exists on the Phase One Property.

John Street and West Gore Street are present in their current configuration. To the south from the Phase One Property, across West Gore Street, is a building labelled as the House of Refugee. Further southwest along the West Gore Road is a sewage treatment plant. East of the Site, across John Street, is the new Stratford General Hospital shown as under construction December 1949.

North of the Site, along Cambria Street, and east of the Site, along St. Vincent Street, it appears the buildings are all residential with garages. Further north of the Site, past St. David Street, is the Canadian National Railways.

Some of the above information represents a potential environmental risk to the Phase One Property.

(iv) Chain of Title

A Chain of Title has not been provided at this time. If the property requires Record of Site Condition (RSC) filing, a chain of title search will be required.

Municipal directories at the Stratford – Perth Archives were reviewed in two to ten year intervals for the period 1898 to 1998 (most current year available) for the Phase One Property and Phase One Study Area. A summary of the information for the Phase One Property and surrounding area is as follows:

86 John Street (the Site)

- Hospital (1898-1965);
- General Hospital (1965-1981); and
- Stratford General Hospital (1981-1998).

46 General Hospital Drive (approximately 15 m east)

- Stratford General Hospital; Crawford & Co.; Respiratory Home Care Program; Brendon Beauty Salon (1997/1998)

70 John Street (current address 589 West Gore Street – approximately 20 m south)

- Nurses Residence (1910-1965)

653 West Gore Street (approximately 135 metres south of the Site)

- Perth District Health Unit (1981-1997)
- Home Care Program; Perth District Health Unit; Birth Control Clinic (1997/1998)

Northeast

- Residential listings since 1965.

(v) Environmental Reports

“EcoLog Environmental Risk Information Services Report”

MTE contacted EcoLog Environmental Risk Information Services Ltd. (EcoLog ERIS), an environmental database and information service company, to request a search of government and private records for information pertaining to the Phase One Property and Phase One Study Area. EcoLog ERIS searched six Provincial databases, one private database and one federal database. A total of 35 records were listed for the Phase One Study Area, one of which pertained to the Phase One Property. A copy of the EcoLog ERIS Report is provided in **Appendix B**. The pertinent information for the Phase One Study Area is summarized below:

86 John Street South (Phase One Property):

- Certificate of Approval – Approval for municipal water (7-0537-90-) approved April 25, 1990.

46 General Hospital Drive (East) – Stratford General Hospital:

- Certificate of Approval – Approval for air emissions (8-1349-95-) from natural gas oil fired boiler dated November 29, 1995;
- Certificate of Approval – Approval for air emissions (2847-6RMR66) dated July 14, 2006;

- Certificate of Approval – Approval for air emissions (8-1157-87-) for pathological incinerator dated August 25, 1987; and
- Registered Waste Generator Listings – alkaline wastes- heavy metals; aliphatic solvents; light fuels; aromatic solvent; oil skimmings and sludges; laboratory chemicals; PCBs, paint/pigment/coating residues; waste crankcase oils and lubricants, pharmaceuticals; and pathological wastes (1986-1990; 1992-2017).

643 West Gore Street (South/Southwest)- Spruce Lodge:

- Certificate of Approval – Approval for air emissions (8-1199-89-) from kitchen exhaust dated January 23, 1990; and
- Registered Waste Generator Listings – PCBs (1992-1998).

Unplottable

- Certificate of Approval – West Gore St (WPCP)- Approval for air emissions (8-1165-95-006) from emergency generator for WPCP dated November 20, 1995; and
- Ontario Spill – Jay Dolan Drive – 1L of asphalt emulsion on August 12, 2015.

Other Environmental Reporting

The following reports and drawings were reviewed by MTE for information pertaining to the Phase One Property:

“For your health – Stratford General Hospital, 1891-2002” Dean Robinson with Carolynn Bart-Riedstra, Published by Stratford General Hospital, 2003.

MTE reviewed the publication by Dean Robinson and Carolynn Bart-Riedstra which documented the history of the Stratford General Hospital. The following information was provided for the Phase One Property:

- The construction of the hospital started in 1889 and the facility opened in 1891.
- A barn was built behind the hospital a few years later and housed cows.
- The Ballantyne Residence was built in 1903 and was located northeast of the main building. This building was demolished in 1985 in order to expand the parking lot.
- The small cottage (located south of the main building) was built in 1904 and was used as a residence for the porter-gardener and his family. The cottage still remains on the Phase One Property.
- There were two major additions to the main building – 1910 and 1923 extending the main building further west (away from John Street).
- In 1917 a poultry house measuring 5x9 metres was built and had a flock of 100 hens, although there is no description as to where this was located.
- In 1920 an X-ray department was opened and in 1925, the laboratory opened and was located in the basement of the hospital.

- In 1928 a central heating plant was installed including an incinerator and 80 foot chimney. The chimney was taken down in 2000 and the incinerator was also demolished at this time. The power plant was taken out of service in 1995.
- In 1929 a new nurse's residence was built. This is now the hospital's Special Services Unit (SSU).
- In 1940, the passenger elevator was updated to be electric and automatic.
- Construction of the new hospital (east of the Site, across John Street), began in 1948 and opened in 1950;

This publication can be found at the Stratford-Perth Archives.

Engineering Drawings, Stratford General Hospital

Site plans for the Stratford General Hospital were reviewed by MTE. The following details about the former Site operations and building layout was determined:

Additions & Alterations, Archibald, Gray & McKay Ltd. 1967

- There were eight buildings on the Site.
- There was an in-ground pool and tennis court on the southeast portion of the Site.
- On the south edge of the boiler room there was a tank and a smoke stack;
- West of the laundry building there were two small garages (demolished), and oil storage.
- There was a garage on the north central portion of the Site and a residence on the northeast portion of the Site that have since been demolished.
- Tunnels connect the main building to the residence, the main building to the hospital across John Street, the SSU building to the tunnel leading across the road to the new hospital and a tunnel connecting the SSU to the main building.
- The underground services for the hospital included gas service and storm from the west property line, sanitary from West Gore Street, water from John Street South, and hydro from the on-Site transformer in the central portion of the Site.
- The drawing also depicts the new hospital across John Street South. There are three buildings on the property including the hospital building, a small 1 storey brick building both located on the west portion of the property, and the nurses residence located on the northeast portion of the property. There is an enclosed transformer on the west central portion of the new hospital property and liquid oxygen tanks on the southwest portion of the property.

Additions and Alterations Stratford General Hospital, Zelder Roberts Partnership Architects, 1967

- The drawing depicts the Site with seven buildings similar to the previous drawing but the nurse's residence in the northeast portion has been demolished.
- There is a pool shown south of the SSU building on the central east portion of the Site.
- Tunnels connecting the SSU building and the main building to the new hospital are shown.

- The drawing also depicts the new hospital across John Street South (not part of the Phase One Property). There are four buildings including, the existing hospital, ambulance garage, school of nursing and residence, and a new addition on the south central portion of the property. The drawing shows the existing outdoor substation (labelled as the transformer in the previous drawing), oxygen tank area, and a boiler plant on the central portion of the property, close to the west boundary line near John Street.

Upper Portion of Boiler Room & Sections, Mechanical, Marani & Morris Architects (Date unreadable)

- The Plan of Upper Portion of Boiler Room drawing depicts one new boiler and one future boiler in the west portions of the room.
- A grease extractor is shown attached to the steam boiler feed pump.
- An ash hoist is shown on the east portion of the room.
- The chimney is along the west portion of the building and the stack is at the south portion.
- Section B-B' appears to be a side view of the lower portion of the boiler room and depicts two existing boilers, one new boiler, and one future boiler. This drawing also shows a domestic heater for existing hospital building.
- Section C-C' appears to be a side view of the boiler room and depicts coal storage beside the ash hoist (depicted in the plan of upper portion of boiler room).
- Section D-D' appears to be a side view of both levels of the boiler room and the rooms to the north and depicts salt storage, two existing and one new water softeners, a salt brine tank and coal storage.

Copies of the Site plans summarized above are maintained on file with MTE.

(b) Environmental Source Information

(i) Environment Canada

The National Pollutant Release Inventory (NPRI) was established in 1992 and is legislated under the Canadian Environmental Protection Act (CEPA, 1999). The NPRI requires companies to report information on releases and transfers of pollutants to the Government of Canada on an annual basis.

Only facilities that meet established reporting criteria are required to report to the NPRI. Pollutants from mobile sources such as cars and trucks, households, facilities that release pollutants on a smaller scale and certain sector activities, such as agriculture and education and some mining activities, are not included in the NPRI.

Environment Canada makes the information available to Canadians in an annual public report and maintains a detailed inventory that can be accessed and searched through an online database.

MTE reviewed the NPRI for information pertaining to the Phase One Property and Phase One Study Area. Based on a review of the inventory, neither the Phase One Property nor surrounding properties were listed.

On July 1, 2000, the Government of Canada introduced the Federal Contaminated Sites and Solid Waste Landfills Inventory Policy that states that departments and agencies that hold property must establish and maintain a database of their contaminated sites and solid waste landfills and that this information must be submitted to the Treasury Board Secretariat for inclusion in a central inventory.

The inventory includes all known Federal Contaminated Sites for which departments and agencies are accountable. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. Based on a review of the inventory, neither the Phase One Property nor surrounding properties were listed.

(ii) PCB Information

The MOE, 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 MOE. This database contains information on PCB Sites including: 1) Site ID number; 2) Location; and 3) major and minor sites.

A review of the "Ontario Inventory of PCB Storage Sites" (MOE, July 2000) indicated that there were no PCB storage sites for the Phase One Property. There was one result within the Study Area at 643 West Gore Street, located approximately 150m southwest of the Site. The search was completed by MTE through an electronic listing query from the MOE's PCB storage sites using the Site UTM coordinates and a search radius of 500m. UTM coordinates pertaining to the Site were obtained from Google Earth 2017. The electronic search response is provided in **Appendix C**.

(iii) Environmental Registry

The Environmental Registry was created in 1994 to provide residents of Ontario access to environmentally significant decisions that the Government of Ontario is considering. The Registry contains a collection of notices about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones.

These notices include decisions on Certificates of Approval (C of A), Permits to take Water, Certificates of Property Use and similar instruments related to the environmental conditions of properties in Ontario. The Registry also contains a list of court actions that have been initiated under the Environmental Bill of Rights.

MTE reviewed the Environmental Registry for information pertaining to the Phase One Study Area. There were no listings in the Environmental Registry for the Phase One Property or the Phase One Study Area.

(iv) Inventory of Coal Gasification Plants

MTE completed a review of the "Inventory of Coal Gasification Plant Waste Sites in Ontario" (MOE, April 1987, Reprinted February 1989) and a review of the "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume 1" (MOE, November 1988). There was no former coal gasification or coal tar distillation plants listed for the Phase One Property or Phase One Study Area. This was completed by MTE through an electronic listing query from the MOE's Inventory of Former Coal Gasification Plants using the Site UTM coordinates and a search radius of 500m. UTM coordinates pertaining to the Site were obtained from Google Earth 2017. The electronic search response is provided in **Appendix C**.

(v) Environmental Incidents, Orders, Offences, Spills and Discharges

City of Stratford

A written request was filed with the City of Stratford, Clerks Division on July 10, 2018, for information regarding environmental concerns on file for the Phase One Property.

A response has not been received at this time. Any pertinent information affecting the outcome of this report will be forwarded upon receipt.

(vi) Waste Management Records

The Hazardous Waste Information Network (HWIN) is a web-based system that, since 2004, allows generators, carriers and receivers of hazardous waste to register their activities with the Ministry of the Environment online.

HWIN has been designed specifically to serve as an implementing tool for Ontario Regulation 347, allowing for the efficient integration of Regulation 347's fee collection requirements with the business processes associated with the manifesting of hazardous waste. Moreover, it provides immediate up-to-date information on the generation, movement and disposal of hazardous waste in Ontario. On-line registration of hazardous waste generators began on January 2, 2002. On-line manifesting and tracking through HWIN began on February 25, 2002.

MTE reviewed the HWIN online database for information pertaining to the Phase One Property and Phase One Study Area.

No records were found on file for the Phase One Property. Three records were found on file for surrounding properties including:

- 46 General Hospital Drive
 - Huron Perth Healthcare Alliance Stratford General Hospital (ON0166000): has record of Miscellaneous waste inorganic chemicals; Aromatic solvents and residues; Aliphatic solvents and residues; Pathological Waste; Polychlorinated biphenyls (PCB); Pharmaceuticals; Miscellaneous waste inorganic chemicals; Wastes from the use of paints, pigments and coatings; Miscellaneous waste Organic chemical; Alkaline solutions, sludges and residues containing heavy metals; Alkaline solutions, sludges and residues containing other metals and non-metals, not containing cyanides; Alkaline solutions, sludges and residues containing other metals and non-metals, not containing cyanides; Aliphatic solvents and residues; Pathological Waste; Other specified inorganic sludges, slurries or solids; Waste oils/sludges (petroleum based); Light fuels; Waste crankcase oils and lubricants; and
 - Corporation of the County of Perth (ON8738061) has record of pathological waste.
- 653 West Gore St – Board of Health of the Perth District Health Unit (ON7858169) – has record of pathological waste and pharmaceuticals.

Copies of the HWIN listings are included in **Appendix C**.

(vii) Reports Submitted to the MOECP (under Freedom of Information)

A written request was filed with the MOECP Freedom of Information (FOI) Office on July 10, 2018 for any information regarding environmental concerns on file for the Phase One Property. MTE received a letter response from the MOECP FOI Manager dated August 15, 2018 which indicated no records were available for the Phase One Property.

MTE did not file a FOI request with the MOECP for the adjacent properties as these are roadways and woodlot, which are not expected to have any specific reports on file at the MOECC. MTE did review all other Environmental Source Information identified in paragraph 7 of subsection 3 (2)(i) through (xi) for adjacent properties and the entirety of the Phase One Study Area and is included throughout this report.

A copy of the MOECP FOI response is included in **Appendix C**.

(viii) Technical Standards and Safety Authority – Fuel Safety Branch

Email requests were filed with Customer Services at the Technical Standards and Safety Authority (TSSA) - Fuel Safety Branch on July 6, 2018 and August 7, 2018 for information concerning any underground storage tanks (USTs) or aboveground storage tanks (ASTs) within the Phase One Study Area. It was noted that the TSSA Fuel Safety Division did not maintain these records prior to 1990.

MTE received an email response from TSSA on July 9, 2018 indicating passenger and LULA elevators exist at surrounding properties. No fuel storage tank records or boiler/pressure vessel records were found for surrounding properties of the Phase One Property. MTE received an email response from TSSA on August 7, 2018 indicating no records of fuel storage tanks for the Site and adjacent hospital property.

A copy of the correspondence is presented in **Appendix C**.

(ix) Brownfields Environmental Registry

Brownfields are lands on which industrial or commercial activity took place in the past and may need to be cleaned up before they can be redeveloped. Current protections from environmental liability, together with clean-up standards, came into effect October 1, 2004 (Ontario Regulation 153/04). Protection from environmental clean-up orders for property owners is contingent upon 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 proposed to take place on the property. The Brownfield Environmental Site Registry allows public access to information contained in RSC that have been filed since October 1, 2004.

MTE searched the Brownfield Environmental Site Registry. There were no records listed for the Phase One Property or the Phase One Study Area.

(x) Areas of Natural Significance

The Phase One Property and the Phase One Study Area are not considered in whole or in part to include, and are not adjacent to, or within 30 metres of, an area of natural significance as determined as follows:

TABLE 4(B) (X).1 – AREAS OF NATURAL SIGNIFICANCE REVIEW, PHASE ONE PROPERTY – 86 JOHN STREET SOUTH, STRATFORD, ON

Does the Phase One <u>Property</u> include:	Yes	No
An area reserved or set apart as a provincial park or conservation reserve under the <i>Provincial Parks and Conservation Reserves Act, 2006</i> .		X
An area of natural and scientific interest (life science or earth science) identified by the Ministry of Natural Resources as having provincial significance.		X
A wetland identified by the Ministry of Natural Resources as having provincial significance.		X
An area designated by a municipality in its official plan as environmentally significant, however expressed, including designations of areas as environmentally sensitive, as being of environmental concern and as being ecologically significant.		X
An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the <i>Niagara</i>		X

Does the Phase One <u>Property</u> include:	Yes	No
<i>Escarpment Planning and Development Act.</i>		
An area identified by the Ministry of Natural Resources as significant habitat of a threatened or endangered species.	X	
An area which is habitat of a species that is classified under section 7 of the <i>Endangered Species Act, 2007</i> as a threatened or endangered species.	X	
Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the <i>Oak Ridges Moraine Conservation Act, 2001</i> applies.		X
An area set apart as a wilderness area under the <i>Wilderness Areas Act.</i>		X

TABLE 4(B) (X).2 - AREAS OF NATURAL SIGNIFICANCE REVIEW - WITHIN 30 METRES OF 86 JOHN STREET SOUTH, STRATFORD, ON

Do any properties within 30 metres of the Phase One Property include:	Yes	No
An area reserved or set apart as a provincial park or conservation reserve under the <i>Provincial Parks and Conservation Reserves Act, 2006.</i>		X
An area of natural and scientific interest (life science or earth science) identified by the Ministry of Natural Resources as having provincial significance.		X
A wetland identified by the Ministry of Natural Resources as having provincial significance.		X
An area designated by a municipality in its official plan as environmentally significant, however expressed, including designations of areas as environmentally sensitive, as being of environmental concern and as being ecologically significant.		X
An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the <i>Niagara Escarpment Planning and Development Act.</i>		X
An area identified by the Ministry of Natural Resources as significant habitat of a threatened or endangered species.	X	
An area which is habitat of a species that is classified under section 7 of the <i>Endangered Species Act, 2007</i> as a threatened or endangered species.	X	
Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the <i>Oak Ridges Moraine Conservation Act, 2001</i> applies.		X
An area set apart as a wilderness area under the <i>Wilderness Areas Act.</i>		X

MTE filed an electronic request On July 7, 2018 with the MNR to evaluate if the Phase One Property is a wetland, area of natural and scientific interest and/or if there are any species at risk on the Site.

MTE received an electronic response from the MNRF dated August 17, 2018. The Ministry notes that there are no provincially significant wetlands (PSWs) within the study area. The Ministry notes that there are no Areas of Natural and Scientific Interest (ANSIs) within the study area. There are records in the area of the following species at risk (SAR): Snapping Turtle (special concern); and Peregrine Falcon (Special Concern).

According to MNRF resources snapping turtles generally inhabit shallow waters and nest on gravelly or sandy areas along streams. The Phase One Property does not contain these types of habitat but it is likely the forested area to the north and west of the Site provide preferable habitat.

A copy of the response from the MNRF is included in **Appendix C**.

Official Plan of the City of Stratford

MTE reviewed the Official Plan of the City of Stratford (Council Adopted August, 2016), for information regarding important natural and cultural resources in the Study Area.

The Official Plan is a public document which establishes a policy framework for public and private sector decisions regarding immediate and long term land use, servicing, transportation, infrastructure investment and economic matters within the City. It was developed in consultation with the Ministry of Municipal Affairs.

MTE reviewed the City of Stratford Official Plan, for information pertaining to the Site. Information pertaining to the Site is as follows:

- The Site is located within a Residential District and adjacent to a Parks and Open Space District (Schedule A);
- The north and west boundaries of the Site are located adjacent to natural and naturalized woodlands (Schedule B);
- The Site is not located within a wetland unit or wetland hazard (Schedule B);
- There are no water bodies located on the Site. There is a river located northwest of the Site (Schedule C);
- The Site does not contain a Municipal Well and is not located within a SPP Significant Threat Area (Schedule C);
- The Site is not located within a landfill site (Schedule C); and
- The Site is not located within a Heritage Area (Schedule D).

There are no environmental concerns related to the Official Plan.

(xi) Landfills

A review of the “Waste Disposal Site Inventory” (MOE, June 1991) indicated that there are no ‘active’ or ‘closed’ landfills registered on the Site or within the Study Area. This was completed by MTE through an electronic listing query from the MOE’s 1991 Waste Disposal Site Inventory using the Site UTM coordinates and a search radius of 500m. UTM coordinates pertaining to the Site were obtained from Google Earth 2017. The electronic search response is provided in **Appendix C**.

(c) Physical Setting Sources

(i) Aerial Photographs

Aerial photographs and maps were reviewed for information pertaining to the Phase One Property and Phase One Study Area. Aerial photographs were obtained from the National Air Photo Library, Google Earth and records on file at MTE. The earliest available aerial depiction of the Phase One Study Area was from 1879. Due to the scale of certain photographs it was not possible to identify detailed features, therefore the review describes general development (construction or demolition) of the Site and adjacent properties. Copies of selected aerial photographs are provided in **Appendix D**.

1879 Historical Atlas of Perth County, Ontario

The 1879 illustration of the Township & Gore of Downie depicts the Site in the Town of Stratford. The illustration of the Town of Stratford shows the Site has no address and is vacant. John Street, Cambria Street and Gore Street are present. The surrounding area to the southeast, south, and west are vacant. It appears residential lots are present northeast of the Site. The Avon River is present to the northwest of the Site, with a cemetery beyond the river. Two railway lines are shown, one is located north of the Site and runs east-west, and the second is southeast of the Site and runs northeast/southwest.

1955 Aerial Photograph

The 1955 aerial photograph depicts the Phase One Property as developed. It appears the Site is occupied by the main building and some structures are present to the north and south and area surrounded by grassed landscape. Due to the scale of the photo, further detail cannot be made. The half-circle driveway (referred to as Avoncrest Drive), John Street South (immediately east of the Site) and West Gore Street (immediately south of the Site) appear to be in their current configuration.

North and west of the Site appears to be woodlot and the Avon River. Beyond the river, northwest of the Site, the Stratford Public Cemetery can be seen. East of the Site, across John Street South, is developed with one building (46 General Hospital Drive). South of the Site, across West Gore Street, there appears to be agricultural fields and residential dwellings. North of the Site, across the Avon River, there appears to be a railway line running in the east-west direction. Further northeast of the Site, the area is developed with residential housing. No obvious environmental concerns were evident within the boundaries of the Phase One Property.

1959 Aerial Photograph

The 1959 aerial photograph depicts the Phase One Property as developed with approximately four buildings. It appears there is an “L-shaped” building in the central portion (similar to the current configuration of the main building), a smaller rectangle building south of the main building with a cleared rectangular area (potentially the tennis court area), and a very small square building on the northeast portion of the Site. There is a larger irregular shaped area on the northwest portion of the Site, it is unclear if this is a cleared area or a building.

The surrounding areas appear to be similar to the 1955 aerial photograph. A water treatment plant appears approximately 280 meters (m) southwest of the Site. No obvious environmental concerns were evident within the boundaries of the Phase One Property.

1965 Aerial Photograph

The 1965 aerial photograph depicts the Phase One Property similar in configuration to the 1959 aerial photograph. The large irregular shaped area observed on the 1959 aerial photograph appears to have changed shape. It now appears to be a cleared, long, irregular shaped area on the north portion of the Site.

The surrounding properties appear relatively unchanged from the 1959 aerial photograph. It appears a parking lot has been added to the property east of the Site. No obvious environmental concerns were evident within the boundaries of the Phase One Property.

1976 Aerial Photograph

The Phase One Property appears relatively unchanged from the 1965 aerial photograph, although the scale of the photo makes it hard to depict any specific details of the property.

The surrounding properties appear relatively unchanged from the 1959 aerial photograph with the exception that a building and another entrance along St Vincent Street South has been added to the new hospital property east of the Site. No obvious environmental concerns were evident within the boundaries of the Phase One Property.

1983 Ontario Base Map (10 17 5000 48000)

The 1983 Ontario Base Map (OBM) depicts nine structures on the Site. Four buildings are drawn to scale and occupy the central and southeast portions of the Site. There is a half circle driveway (known as Avoncrest Drive) on the central east portion of the Site. The Site is bordered to the north and west by an area of vegetation, and the Avon River is shown approximately 130 m northwest of the Site. The property to the east of the Site contains three buildings and is the location of the new hospital. Properties south of the Site appear to be residential dwellings. The CN Rail is located approximately 290 meters north of the Site and runs in an east-west direction.

1995 Aerial Photographs

The 1995 aerial photograph depicts two small buildings (frame garages) west of the main building, with what appears to be groomed grass behind the garages. There appears to be another small building (frame garage) just north of the main building. There is a large parking lot north of the building. It also appears there is Site access from West Gore Street and a parking lot south of the main building. There are a total of three buildings on the southeast portion of the Site and it appears there is also a tennis court and in-ground pool. The building on the northeast portion of the Site from the 1983 OBM has been demolished. No obvious environmental concerns were evident within the boundaries of the Phase One Property.

The immediately surrounding properties appear relatively unchanged from the 1976 aerial photograph. There appears to be the construction of two tall buildings south of the Site, with increased residential development to the southwest. There have been additions, construction of new buildings and new parking lots at the property east of the Site.

2006 Aerial Photograph

The 2006 aerial photographs appears relatively unchanged from the 1995 aerial photograph. The apparent pool in the 1995 photograph is not depicted on the 2006 photograph. No obvious environmental concerns were evident within the boundaries of the Phase One Property.

The remainder of the surrounding properties appear relatively unchanged from the 1995 aerial photograph. The water pollution control plant for the City of Stratford can be seen west of the Phase One Property and the public cemetery has expanded north west of the Phase One Property.

2010 Aerial Photograph

The 2010 aerial photograph depicts the Phase One Property as relatively unchanged from the 2006 aerial photograph. The three small buildings (frame garages) have been demolished from the west and north central portions of the Site. The tennis court on the southeast portion of the Site has been demolished. The paved parking lot in the south has been expanded further east, close to the building on the southeast portion, and further west, removing former landscaped areas. There appears to be a cleared area with piles of earth in the southwest corner of the Site, on the paved parking lot and in the grassed area. The paved parking lot in the north portion of the Site has expanded, eliminating the landscaped area west of the former garage.

The remainder of the surrounding properties appear relatively unchanged from the 1995 aerial photograph. There has been an additional residential buildings constructed south of the Site.

The demolishing and expansion of the asphalt parking lot may be of environmental concern if the demolition debris was used as fill on the Site.

2017 Aerial Photograph

The 2017 aerial photograph depicts the Phase One Property as relatively unchanged from the 2010 aerial photograph. The cleared area with earthen piles in the southwest portion of the Site is not evident.

The remainder of the surrounding properties appear relatively unchanged from the 1995 aerial photograph. No obvious environmental concerns were evident within the boundaries of the Phase One Property.

(ii) Topography, Hydrology, Geology

Ontario Base Map (OBM) 10 17 5000 48000 from the Ontario Ministry of Natural Resources was consulted to reference land uses. A copy of the OBM is included in **Appendix D**.

The approximate UTM Coordinates for the Phase One Property are 500,199 metres east and 4,801,772 metres north. The geodetic elevation of the Site is approximately 358 metres above sea level (m asl) to 363 m asl. The City of Stratford relies on groundwater as a source of potable water and there are no records of private drinking water wells within the Phase One Study Area. The local groundwater flow direction is assumed to be southwesterly towards the Avon River located approximately 40 m northwest of the Site.

The Site is located within the broad physiographic region known as the Stratford Till Plain. This region consists of a broad clay plain approximately 3,548 km², extending from London in the south, to Blyth and Listowel in the north, with a projection toward Arthur and Grand Valley. The till is fairly uniform and consists of brown calcareous silty clay, with varying silt, clay and stone contents (*Chapman and Putnam, 1984*).

Bedrock is expected to be more than 40 metres below ground surface and consists of Middle Devonian formations of limestone, dolostone and shale (Ministry of Northern Development and Mines, 1991).

(iii) Fill Materials

Material from building demolition at the Site may have been used as fill material. Reportedly, fill material was used on the north portion of the Site to level the parking lot area and incinerator ashes were used as fill in the south parking lot. Historically, it was not uncommon for material from an unknown source to be imported to a property for grading purposes. Therefore, fill of unknown quality may be present at the Phase One Property.

(iv) Water Bodies and Areas of Natural Significance

The nearest water body to the Phase One Property is Avon River located approximately 40 metres to the northwest. Therefore the Site is not adjacent to or within 30 metres of a surface water body.

The Phase One Property is not adjacent to or within 30 metres of an area of natural and scientific interest (ANSI).

(v) Well Information

The Ministry of the Environment and Climate Change (MOECC) provides a web-based well record inventory available to the public. Well records are searchable by number, location and through the use of an interactive map. There are no known water supply wells currently on the Phase One Property.

A review of the MOECC online databases indicates there were two well records for the Phase One Property and no well records for the Phase One Study Area. Water well #5001352 was a well installed in July 1955 at the Phase One Property. This well extended to a depth of approximately 77.7 metres below ground surface (m bgs). The stratigraphy was noted as fill to 4.6 m bgs, hardpan and gravel to 39.0 m bgs, and limestone rock to 77.7 m bgs. A well record from July 2006 indicated the on-Site 6 inch diameter well was “plugged” to 243 feet (72 mbgs) with bentonite (0 to 61 mbgs) slurry and clean stone (61 to 72 mbgs). Copies of the well records are included in **Appendix C**.

(d) Site Operating Records

Historical records indicate the Phase One Property contained a hospital and residences. No industrial uses, bulk chemical storage, retail fuel operation or dry cleaning have occurred at the property. As a result, the Phase One Property is not classified as an enhanced investigation property (EIP) according to Ontario Regulation 153/04 (as amended). The current use is residential based on last known activity pursuant to Part I, Section 2 of Regulation 153/04 as amended. Records that may be associated with the Phase One Property are as follows:

(i) Regulatory Permits

No documentation related to Regulatory Permits and Records were available for the Phase One Property.

(ii) Safety Data Sheets (SDS)

No inventories of Safety Data Sheets (SDS) for the Site were provided to MTE. Reportedly, all SDS are kept electronically.

(iii) Underground Utility Drawings

MTE reviewed a McNeil Surveying Limited completed by Evans Bertrand Hill Wheeler Architecture Inc. in 2004 for the Stratford General Hospital. Gas serviced the building on the south side from West Gore Street and another Gas line entered the Site from the southwest boundary line. The on-Site transformer located in the central portion of the Site supplied hydro to the buildings overhead. Catch basins for storm sewers are present throughout the asphalt parking area. The Phase One Property had municipal sanitary and water services. Steam was used to heat the buildings and pipes connect from the boiler room to the other buildings on Site. Reportedly, some services run underground through the tunnel and connect to the new hospital.

(iv) Inventories of Chemicals and Chemical Storage Areas

Chemicals such as oil, varsol, laundry detergents, a small quantity of paints, were observed in the boiler and laundry facilities located in the south central portion of the Phase One Property. A salt tank is located outside the laundry room.

Glycol is stored in the basement of the Special Services Unit.

(v) Inventories of Aboveground and Underground Storage Tanks

Reportedly, there are no ASTs/USTs currently at the Site, however four have previously existed:

- A former fuel UST (size unknown) located between the two former garages and reportedly removed in the 1990's;
- A 15,000 gallon UST used for bunker 'C' then later used for fuel oil, located south of the two former garages, and reportedly removed in the 1990's.
- A diesel fuel AST (size unknown) formerly located east of the former incinerator smoke stack.
- A hydraulic oil AST (size unknown) currently located in the basement on the east end of the main building, close to the hydraulic elevator.

(vi) Environmental Monitoring Data

No actual environmental monitoring data was available for the Site.

(vii) Waste Management Records

Domestic waste is currently generated at the Phase One Property and domestic waste bins are located on the southeast portion of the south, south of the apartment.

Previously, waste oil and other chemicals were picked up by a licensed waste hauler.

(viii) Process, Production and Maintenance Documents

No process, production, or maintenance documents related to areas of potential environmental concern were available for the Site.

(ix) Records of Spills and Discharges

Reportedly the salt tank in the west central portion of the Site leaked. There was a pipe break in the hydraulic elevator in the main building on the Site. The pipe was fixed and no other spills have been reported on the Site.

(x) Spill Prevention, Emergency Response and Contingency Plans

The Phase One Property currently operates as laundry services and residences. There is a spill kit located in the laundry facilities. No emergency response or contingency plans are available for the Site.

(xi) Environmental Audit Reports

There have been no previous environmental audit reports for the Phase One Property.

(xii) Site Plan of Facility

Site plans of the hospital are described in Section 4(a)(v).

5. INTERVIEWS

On July 13, 2018, August 3, 2018 and August 15, 2018, MTE completed a Phase One ESA interview with Mr. Francesco Sabatini, Manager of Facilities Management Projects at Huron Perth Healthcare Alliance (HPHA) for approximately 2 years, Mr. Paul Munro, Facilities Management Technician at HPHA for approximately 18 years, and Mr. Ron Mott, Facilities Management Technician at HPHA for approximately 25 years. The following information was compiled as a result of information provided to MTE by Mr. Sabatini, Mr. Munro and Mr. Mott:

1. **Current Owner:** The current owner is Huron Perth Healthcare Alliance and the property is currently used for storage and laundry services. The Site is also used as a residence. Huron Perth Healthcare Alliance has owned the property since the facility opened in 1891.
2. **Previous Owner and Tenant:** The Phase One Property was likely owned by the Crown previous to the hospital being built. Hospital operations ceased around the 1990's, and the Site was used for services such as physiotherapy, speech therapy, hearing testing etc. until approximately September 2017.
3. **Major Renovations:** There have been multiple additions and building demolitions since 1891. These dates are noted in **Section 4(a)(v)**.
4. **Water Wells/Septic Beds:** According to Mr. Munro, there are no septic beds on the property. There was historically a water well on the Site installed in 1955 to a maximum depth of 77.7 m bgs, the well was "plugged" in 2006.
5. **Site Drainage:** According to Mr. Sabatini, there is minor flooding in the basement and roof leaks on the 4th floor.
6. **Easements:** There is a gas easement located near the west boundary of the Site.
7. **Dust Control:** According to Mr. Sabatini, dust control has not been used on the Phase One Property.
8. **Winter Maintenance:** Mr. Sabatini indicated that a mixture of salt and sand had been applied to the walkways and parking areas for winter maintenance and is applied by an outside contractor.
9. **Transformers:** There is a pole mounted transformer located south of the main building between the laundry facilities and the cottage. Mr. Mott indicated there were other transformers located in this vicinity that possibly contained PCBs. There are six non-oil interior transformers in the main building, and two non-oil interior transformers in the SSU building. Reportedly, no transformers on Site contain PCBs and no PCB drums were stored on the Site.

10. **Aboveground or Underground Storage Tanks:** Mr. Mott indicated that there are no fuel ASTs/USTs currently at the Site, however three have previously existed. There was a former fuel UST located between the two former garages, a 15,000 gallon fuel UST, located south of the two former garages, and one diesel fuel AST formerly located east of the former smoke stack. The two USTs located near the former garages were reportedly removed in the 1990's. The smaller UST, located between the former garages was reportedly used to fuel tractors/lawn maintenance tools and the two former generators located in the basement of the laundry room. The 15,000 gallon UST stored Bunker C oil prior to storing boiler fuel oil. Reportedly, waste oil, paint thinners and other waste was disposed of in this UST to be used by the boiler. The diesel AST was reportedly used to fuel the two generators kept in the boiler room. There is currently a hydraulic oil AST located in the basement on the east portion of the main hospital.
11. **Fuel Oil:** Mr. Sabatini indicated that the boilers were formerly heated with fuel oil. According to Mr. Mott, the boilers are not in use and ceased operations in the 1990's, once the new power plant at the new hospital (46 General Hospital Drive) was commissioned.
12. **Fuel Pumps:** According to Mr. Sabatini and Mr. Mott, there are no fuel pumps located on the property and none were known to exist.
13. **Pesticides/Herbicides/Sludges:** Mr. Munro indicated that no pesticides/herbicides/sludges have been applied on the Site.
14. **Noise/Odours:** Mr. Sabatini indicated there have been no noise/odour complaints for the Site.
15. **Chemical/Solvent Storage:** Mr. Mott indicated that there is a salt tank located on the west central portion of the Site and that has leaked in the past. There is a hydraulic lift elevator at the east portion of the main building and hydraulic oil is currently stored in a AST in this location. There are glues, paints, and other miscellaneous items related to the woodshop stored in the basement of the main building. Empty and near empty drums labelled waste oils and solvents were observed in the boiler room and reportedly were disposed of by a licensed contractor. Waste oil drums were reportedly stored in the basement under the laundry facilities room and in the southwest parking area, south of the two former garages. According to Mr. Mott, mercury was historically used at the Site in the steam flow controls and switches in the boiler room. Cleaning solvents for laundry are kept at the Site in the laundry facilities room.
16. **Solid waste:** Mr. Sabatini indicated that solid waste is collected by cleaning staff and taken to the new hospital's dumpsters/recycling bins. An external contractor collects waste and recycling from this facility.
17. **Vehicle Maintenance:** According to Mr. Sabatini, there was no vehicle maintenance performed at the Phase One Property with the possible exception of lawn maintenance equipment.
18. **Waste Oils/Liquid Industrial Wastes/Wash Down:** Currently, only a small quantity of waste oil, hydraulic oil and solvents are stored at the Phase One Property. According to Mr. Mott most waste oils and liquid industrial wastes were removed by a licensed contractor in the 1990's. There is no current or former wash down of equipment, vehicles or plant floors on the Phase One Property. Historically, waste

oils were generated with the use of boilers which were stored in drums and picked up by a licensed contractor. Mr. Mott also indicated, waste oil may have been added to the former boiler fuel oil UST located south of the two former garages.

19. **Agricultural Use:** According to Mr. Sabatini, the Phase One Property previously housed agricultural animals such as cows and chickens.
20. **Spills:** Mr. Sabatini indicated that the in ground salt tank has historically leaked. The tank is still present but does not store salt. Mr. Munro indicated there was a pipe leak from the hydraulic lift elevator which occurred and was fixed within the last 10 years. Mr. Sabatini is unaware of any other spills that may have occurred at the Phase One Property.
21. **SDS:** Mr. Sabatini indicated that Safety Data Sheets (SDS) are available for the chemicals formerly used at the Phase One Property.
22. **JHSC:** Mr. Sabatini indicated that is a Joint Health and Safety Committee (JHSC) for all HHPA properties, including the Phase One Property.
23. **Outstanding Regulatory Compliance Issues:** According to Mr. Sabatini, there are no outstanding regulatory compliance issues for the Phase One Property and there have not been any in the past.
24. **Designated Substances:** According to Mr. Sabatini, there are designated substances such as asbestos and lead at the Phase One Property. A Designated Substance Audit is being conducted by MTE and will be provided under separate cover.
25. **Batteries:** According to Mr. Sabatini, there are no non-household type batteries at the Phase One Property.
26. **Other Inspections:** According to Mr. Sabatini, the Ministry of Labour may have shut down operations in the wood shop, however Mr. Mott and Mr. Munro believe this was for the new hospital (46 General Hospital Drive), not at 86 John Street South.
27. **Neighbouring Properties:** According to Mr. Sabatini, there are no reported issues relating to neighbouring properties.
28. **Hoists:** According to Mr. Sabatini, there are no hoists located at the Phase One Property and none have been removed in the past.
29. **Fires:** Mr. Mott indicated the tower at the front of the main building was struck by lightning and partially burned down. There was an incinerator at the Phase One Property and was removed in 2000. No other fires have occurred on the Site.
30. **Mould/Water Damage:** There is mould and water damage in the buildings at the Phase One Property. A Designated Substance Audit is being conducted by MTE and will be provided under separate cover.
31. **Waste Deposits:** According to Mr. Mott, waste from the incinerator was used as fill in the south parking lot on the Site. Building demolition materials may have been used in part as fill materials.
32. **Indoor Air Quality:** According to Mr. Sabatini, there is likely poor indoor air quality due to poor air circulation and the presence of mould.
33. **Emissions:** There are no industrial air emissions at the Phase One Property. The Phase One Property historically had a smoke stack located on the west central portion of the property.

34. **Other Contact:** Mr. Sabatini collaborated with Paul Munro, Manager Technician at the Stratford General Hospital for approximately 18 years, and Ron Mott, Facilities Manager Technician at the Stratford General Hospital for approximately 25 years, at the HHPA for the information provided above.

A copy of the interview form is included in **Appendix E**.

6. SITE RECONNAISSANCE

(a) General Requirements

The Phase One Property was inspected on July 13, 2018, from 10:00 am to 12:00 pm by Ms. Carol Mitchell, P.Eng., QP_{ESA} and Ms. Jackianne Abbey, B.Sc. of MTE. The weather was sunny and the temperature was approximately 30°C.

Inspection Reports are included in **Appendix E**. Photographs were taken of the Phase One Property and Study Area at the time of the inspections and are included in **Appendix F**.

Location and Description

The Phase One Property is roughly rectangular in shape, approximately 2.7 hectares (6.67 acres) in size and is owned by Huron Perth Healthcare Alliance. The property is bound by John Street South and West Gore Street to the east and south respectively, and by woodlot to the north and west in a mainly residential area of Stratford.

The legal description for the Phase One Property obtained from Vu-Map is:

Pt Lot 3 Concession 1 Downie As In R98620 & R286354 ; Stratford

(b) Specific Observations at Phase One Property

Main Building

The main building consists of three major parts, the hospital wing, the laundry facilities room, and the boiler room. The building is four storeys plus a basement, the exterior is comprised of yellow brick, cement and cement brick foundation, shingled roof and long rectangular windows spaced evenly around the building.

Hospital Wing

The hospital wing makes up the majority of the main building. Originally constructed in 1889, there were two main additions in 1910 and 1923.

The basement contains a woodshop on the west end, three elevators, storage rooms and mechanical rooms. Formerly the basement also included a painting room, kitchen and laboratory. A grease trap still remains in the basement. There are three elevators,

two are traction elevators, and one is a hydraulic life elevator. The hydraulic lift elevator is located on the east end of the building and reportedly had a pipe leak in the past. A hydraulic oil tank is stored in this vicinity, some staining was observed on the floor. There are three interior transformers located in the vicinity of the traction elevator in the east end. Reportedly none use oil, and no staining was observed on the floor.

Asbestos pipe insulation was observed in some mechanical rooms and asbestos tiles were observed in some portions of the main wing.

Hospital Laundry/Boilers

Laundry Facilities

The laundry facilities room occupies the first half of the south wing. The interior comprises red brick walls, concrete block walls, concrete floor, fluorescent industrial lights and a warehouse door. The laundry facilities room is large and contains two industrial sized washing machines, two dryers, soaps and detergents, a spill kit, microwave, tables and other miscellaneous furniture, a sink, laundry totes and cabinets. Two trenches were observed on the east side of the room which were reportedly formerly used to hold water from the laundry machine drains. A sanitary sewer line is reportedly connected to these trenches.

Reportedly, two emergency generators and drums of used oil were stored in the basement under the laundry facilities room.

Boiler Room

The boiler room consists of a lower floor and upper mezzanine floor. The interior is comprised of concrete floors, concrete brick walls and plaster walls. The lower floor contains four water softener tanks, empty and near empty drums with labels such as glycol, used oil and steel, and varsol, two boilers, a bathroom and locker room, a storage closet containing small quantities of paint and miscellaneous items. There is a workshop area and an AST reportedly used as a hot water tank. A floor drain was observed in this vicinity, no staining was observed around the drain. The southwest corner of the room contained a raised concrete slab. This is reportedly where coal was stored. A room located west of the boilers was the location of the former water well. It had a 15,000 gallon AST reportedly used to hold water. Reportedly, two generators were formerly stored in the boiler room.

Cottage

A two-storey brick small cottage located east of the boiler room of the main building is currently not in use. Reportedly it has been used as a house in the past, and was built in 1903. The cottage was heated by steam from the hospital boilers via underground steam lines. No environmental concerns were observed at this building.

Special Services Unit

The two-storey brick Special Services Unit located in the central east portion of the property was formerly used as a nurse's residence. It now contains offices, conference

rooms, storage closets, and a hot water tank. A chiller was observed outside along the west wall of the building. The chiller is used to cool the Special Services Unit. Steam from the boilers in the hospital heat the Special Services Unit via underground steam lines. Reportedly glycol is used in the chiller and is stored in the basement. There are two interior transformer located on a concrete pad, no staining was observed in this area.

Apartment Building

The two-storey brick apartment building contains eight units, a laundry room and storage rooms. The apartment is heated from the Special Services Unit via underground steam lines. No environmental concerns were observed at this building.

Exterior Premises

The exterior premises mainly consist of asphalt parking lot, groomed grass and flower beds and woodlot along the north and west property boundaries.

A salt tank is located outside the laundry facilities on the west central portion of the Site. Reportedly, the salt tank leaked. During the time of the Site inspection, piled and loose bricks were observed on and around the in ground tank as well as old wood pallets, plywood, cement parking blocks and other debris.

A pole mounted transformer was observed southeast of the main building.

South of the apartment building was an enclosed domestic waste bin, a large brick stove/BBQ, and a square concrete pad. No staining or stressed vegetation was observed on or in the vicinity of the concrete pad.

On the west portion of the Site, there were two former garages. Reportedly a fuel UST was located between the garages, and another larger fuel oil UST was located south of the garages and was used to fuel the boilers. Waste oil storage was formerly located south of the garages. Snow from the parking lot is piled in this vicinity.

South of the main building/boiler room, there was an incinerator and chimney; both were demolished in 2000. Currently this area is vacant. Incinerator waste was reportedly used as fill in the south parking lot. A diesel fuel AST was formerly located in this area.

Access to the Site is provided by a semi-circular asphalt driveway (Avoncrest Drive) from John Street South and a linear, asphalt driveway from West Gore Street. Access to the parking lots is gated with a traffic arm. The topography of the Site is relatively flat with a slight slope towards the southwest. Topography of the Site compared to surrounding properties is higher than the adjacent undeveloped woodlot to the north and west, but similar in elevation to the developed properties to the east and south. Further northwest, the Avon River runs through the woodlot.

The north portion of the Site appears to have been raised with fill as the elevation of the parking lot is much higher than that of the surrounding forest floor. It was reported that fill, which may include building demolition materials, was used to raise this portion of

the Site. There was a formerly the following structures in this portion of the Site: a residence, an ambulance garage and paint booth, and a barn.

The Site is serviced with overhead hydro along the surrounding roadways, underground natural gas and municipal water and sanitary services. Surface drainage is inferred to be directed overland to catch basins on-Site or to the southwest woodlot. A stormceptor is located in the northwest portion of the Site.

There was no evidence of stained soil, stressed vegetation, fires, fueling systems or any unidentified substances at the visible areas of the Site. No evidence of septic systems, remnant foundations or rail lines were observed in the accessible areas of the Site.

Surrounding Properties in the Phase One Study Area

There is a woodlot surrounding the Phase One Property to the north and west. John Street South and West Gore Street border the Site to the east and south respectively. Further east is the new Stratford General Hospital, with a boiler room, transformer and oxygen storage located closest to John Street South. Further south is mainly residential, and a health care facility. There are no industrial properties within the Study Area. The closest industrial property is the water pollution control plant for the City of Stratford located 280 m west of the Phase One Property.

(i) Enhanced Investigation Property

Based on historical use as a roadway and hospital, the Phase One Property is not classified as an enhanced investigation property (EIP) according to Ontario Regulation 153/04 (as amended).

(c) Written Description of Investigation

The investigation completed by MTE is summarized as follows:

- MTE performed the Phase One ESA investigation according to the scope provided in Section 3. There were no limitations or deviations from the scope.
- MTE corresponded with the MOECP, the City of Stratford and the TSSA.
- MTE consulted published records and databases.
- MTE reviewed previous Site Plans provided by the property owner.
- MTE commissioned and reviewed an EcoLog ERIS report for the Phase One Study Area.
- MTE interviewed a representative of the owner and persons knowledgeable of the Phase One Property.
- MTE inspected the Phase One Property.
- Investigation of neighbouring properties was completed from public areas.
- MTE has determined that there are PCAs on the Phase One Property that are described in Section 7(ii) of this report.

7. REVIEW AND EVALUATION OF INFORMATION

(i) *Current and Past Uses*

Table 7(i) – SUMMARY OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
1889-2018	Huron Perth Healthcare Alliance	Hospital	Residential	<ul style="list-style-type: none"> The publication indicated that construction of the hospital began in 1889 and the facility opened in 1891 The municipal directories indicated that the Phase One Property was listed as the Hospital in 1910. The 1955 -2017 aerial photographs depict the Site developed with buildings. The 1948 FIP shows the Site as the Stratford General Hospital

(ii) *Potentially Contaminating Activity*

The results of the Phase One ESA identified 10 Potentially Contaminating Activities (PCAs) located on the Site and several PCAs on properties located within the Study Area.

A copy of the list of PCAs prescribed in Ontario Regulation 153/04 is provided in **Appendix G**. Where applicable, PCAs that can be related with those listed in Table 2 of Schedule D of O.Reg.153/04 are noted in the tables provided in **Appendix H**. The PCA locations are illustrated on **Figure 3**.

(iii) Areas of Potential Environmental Concern

There were 10 PCAs identified on the Site which contributes to 15 on-Site APECs. In addition, the PCAs identified at the surrounding properties to the east and south of the Phase One Property were also considered to result in three (3) APECs.

The PCAs that were considered to result in an APEC are illustrated on **Figure 3**. The Areas of Potential Environmental Concern (APECs) on the Phase One Property are shown on **Figure 4** and summarized in a table included in **Appendix I**.

The following describes each APEC:

MTE identified APEC #1a as the entire property where fill placement (PCA #30) may have occurred during the original development, building demolition and site grading where building demolition material of unknown quality may have been used for grading in the former building footprint (PCA #30). The limits of APEC #1a were determined from facility drawings, aerial photographs and an interview with key Site personnel.

MTE identified APEC #1b as the south parking lot where incinerator ash waste was used as fill (PCA #30). The limits of APEC #1b were determined from an interview with key Site personnel and Site inspection.

MTE identified APEC #2a in the east central portion of the Phase One Property in the main building where potential impacts related to the hydraulic lift elevator spill (PCA #28) may be present. The limits of APEC #2a were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #2b in the east central portion of the Phase One Property in the main building where potential impacts related to the hydraulic oil AST (PCA #28) may be present. The limits of APEC #2b were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #3 as the footprint of the north portion of the main building in the central portion of the Phase One Property where potential impacts related to the former hospital laboratory and cleaning chemicals (PCA #8) may be present. The limits of APEC #3 were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #4 as the southeast portion of the Phase Two Property on the west half of the SSU building where cooling chemicals (PCA #8) are stored and used. The limits of APEC #4 were determined from an interview with key Site personnel and Site inspection.

MTE identified APEC #5a in the west portion of the Phase One Property, between the two former garages where a fuel UST (PCA #28) was formerly located. The limits of APEC #5a were determined from an interview with key Site personnel.

MTE identified APEC #5b in the west portion of the Phase One Property, south the two former garages where a 15,000 gallon fuel oil UST (PCA #28) was formerly located. The limits of APEC #5b were determined from an interview with key Site personnel.

MTE identified APEC #5c in the south portion of the Phase One Property, adjacent to the former smoke stack where a diesel AST (PCA #28) was formerly located. The limits of APEC #5c were determined from facility drawings and from an interview with key Site personnel.

MTE identified APEC #6a in the west central portion of the Phase One Property, in the basement under the laundry facilities room where two generators (PCA #28) for use as an emergency power source were formerly located. The limits of APEC #6a were determined from an interview with key Site personnel.

MTE identified APEC #6b in the west central portion of the Phase One Property, in the boiler room where two generators (PCA #28) for use as an emergency power source were formerly located. The limits of APEC #6b were determined from an interview with key Site personnel.

MTE identified APEC #7 in the south portion of the Phase One Property, where a former incinerator (PCA #58) was located. The limits of APEC #7 were determined from facility drawings, a published book, and an interview with key Site personnel.

MTE identified APEC #8 in the south portion of the Phase One Property, in vicinity to the former boiler room where coal was stored for use as a heating source. The limits of APEC #8 were determined from facility drawings, a published book, and interviews with key Site personnel.

MTE identified APEC #9 in the southwest portion of the Phase One Property, in vicinity to the boiler room where treatment chemicals for the boiler were stored (PCA #8). The limits of APEC #9 were determined from facility drawings, interviews with key Site personnel and Site inspection.

MTE identified APEC #10 in the southwest portion of the Phase One Property, in vicinity to the boiler room where mercury controls and switches for steam were formerly used (PCA #8). The limits of APEC #10 were determined from an interview with key Site personnel.

MTE identified APEC #11 in the central portion of the Phase One Property, in vicinity between the main building and the cottage where a transformer (potentially containing PCBs) (PCA #55) is located. The limits of APEC #11 were determined from facility drawings, interviews with key Site personnel and Site Inspection.

MTE identified APEC #12 in the west central portion of the Phase One Property, in vicinity to the laundry and boiler rooms where bulk salt was stored in a tank (PCA #48) for water treatment. The limits of APEC #12 were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #13 as the asphalt parking areas and walkways where small quantities of deicing chemicals have been applied for the safety of vehicular and pedestrian traffic under conditions of snow and/or ice. The limits of APEC #13 were determined from aerial photographs, interviews with key Site personnel and Site inspection.

MTE identified APEC #14a as the west central portion of the Phase One Property in the basement of the laundry facilities room where waste oil was formerly stored (PCA #28). The limits of APEC #14a were determined from interviews with key Site personnel.

MTE identified APEC #14b as the west portion of the Phase One Property south of the former two garages where waste oil was formerly stored (PCA #28). The limits of APEC #14b were determined from interviews with key Site personnel.

MTE identified APEC #15 as the north central portion of the Phase One Property in the location of the former Ambulance Garage where a paint booth was reported (PCA #39). The limits of APEC #15 were determined from interviews with key Site personnel.

MTE identified APEC #16 as the east Phase One Property boundary where impacts may be present related to off-Site deicing chemical use for the safety of vehicular and pedestrian traffic under conditions of snow and/or ice. The limits of APEC #16 were determined from aerial photographs, interviews with key Site personnel and Site inspection.

MTE identified APEC #17 as the east Phase One Property boundary where impacts may be present related to former temporary hazardous waste storage at the property to the east (PCA #8). The limits of APEC #17 were determined from facility drawings, aerial photographs, and an interview with key Site personnel.

MTE identified APEC #18 as the south Phase One Property boundary where impacts may be present related to off-Site deicing chemical use for the safety of vehicular and pedestrian traffic under conditions of snow and/or ice. The limits of APEC #18 were determined from aerial photographs, interviews with key Site personnel and Site inspection.

The limits of APECs #1 through #18 represent complete coverage of the Phase One Property area, and there are no uncertainties regarding the location and extents of the APECs.

(iv) Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) was developed in consideration of Part V in Schedule D of Ontario Regulation 153/04 (as amended). The CSM consisted of two parts; a narrative description using the sub-headings in Table 1 of Schedule D, as well as **Figures 1** through **Figure 4**.

The following was noted with respect to the Phase One CSM:

- (i) The Phase One Property is located at municipal address 86 John Street South in Stratford, Ontario. The Site is located in a residential area which includes residential dwellings and health care facilities. A woodlot and the Avon River border the Site to the north and west. Refer to **Figure 1** for the Site Location.
- (ii) The Phase One Property currently contains four buildings, currently the only operations on the Property include laundry services, storage and residences. Formerly the Site operated as a hospital and included additional buildings and structures such as two storage garages, an ambulance garage, barn, house, tennis court and pool. Hospital operations ceased around the 1990's, and the Site was used for services such as physiotherapy, speech therapy, hearing testing etc. until approximately September 2017. Refer to **Figure 2** for Site Layout and Features.
- (iii) There are no water bodies located on the Phase One Property or within 30 m of the Site.
- (iv) The Phase One Property is not considered to be an area of natural significance on the Phase One Property or within 30 m of the Site.
- (v) There are no drinking water wells on the Phase One Property. A well was installed on the Phase One Property in 1955 to approximately 77.7 m bgs and was plugged in 2006. The purpose of the well was not stated in the well log.
- (vi) The property is bounded by John Street South and West Gore Street to the east and south respectively, and by woodlot to the north and west in a mainly residential area of Stratford as presented on **Figure 3**.
- (vii) MTE identified PCAs in the Phase One Study Area, as illustrated on **Figure 3**.
- (viii) The identified PCAs resulted in the development of 18 APECs on the Phase One Property, as illustrated on **Figure 4**.

Phase One Property and Location Description

The Phase One Property comprises approximately 2.7 hectares (6.67 acres) and currently contains four buildings, currently the only operations on the Property include laundry facilities, storage and residences. Formerly, the Site operated as a hospital and included additional buildings and structures such as two storage garages, an ambulance garage, barn, house, tennis court and pool. Hospital operations ceased around the 1990's, and the Site was used for services such as physiotherapy, speech therapy, hearing testing etc. until approximately September 2017. Access to 86 John Street South is provided via two asphalt driveways from John Street South and West Gore Street. The Site is bounded by residential dwellings to the north. The Site is bounded by John Street South and West Gore Street to the east and south respectively,

and by woodlot to the north and west in a mainly residential area of Stratford. The legal description of the Phase One Property is:

Pt Lot 3 Concession 1 Downie As In R98620 & R286354; Stratford

At the time of the Phase One Site inspection, Huron Perth Healthcare Alliance was the current property owner.

Phase One Property History

The first developed use of the Phase One Property was in 1891 when the property was developed as the Stratford General Hospital. This was determined through the book *For your health Stratford General Hospital 1891-2002* by Dean Robinson and Carolyn Bart-Riedstra. The property operates as storage and laundry services for the new Stratford General Hospital located to the east, across John Street South, and as a residence.

Surrounding properties generally consist of woodlot, residential dwellings and health care facilities.

Proposed Future Use

The intended future use of the Phase One Property is for residential purposes. It is anticipated that the existing structures on the Site will be demolished.

Enhanced Investigation Property (EIP)

Under Ontario Regulation 153/04 (as amended), the Site is not considered an Enhanced Investigation Property (EIP).

Areas where Potentially Contaminating Activity on or potentially affecting the Phase One Property has occurred

The results of the Phase One ESA identified 10 Potentially Contaminating Activities (PCAs) located on the Site and several PCAs on properties located within the Study Area.

A copy of the list of PCAs prescribed in Ontario Regulation 153/04 is provided in **Appendix G**. Where applicable, PCAs that can be related with those listed in Table 2 of Schedule D of O.Reg.153/04 are noted in the tables provided in **Appendix H**. The PCA locations are illustrated on **Figure 3**.

There were 10 PCAs identified on the Site which contributed to 15 on-Site APECs. In addition, the PCAs identified at the surrounding properties to the east and south of the Phase One Property were also considered to result in three (3) APECs. The Areas of Potential Environmental Concern (APECs) on the Phase One Property is shown on **Figure 4** and summarized in a table included in **Appendix I**.

The following describes each APEC:

MTE identified APEC #1a as the entire property where fill placement (PCA #30) may have occurred during the original development, building demolition and site grading where building demolition material of unknown quality may have been used for grading in the former building footprint (PCA #30). The limits of APEC #1a were determined from facility drawings, aerial photographs and an interview with key Site personnel.

MTE identified APEC #1b as the south parking lot where incinerator ash waste was used as fill (PCA #30). The limits of APEC #1b were determined from an interview with key Site personnel and Site inspection.

MTE identified APEC #2a in the east central portion of the Phase One Property in the main building where potential impacts related to the hydraulic lift elevator spill (PCA #28) may be present. The limits of APEC #2a were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #2b in the east central portion of the Phase One Property in the main building where potential impacts related to the hydraulic oil AST (PCA #28) may be present. The limits of APEC #2b were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #3 as the footprint of the north portion of the main building in the central portion of the Phase One Property where potential impacts related to the former hospital laboratory and cleaning chemicals (PCA #8) may be present. The limits of APEC #3 were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #4 as the southeast portion of the Phase Two Property on the west half of the SSU building where cooling chemicals (PCA #8) are stored and used. The limits of APEC #4 were determined from an interview with key Site personnel and Site inspection.

MTE identified APEC #5a in the west portion of the Phase One Property, between the two former garages where a fuel UST (PCA #28) was formerly located. The limits of APEC #5a were determined from an interview with key Site personnel.

MTE identified APEC #5b in the west portion of the Phase One Property, south the two former garages where a 15,000 gallon fuel oil UST (PCA #28) was formerly located. The limits of APEC #5b were determined from an interview with key Site personnel.

MTE identified APEC #5c in the south portion of the Phase One Property, adjacent to the former smoke stack where a diesel AST (PCA #28) was formerly located. The limits of APEC #5c were determined from facility drawings and from an interview with key Site personnel.

MTE identified APEC #6a in the west central portion of the Phase One Property, in the basement under the laundry facilities room where two generators (PCA #28) for use as an emergency power source were formerly located. The limits of APEC #6a were determined from an interview with key Site personnel.

MTE identified APEC #6b in the west central portion of the Phase One Property, in the boiler room where two generators (PCA #28) for use as an emergency power source were formerly located. The limits of APEC #6b were determined from an interview with key Site personnel.

MTE identified APEC #7 in the south portion of the Phase One Property, where a former incinerator (PCA #58) was located. The limits of APEC #7 were determined from facility drawings, a published book, and an interview with key Site personnel.

MTE identified APEC #8 in the south portion of the Phase One Property, in vicinity to the former boiler room where coal was stored for use as a heating source. The limits of APEC #8 were determined from facility drawings, a published book, and interviews with key Site personnel.

MTE identified APEC #9 in the southwest portion of the Phase One Property, in vicinity to the boiler room where treatment chemicals for the boiler were stored (PCA #8). The limits of APEC #9 were determined from facility drawings, interviews with key Site personnel and Site inspection.

MTE identified APEC #10 in the southwest portion of the Phase One Property, in vicinity to the boiler room where mercury controls and switches for steam were formerly used (PCA #8). The limits of APEC #10 were determined from an interview with key Site personnel.

MTE identified APEC #11 in the central portion of the Phase One Property, in vicinity between the main building and the cottage where a transformer (potentially containing PCBs) (PCA #55) is located. The limits of APEC #11 were determined from facility drawings, interviews with key Site personnel and Site Inspection.

MTE identified APEC #12 in the west central portion of the Phase One Property, in vicinity to the laundry and boiler rooms where bulk salt was stored in a tank (PCA #48) for water treatment. The limits of APEC #12 were determined from facility drawings, an interview with key Site personnel and Site inspection.

MTE identified APEC #13 as the asphalt parking areas and walkways where small quantities of deicing chemicals have been applied for the safety of vehicular and pedestrian traffic under conditions of snow and/or ice. The limits of APEC #13 were determined from aerial photographs, interviews with key Site personnel and Site inspection.

MTE identified APEC #14a as the west central portion of the Phase One Property in the basement of the laundry facilities room where waste oil was formerly stored (PCA #28). The limits of APEC #14a were determined from interviews with key Site personnel.

MTE identified APEC #14b as the west portion of the Phase One Property south of the former two garages where waste oil was formerly stored (PCA #28). The limits of APEC #14b were determined from interviews with key Site personnel.

MTE identified APEC #15 as the north central portion of the Phase One Property in the location of the former Ambulance Garage where a paint booth was reported (PCA #39). The limits of APEC #15 were determined from interviews with key Site personnel.

MTE identified APEC #16 as the east Phase One Property boundary where impacts may be present related to off-Site deicing chemical use for the safety of vehicular and pedestrian traffic under conditions of snow and/or ice. The limits of APEC #16 were determined from aerial photographs, interviews with key Site personnel and Site inspection.

MTE identified APEC #17 as the east Phase One Property boundary where impacts may be present related to former temporary hazardous waste storage at the property to the east (PCA #8). The limits of APEC #17 were determined from facility drawings, aerial photographs, and an interview with key Site personnel.

MTE identified APEC #18 as the south Phase One Property boundary where impacts may be present related to off-Site deicing chemical use for the safety of vehicular and pedestrian traffic under conditions of snow and/or ice. The limits of APEC #18 were determined from aerial photographs, interviews with key Site personnel and Site inspection.

The limits of APECs #1 through #18 represent complete coverage of the Phase One Property area, and there are no uncertainties regarding the location and extents of the APECs.

Contaminants of Potential Concern

The Contaminants of Potential Concern (COPCs) in soil on the Phase One Property include PHC F1–F4, VOCs, BTEX, PAHs, ABNs, PCBs, metals, mercury, dioxins and furans, EC, SAR and pH. The COPCs for each APEC are summarized in the APEC table above.

The COPCS in groundwater on the Phase One Property include PHC F1–F4, VOCs, BTEX, PAHs, ABNs, PCBs, metals, formaldehyde, mercury, glycol, dioxins and furans, chloride and sodium. The COPCs for each APEC are summarized in the in APEC Table above.

Potential for Underground Utilities to Affect Contamination Distribution

Underground utility drawings were reviewed by MTE. Service tunnels are also present at the Phase One Property. It is possible that roadways and sanitary lines on and in the vicinity of the Phase One Property may influence the migration of shallow contaminants. It is not anticipated that other buried utilities would influence contaminant distribution and migration.

Regional Site Specific Geological and Hydrogeological Information

The Site is located within the broad physiographic region known as the Stratford Till Plain. This region consists of a broad clay plain approximately 3,548 km², extending from London in the south, to Blyth and Listowel in the north, with a projection toward Arthur and Grand Valley. The till is fairly uniform and consists of brown calcareous silty clay, with varying silt, clay and stone contents (*Chapman and Putnam, 1984*).

Bedrock is expected to be more than 40 metres below ground surface and consists of Middle Devonian formations of limestone, dolostone and shale (Ministry of Northern Development and Mines, 1991).

The Phase One Property is not classified as environmentally sensitive, or a shallow soil condition or within 30 m of a water body.

The City of Stratford relies on groundwater as a source of potable water and there are no records of private drinking water wells within the Phase One Study Area. The local groundwater flow direction is assumed to be southwesterly towards the Avon River located approximately 40 m northwest of the Site.

An Ontario Base Map (No. 10 17 5500 48000) was reviewed for the Phase One Study Area. The geodetic ground surface elevations in the vicinity of the Phase One Property are approximately 358 - 363 metres above sea level (m.a.s.l.) and the UTM coordinates for the approximate center of the Phase One Property are 500,199 metres east and 4,801,772 metres north. The topography of the Site is relatively flat with a slight slope towards the southwest. Topography of the Site compared to surrounding properties is higher than the adjacent undeveloped woodlot to the north and west, but similar in elevation to the developed properties to the east and south. Further northwest, the Avon River runs in a southwest direction through the woodlot. Surface drainage is inferred to be directed overland to catch basins on-Site or to the southwest woodlot.

Uncertainty or absence of information that could affect the validity of the CSM

It is possible that there are additional drains, pipes or other underground infrastructure present on the Site; these structures may influence the migration of shallow contaminants. The QP_{ESA} has determined that this uncertainty will not affect the validity of the Phase One ESA Conceptual Site Model or the conclusions of this report.

8. CONCLUSIONS

(i) Phase Two Environmental Site Assessment Requirement

MTE has identified PCAs associated with past and current use of the Phase One Property. Based on the above, MTE recommends the following steps to address and evaluate soil and groundwater conditions:

- Advance multiple boreholes, completed as monitoring wells to the shallow water table to evaluate the identified APECs;
- Sample soil and groundwater for Contaminants of Potential Concern (COPC);
- Measure groundwater levels and complete groundwater elevation surveying on the monitoring wells; and
- Completion of a Phase Two Environmental Site Assessment report.

(ii) RSC Based on Phase One Environmental Site Assessment

A Record of Site Condition cannot be filed on the basis of the Phase One ESA due to multiple potentially contaminating activities that have been performed on the Phase One Property and in the Phase One Study Area, as noted above.

(iii) Signatures

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and the client. Our findings and conclusions are presented in Sections 7 and 8 above. It was completed in accordance with the Scope of Work referred to in Section 3 and the requirements of Ontario Regulation 153/04. As such, this report may not deal with all issues potentially applicable to the site and may omit issues, which are or may be of interest to the reader. MTE makes no representation that the present report has dealt with any and all of the important features, including any or all important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions, as they existed during the time period of the investigation. In addition, MTE has relied on information provided by the persons interviewed as part of this study (identified herein) as being accurate and representative. This report is not intended to be exhaustive in scope or to imply a risk-free facility.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

Respectfully Submitted,

MTE CONSULTANTS INC.



Jackianne Abbey, B.Sc.
Environmental Scientist



Carol Mitchell, P.Eng., QP_{ESA}
Senior Environmental Engineer

JFA:dem

9. REFERENCES

The following list of references and sources were reviewed for the purposes of preparing the report:

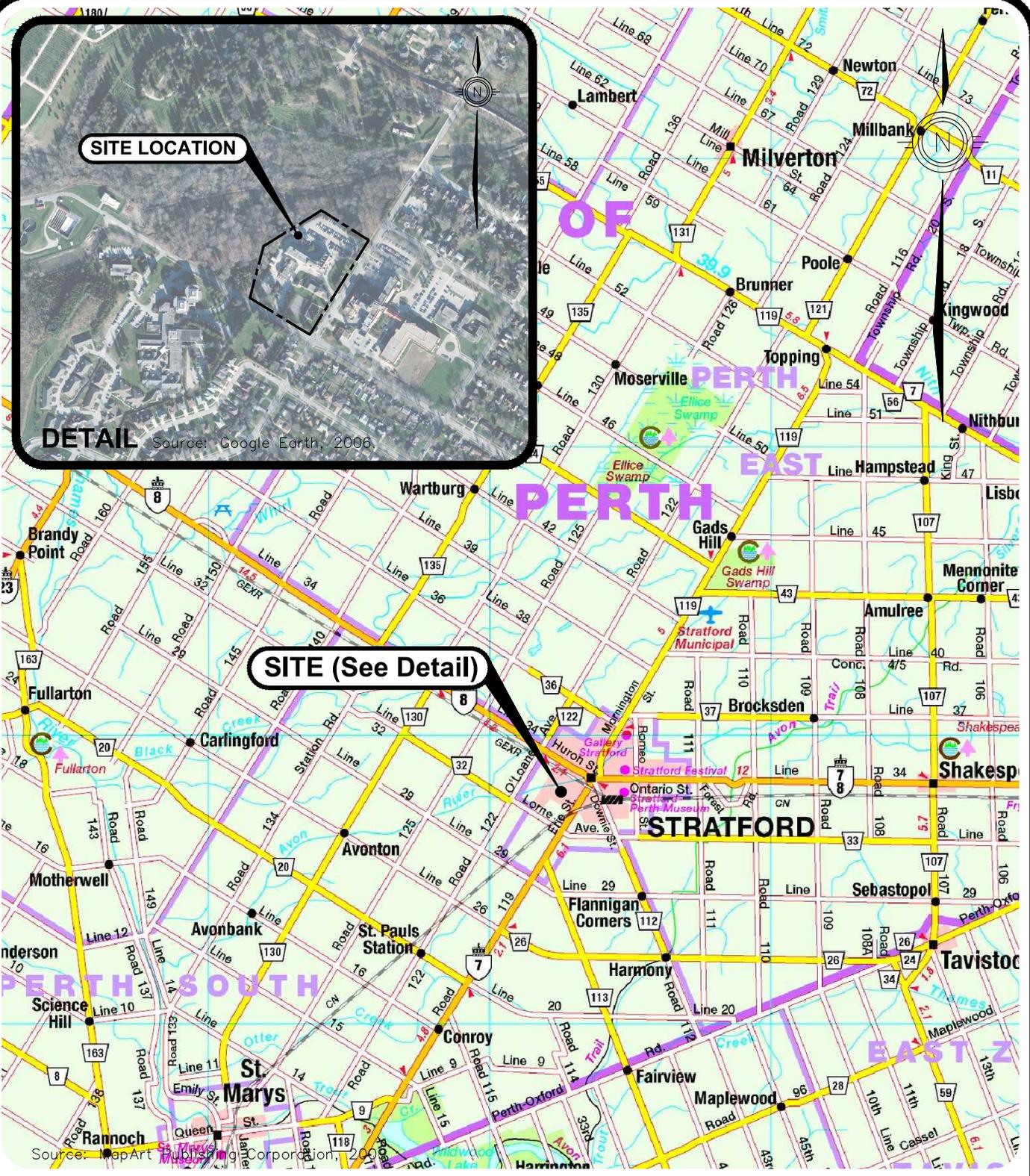
Applicable Section	Reference / Source	Date
4.(a)(iii)	Catalogue of Canadian Fire Insurance Plans 1875-1975 By Lorraine Dubreuil and Cheryl A. Woods	2002
4.(a)(v)	EcoLog ERIS Report Number 20180710022	July 17, 2018 (date of report)
4.(a)(v)	"For your health – Stratford General Hospital 1891-2002" By Dean Robinson andCarolynn Bart-Riedstra	2003
4.(a)(v)	<i>Additions & Alterations</i> by Archibald, Gray & McKay	1967
4.(a)(v)	<i>Additions and Alterations Stratford General Hospital</i> , by Zelder Roberts Partnership Architects	1967
4.(a)(v)	<i>Upper Portion of Boiler Room & Sections, Mechanical</i> , Marani & Morris Architects	(Date unreadable)
4.(b)(i)	Environment Canada National Pollutant Release Inventory	July 12, 2018 (date of search)
4.(b)(i)	Federally Contaminated Sites, Treasury Board of Canada	August 1, 2018 (date of search)
4.(b)(ii)	Ontario MOE, "PCB Site Inventory System 2000"	July 2000
4.(b)(iv)	Ontario Ministry of the Environment, "Inventory of Coal Gasification Plant Waste Sites in Ontario"	April 1987, Reprinted February 1989
4.(b)(iv)	Ministry of the Environment, Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario	November 14, 1988
4.(b)(v)	City of Stratford, Clerks Division	July 10, 2018 (date of request)
4.(b)(vi)	Ontario Ministry of the Environment Hazardous Waste Information Network	July 12, 2018 (date of search)
4.(b)(vii)	Ministry of the Environment and Climate Change (MOECC) - Freedom of Information Office	July 10, 2018 (date of request)
4.(b)(viii)	Technical Standards and Safety Authority – Fuel Safety Division inquiry	July 9, 2018 and August 7, 2018 (date of responses)
4.(b)(ix)	Ontario Ministry of the Environment, Brownfields Environmental Site Registry	July 12, 2018 (date of search)
4.(b)(x)	Ministry of Natural Resources online mapping	August 1, 2018 (date of search)
4.(b)(x)	City of Stratford, Official Plan (website)	August, 2016
4.(b)(xi)	Ontario MOE, "Waste Disposal Site Inventory"	June 1991
4.(c)(i)	Illustrated Historical Atlas of The County of Perth Ont. Compiled, drawn and published from personal examinations and surveys by H. Belden & Co. Toronto. 1879. Offset Edition 1972 edited by Ross Cumming Port Elgin, Ont.	1879
4.(c)(i)	Aerial photographs National Air Photo Library, Google Earth and records on file with MTE	1955, 1959, 1965, 1976, 1995, 2006, 2010, 2017

Applicable Section	Reference / Source	Date
4.(c)(ii)	Ontario Ministry of Natural Resources, Ontario Base Map 10 17 5000 48000	1983 (date of image)
4.(c)(ii)	Chapman and Putnam. The Physiography of Southern Ontario, Third Edition.	1984
4.(c)(ii)	Lumber, S.B. Geology of the North Bay Area, District of Nipissing and Parry Sound: Ontario Department of Mines and Northern Affairs. Geological Report 94.	1971
4.(c)(ii)	Harrison	1972
4.(c)(ii)	Ontario Ministry of Northern Development and Mines. Bedrock Geology of Ontario, Southern Sheet. Scale 1:1,000,000.	1991



FIGURES

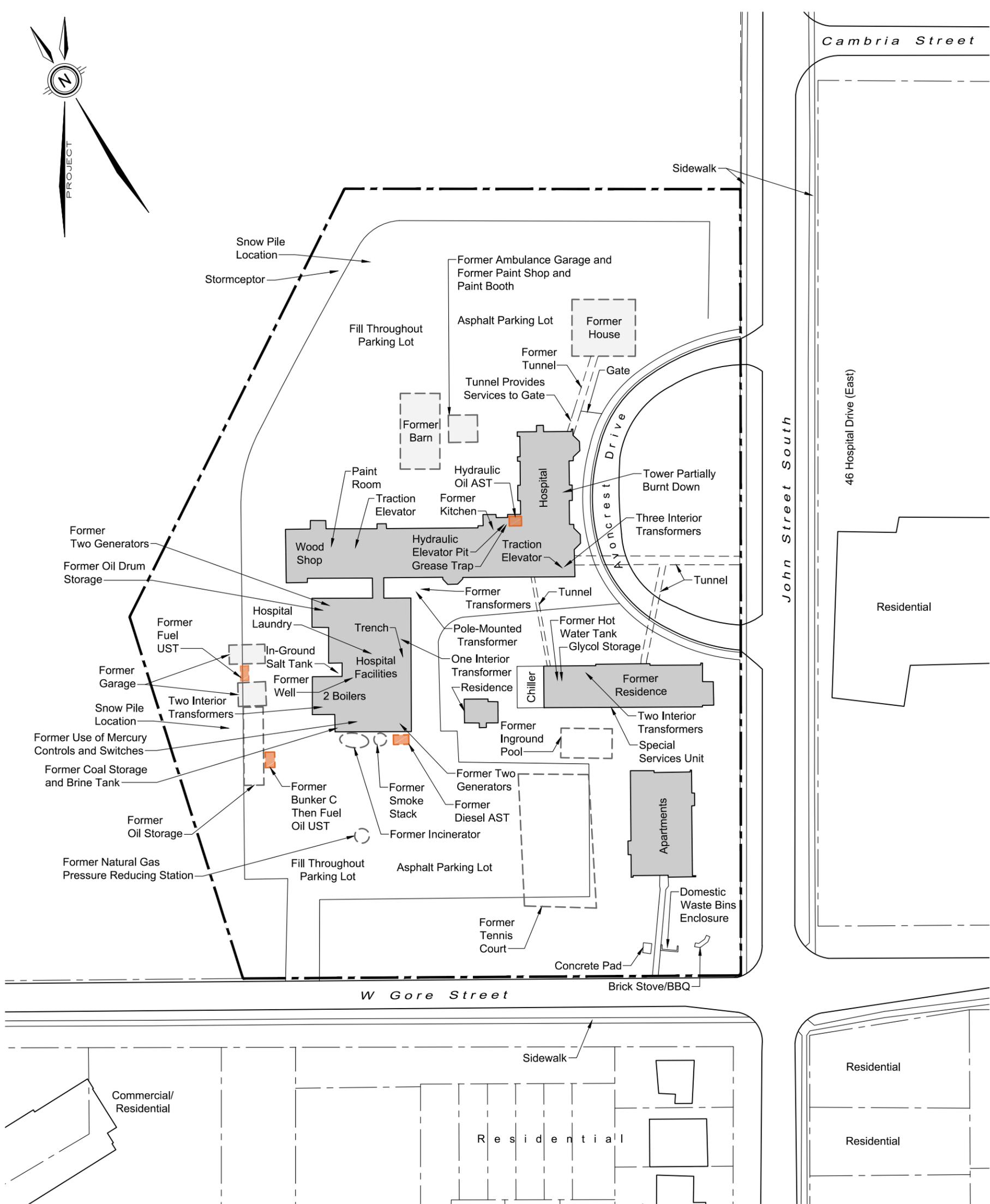
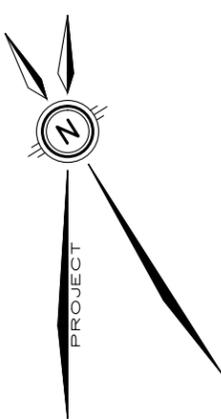
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 1 SITE LOCATION MAP
 August 28, 2018 - 8:52 AM - Plotted By: tschneider



SITE LOCATION MAP

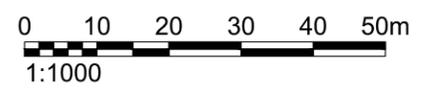


Project Name			
Phase One Environmental Site Assessment			
Site		Client	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
Scale (8.5x11)	MTE Project No.	Date	Figure No.
1:200,000	43789-300	August 2018	1



LEGEND

- Property Line
- Adjoining Property Line
- Building
- Former Building
- Underground/ Aboveground Storage Tank



SITE LAYOUT AND FEATURES

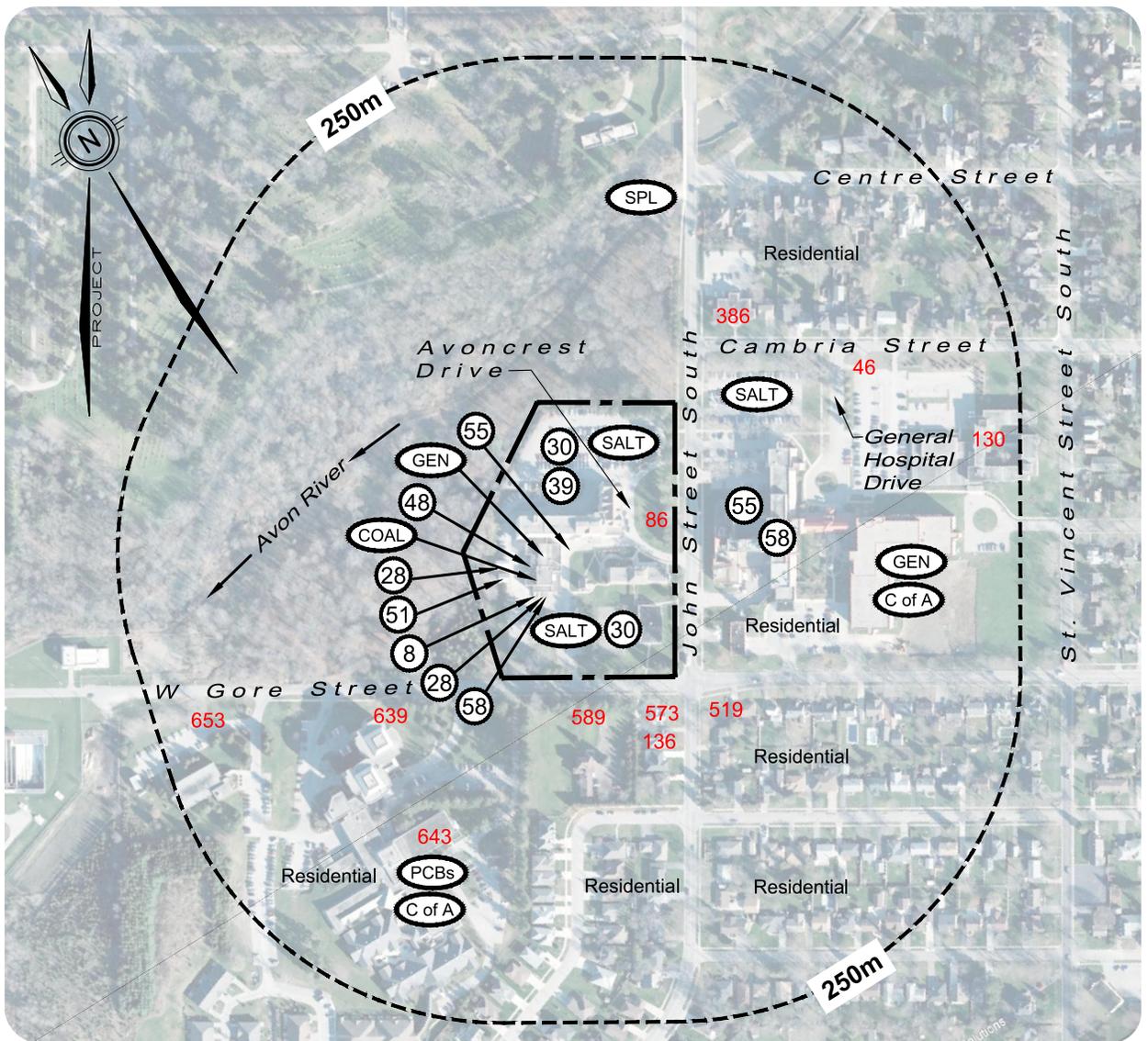


Engineers | Scientists | Surveyors

Project Name

Phase One Environmental Site Assessment

<small>Site</small>	<small>Client</small>
86 John Street South, Stratford, Ontario	Huron Perth Healthcare Alliance
<small>Scale (11X17)</small>	<small>Figure No.</small>
1:1000	2



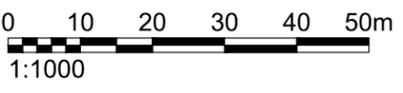
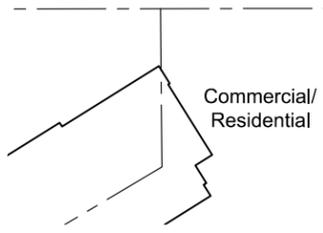
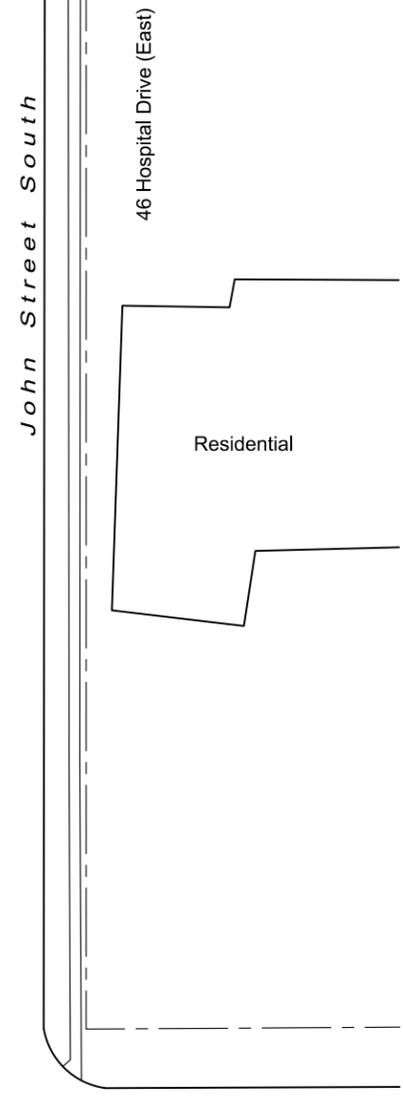
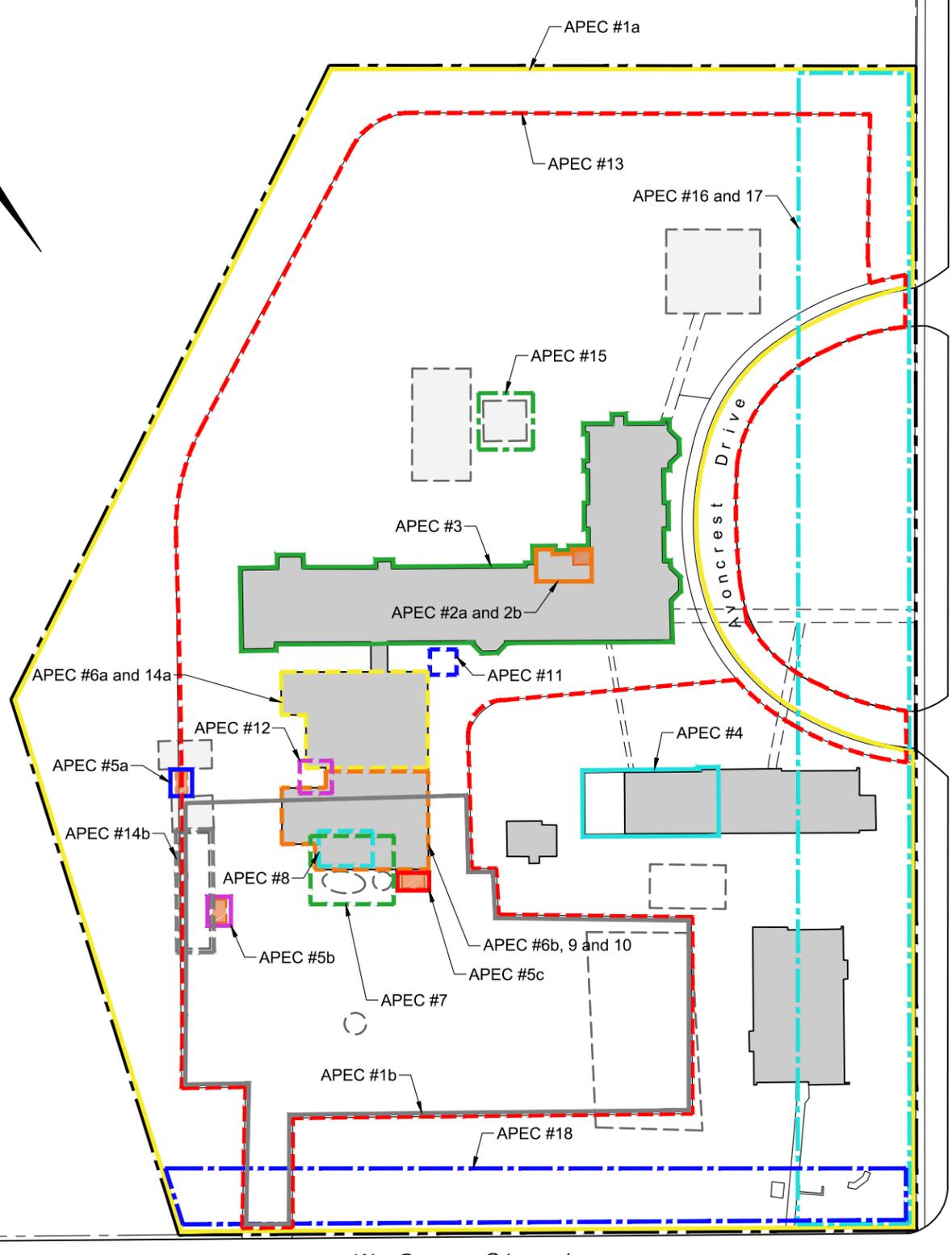
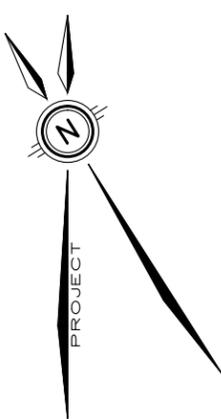
LEGEND

- Property Line
- 250m Radius
- 433 Municipal Address
- Potentially Contaminating Activities (Refer to Table 2 Sch. D O. Reg 153/04 as Amended)
- Ontario Regulation 347 Waste Generators Summary
- PCB Storage
- Certificate of Approval
- Coal Use
- Small Quantity Salt Applications
- Ontario Spills

POTENTIALLY CONTAMINATING ACTIVITIES



<i>Project Name</i>			
Phase One Environmental Site Assessment			
<i>Site</i>		<i>Client</i>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<i>Scale (8.5x11)</i>	<i>MTE Project No.</i>	<i>Date</i>	<i>Figure No.</i>
1:5000	43789-300	August 2018	3



LEGEND

- Property Line
- Adjoining Property Line
- Building
- Former Building
- Underground/ Aboveground Storage Tank

- APEC #1a Potential placement of fill materials of unknown quality associated with building demolition and grading
- APEC #1b Incinerator waste used as fill in south parking lot
- APEC #2a Potential impacts from hydraulic lift elevator spill
- APEC #2b Potential impacts from hydraulic oil AST
- APEC #3 Potential impacts from hospital laboratory and cleaning
- APEC #4 Potential impacts from hospital cooling chemicals
- APEC #5a Potential impacts from former fuel UST used to fuel tractors and generators
- APEC #5b Potential impacts from 15,000 gallon former bunker C oil and former fuel oil UST
- APEC #5c Potential impacts from former diesel fuel AST
- APEC #6a Potential impacts from two former emergency generators in basement
- APEC #6b Potential impacts from two former emergency generators in boiler room
- APEC #7 Potential impacts from former incinerator
- APEC #8 Potential impacts from former coal use for heating
- APEC #9 Potential impacts from storage of treatment chemicals for the boiler
- APEC #10 Potential impacts from mercury controls and switches in the boiler room
- APEC #11 Potential impacts from exterior transformer, potentially with PCBs
- APEC #12 Potential impacts from bulk salt storage tank
- APEC #13 Potential impacts from use of small quantity of winter de-icing products for pedestrian and vehicle safety
- APEC #14a Potential impacts from former oil storage in basement
- APEC #14b Potential impacts from former oil storage near former garages
- APEC #15 Potential impacts from former paint booth in former ambulance garage/ paint shop
- APEC #16 Potential impacts from off-Site use of winter deicing products for pedestrian and vehicle safety
- APEC #17 Potential impacts from processes at the hospital to the east
- APEC #18 Potential impacts from off-Site use of winter deicing products for pedestrian and vehicle safety to the south

AREAS OF POTENTIAL ENVIRONMENTAL CONCERNS



<i>Project Name</i>			
Phase One Environmental Site Assessment			
<i>Site</i>		<i>Client</i>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<i>Scale (11X17)</i>	<i>MTE Project No.</i>	<i>Date</i>	<i>Figure No.</i>
1:1000	43789-300	August 2018	4



APPENDIX A

PARCEL INFORMATION

MANHOLE/CATCH BASIN INVERT SCHEDULE	MANHOLE/CATCH BASIN INVERT SCHEDULE	MANHOLE/CATCH BASIN INVERT SCHEDULE
MH #1 359.700	MH #25 362.150	MH #49 362.150
MH #2 359.850	MH #26 362.300	MH #50 362.300
MH #3 359.843	MH #27 362.450	MH #51 362.450
MH #4 360.000	MH #28 362.600	MH #52 362.600
MH #5 360.150	MH #29 362.750	MH #53 362.750
MH #6 360.300	MH #30 362.900	MH #54 362.900
MH #7 360.450	MH #31 363.050	MH #55 363.050
MH #8 360.600	MH #32 363.200	MH #56 363.200
MH #9 360.750	MH #33 363.350	MH #57 363.350
MH #10 360.900	MH #34 363.500	MH #58 363.500
MH #11 361.050	MH #35 363.650	MH #59 363.650
MH #12 361.200	MH #36 363.800	MH #60 363.800
MH #13 361.350	MH #37 363.950	MH #61 363.950
MH #14 361.500	MH #38 364.100	MH #62 364.100
MH #15 361.650	MH #39 364.250	MH #63 364.250
MH #16 361.800	MH #40 364.400	MH #64 364.400
MH #17 361.950	MH #41 364.550	MH #65 364.550
MH #18 362.100	MH #42 364.700	MH #66 364.700
MH #19 362.250	MH #43 364.850	MH #67 364.850
MH #20 362.400	MH #44 365.000	MH #68 365.000
MH #21 362.550	MH #45 365.150	MH #69 365.150
MH #22 362.700	MH #46 365.300	MH #70 365.300
MH #23 362.850	MH #47 365.450	MH #71 365.450
MH #24 363.000	MH #48 365.600	MH #72 365.600

MANHOLE/CATCH BASIN INVERT SCHEDULE	MANHOLE/CATCH BASIN INVERT SCHEDULE	MANHOLE/CATCH BASIN INVERT SCHEDULE
MH #25 362.150	MH #49 362.150	MH #73 365.750
MH #26 362.300	MH #50 362.300	MH #74 365.900
MH #27 362.450	MH #51 362.450	MH #75 366.050
MH #28 362.600	MH #52 362.600	MH #76 366.200
MH #29 362.750	MH #53 362.750	MH #77 366.350
MH #30 362.900	MH #54 362.900	MH #78 366.500
MH #31 363.050	MH #55 363.050	MH #79 366.650
MH #32 363.200	MH #56 363.200	MH #80 366.800
MH #33 363.350	MH #57 363.350	MH #81 366.950
MH #34 363.500	MH #58 363.500	MH #82 367.100
MH #35 363.650	MH #59 363.650	MH #83 367.250
MH #36 363.800	MH #60 363.800	MH #84 367.400
MH #37 363.950	MH #61 363.950	MH #85 367.550
MH #38 364.100	MH #62 364.100	MH #86 367.700
MH #39 364.250	MH #63 364.250	MH #87 367.850
MH #40 364.400	MH #64 364.400	MH #88 368.000
MH #41 364.550	MH #65 364.550	MH #89 368.150
MH #42 364.700	MH #66 364.700	MH #90 368.300
MH #43 364.850	MH #67 364.850	MH #91 368.450
MH #44 365.000	MH #68 365.000	MH #92 368.600
MH #45 365.150	MH #69 365.150	MH #93 368.750
MH #46 365.300	MH #70 365.300	MH #94 368.900
MH #47 365.450	MH #71 365.450	MH #95 369.050
MH #48 365.600	MH #72 365.600	MH #96 369.200

MANHOLE/CATCH BASIN INVERT SCHEDULE	MANHOLE/CATCH BASIN INVERT SCHEDULE	MANHOLE/CATCH BASIN INVERT SCHEDULE
MH #73 365.750	MH #97 369.350	MH #121 372.950
MH #74 365.900	MH #98 369.500	MH #122 373.100
MH #75 366.050	MH #99 369.650	MH #123 373.250
MH #76 366.200	MH #100 369.800	MH #124 373.400
MH #77 366.350	MH #101 369.950	MH #125 373.550
MH #78 366.500	MH #102 370.100	MH #126 373.700
MH #79 366.650	MH #103 370.250	MH #127 373.850
MH #80 366.800	MH #104 370.400	MH #128 374.000
MH #81 366.950	MH #105 370.550	MH #129 374.150
MH #82 367.100	MH #106 370.700	MH #130 374.300
MH #83 367.250	MH #107 370.850	MH #131 374.450
MH #84 367.400	MH #108 371.000	MH #132 374.600
MH #85 367.550	MH #109 371.150	MH #133 374.750
MH #86 367.700	MH #110 371.300	MH #134 374.900
MH #87 367.850	MH #111 371.450	MH #135 375.050
MH #88 368.000	MH #112 371.600	MH #136 375.200
MH #89 368.150	MH #113 371.750	MH #137 375.350
MH #90 368.300	MH #114 371.900	MH #138 375.500
MH #91 368.450	MH #115 372.050	MH #139 375.650
MH #92 368.600	MH #116 372.200	MH #140 375.800
MH #93 368.750	MH #117 372.350	MH #141 375.950
MH #94 368.900	MH #118 372.500	MH #142 376.100
MH #95 369.050	MH #119 372.650	MH #143 376.250
MH #96 369.200	MH #120 372.800	MH #144 376.400



TOPOGRAPHICAL SKETCH
 OF ALL
 LOTS 1 TO 92, BOTH INCLUSIVE
 AND PART OF
YOUNGS STREET (CLOSED)
REGISTERED PLAN NO. 139
 AND PART OF
LOT 3, CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF DOWNIE)
 IN THE
CITY OF STRATFORD
 COUNTY OF PERTH
 SCALE: 1:500
 1" = 50 METRES

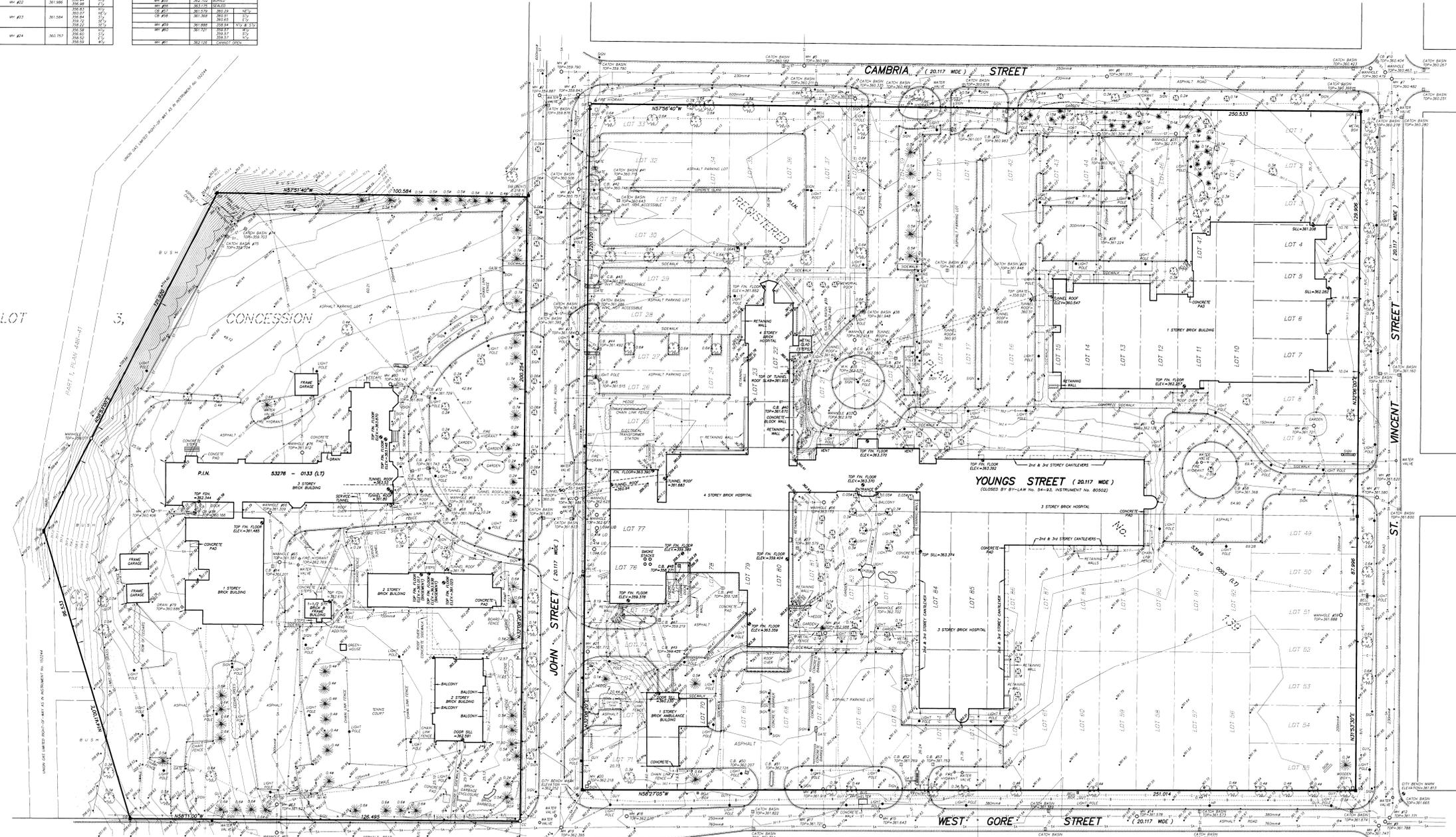
METRIC. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- NOTES:**
- 1) BEARINGS AND DISTANCES AND GRADE INFORMATION SHOWN HEREON WERE DERIVED FROM FIELD DIMENSIONS TAKEN JULY 26, 2004.
 - 2) UNDERGROUND WATER AND SEWER INFORMATION WAS DERIVED FROM CITY OF STRATFORD ENGINEERING DEPARTMENT RECORDS. CRITICAL INVERT ELEVATIONS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
 - 3) UNDERGROUND UTILITIES WERE LOCATED BY THEIR RESPECTIVE UTILITY COMPANIES AND ARE APPROXIMATE. UNDERGROUND UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
 - 4) TOP OF TUNNEL ELEVATIONS ARE ON THE CEILING ON THE INSIDE OF THE TUNNEL.
 - 5) ROGERS CABLE WERE NOT ABLE TO LOCATE THEIR LINES BETWEEN THE BUILDING AND WITH CAUTION.

BENCH MARK:
 ELEVATIONS ARE REFERRED TO CITY OF STRATFORD BENCH MARK NO. 086000031 BEING A CAP LOCATED ON THE NORTH EAST CORNER OF THE INTERSECTION OF WEST GORE STREET AND ST. VINCENT STREET.
 ELEVATION = 361.813m (GEODETIC)

- LEGEND:**
- DENOTES EXISTING SURFACE ELEVATION
 - DENOTES EXISTING TUNNEL FLOOR ELEVATION
 - DENOTES UNDERGROUND BELL WIRES
 - DENOTES UNDERGROUND CABLE TV WIRES
 - DENOTES UNDERGROUND ELECTRICAL WIRES
 - DENOTES GAS MAIN/UNDERGROUND OXYGEN LINE
 - DENOTES AERIAL HYDRO WIRES
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES WATERMAIN
 - HP DENOTES HYDRO PILE

CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.



AUGUST 17, 2004
 THIS SKETCH PREPARED FOR STRATFORD GENERAL HOSPITAL

McNEIL SURVEYING LIMITED
 ONTARIO LAND SURVEYORS
 160 ORE STREET
 STRATFORD, ONTARIO, N5A 2M7
 TEL: (519) 271-3552
 FAX: (519) 271-3545

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Drawn By: Sean McConnel Checked By: T. McNeil, O.L.S. File No. B470 (L)

3/1/04



APPENDIX B

ECOLOG ERIS REPORT

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: *43789-300 Phase One ESA
86 John Street South
Stratford ON N5A 2Y8*

Project No: *43789-300*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *20180710022*

Requested by: *MTE Consultants Inc.*

Date Completed: *July 17, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: 43789-300 Phase One ESA
86 John Street South Stratford ON N5A 2Y8

Project No: 43789-300

Order Information:

Order No: 20180710022
Date Requested: July 10, 2018
Requested by: MTE Consultants Inc.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AUWR	<i>Automobile Wrecking & Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	Y	0	5	5
CFOT	<i>Commercial Fuel Oil Tanks</i>	N	-	-	-
CHEM	<i>Chemical Register</i>	N	-	-	-
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
DRYCLEANERS	<i>Dry Cleaning Facilities</i>	N	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	N	-	-	-
ECA	<i>Environmental Compliance Approval</i>	N	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EMHE	<i>Emergency Management Historical Event</i>	N	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	N	-	-	-
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	N	-	-	-
FST	<i>Fuel Storage Tank</i>	N	-	-	-
FSTH	<i>Fuel Storage Tank - Historic</i>	N	-	-	-
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	29	29
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	N	-	-	-
HINC	<i>TSSA Historic Incidents</i>	N	-	-	-
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	N	-	-	-
INC	<i>TSSA Incidents</i>	N	-	-	-
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MISA PENALTY	<i>Environmental Penalty Annual Report</i>	N	-	-	-

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-
NCPL	<i>Non-Compliance Reports</i>	N	-	-	-
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	N	-	-	-
NDSP	<i>National Defense & Canadian Forces Spills</i>	N	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	N	-	-	-
NEBI	<i>National Energy Board Pipeline Incidents</i>	N	-	-	-
NEBW	<i>National Energy Board Wells</i>	N	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	N	-	-	-
NPCB	<i>National PCB Inventory</i>	Y	0	1	1
NPRI	<i>National Pollutant Release Inventory</i>	N	-	-	-
OGW	<i>Oil and Gas Wells</i>	N	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	N	-	-	-
OPCB	<i>Inventory of PCB Storage Sites</i>	N	-	-	-
ORD	<i>Orders</i>	N	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	N	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	N	-	-	-
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>TSSA Pipeline Incidents</i>	N	-	-	-
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	N	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	N	-	-	-
RSC	<i>Record of Site Condition</i>	N	-	-	-
RST	<i>Retail Fuel Storage Tanks</i>	N	-	-	-
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	N	-	-	-
TANK	<i>Anderson's Storage Tanks</i>	N	-	-	-
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	N	-	-	-
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	N	-	-	-
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	N	-	-	-
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	N	-	-	-
WWIS	<i>Water Well Information System</i>	N	-	-	-
Total:			0	35	35

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	CA	P.U.C. STRATFORD	JOHN ST./CAMBRIA ST./EASSON ST STRATFORD CITY ON	SSE/0.8	-1.61	15
2	CA	STRATFORD GEN. HOSPITAL	06 GEN. HOSP. DR.(8-1157-87) STRATFORD CITY ON	ESE/108.5	0.06	15
3	CA	STRATFORD GENERAL HOSPITAL	46 GENERAL HOSPITAL DR. STRATFORD CITY ON N5A 2Y6	ESE/125.9	0.06	15
3	CA	Stratford General Hospital	46 General Hospital Drive Stratford ON N5A 2Y6	ESE/125.9	0.06	16
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON	ESE/125.9	0.06	16
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	17
3	GEN	STRATFORD GENERAL HOSPITAL	46 GENERAL HOSPITAL DR. STRATFORD ON N5A 2Y6	ESE/125.9	0.06	17
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	18
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	19
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON	ESE/125.9	0.06	20
3	GEN	Huron Perth Healthcare Alliance Stratford General Hospital	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	20
3	GEN	STRATFORD GENERAL HOSPITAL	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	21
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	22
3	GEN	STRATFORD GENERAL HOSPITAL 36-043	46 GENERAL HOSPITAL DR. STRATFORD ON N5A 2Y6	ESE/125.9	0.06	23
3	GEN	Corporation of the County of Perth	46 General Hospital Dr Stratford ON N5A 2Y6	ESE/125.9	0.06	23
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	24
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	25
3	GEN	Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	ESE/125.9	0.06	25
3	GEN	Corporation of the County of Perth	46 General Hospital Dr Stratford ON N5A 2Y6	ESE/125.9	0.06	26
3	GEN	Corporation of the County of Perth	46 General Hospital Dr Stratford ON N5A 2Y6	ESE/125.9	0.06	27
4	CA	SPRUCE LODGE, WOODLAND TOWERS	643 WEST GORE ST. STRATFORD CITY ON N5A 1L4	WSW/205.1	-5.24	27
4	GEN	STRATFORD, CITY OF	643 WEST GORE ST. SPRUCE LODGE P.O. BOX 818, STRATFORD ON N5A 1L4	WSW/205.1	-5.24	27
4	GEN	SPURCE LODGE 34-708	643 WEST GORE STREET STRATFORD ON N5A 1L4	WSW/205.1	-5.24	27

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
4	NPCB	SPRUCE LODGE	SPRUCE LODGE; 643 WEST GORE ST. STRATFORD ON N5A 1L4	WSW/205.1	-5.24	28
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	28
5	GEN	Perth district Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	28
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	29
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON	W/215.1	-8.29	29
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	29
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	30
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	30
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	30
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	31
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	31
5	GEN	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	W/215.1	-8.29	31

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 5 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
P.U.C. STRATFORD	JOHN ST./CAMBRIA ST./EASSON ST STRATFORD CITY ON	0.8	<u>1</u>
STRATFORD GEN. HOSPITAL	06 GEN. HOSP. DR.(8-1157-87) STRATFORD CITY ON	108.5	<u>2</u>
Stratford General Hospital	46 General Hospital Drive Stratford ON N5A 2Y6	125.9	<u>3</u>
STRATFORD GENERAL HOSPITAL	46 GENERAL HOSPITAL DR. STRATFORD CITY ON N5A 2Y6	125.9	<u>3</u>
SPRUCE LODGE, WOODLAND TOWERS	643 WEST GORE ST. STRATFORD CITY ON N5A 1L4	205.1	<u>4</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-December 31, 2017 has found that there are 29 GEN site(s) within approximately 0.25 kilometers of the project property.

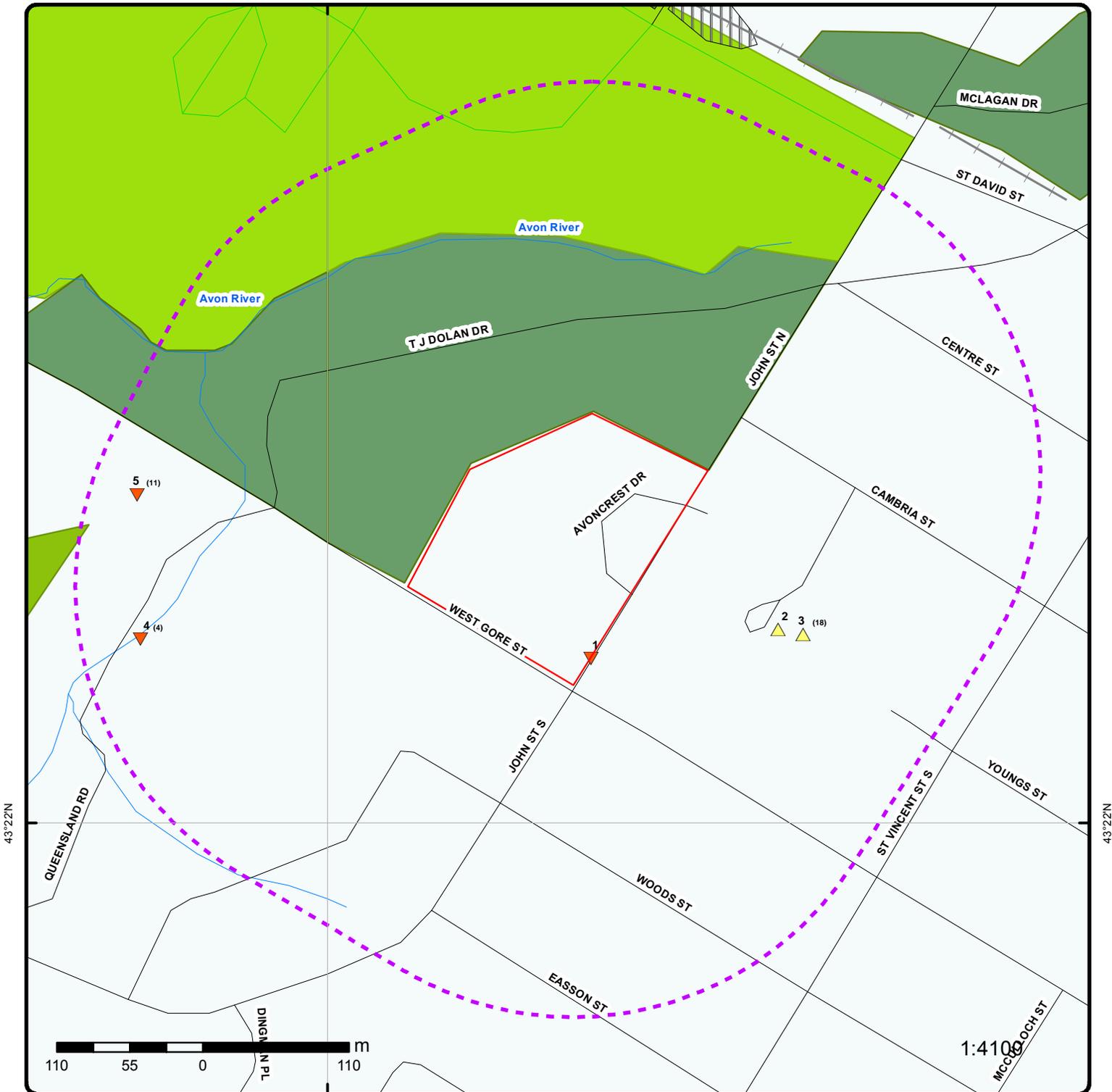
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
STRATFORD GENERAL HOSPITAL	46 GENERAL HOSPITAL DR. STRATFORD ON N5A 2Y6	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON	125.9	<u>3</u>
Huron Perth Healthcare Alliance Stratford General Hospital	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
STRATFORD GENERAL HOSPITAL	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
STRATFORD GENERAL HOSPITAL 36-043	46 GENERAL HOSPITAL DR. STRATFORD ON N5A 2Y6	125.9	<u>3</u>

Site	Address	Distance (m)	Map Key
Corporation of the County of Perth	46 General Hospital Dr Stratford ON N5A 2Y6	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
Huron Perth Healthcare Alliance	46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	125.9	<u>3</u>
Corporation of the County of Perth	46 General Hospital Dr Stratford ON N5A 2Y6	125.9	<u>3</u>
Corporation of the County of Perth	46 General Hospital Dr Stratford ON N5A 2Y6	125.9	<u>3</u>
STRATFORD, CITY OF	643 WEST GORE ST. SPRUCE LODGE P.O. BOX 818, STRATFORD ON N5A 1L4	205.1	<u>4</u>
SPURCE LODGE 34-708	643 WEST GORE STREET STRATFORD ON N5A 1L4	205.1	<u>4</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Perth district Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON N5A 1L4	215.1	<u>5</u>
Board of Health of the Perth District Health Unit	653 West Gore St. Stratford ON	215.1	<u>5</u>

NPCB - National PCB Inventory

A search of the NPCB database, dated 1988-2008* has found that there are 1 NPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
SPRUCE LODGE	SPRUCE LODGE; 643 WEST GORE ST. STRATFORD ON N5A 1L4	205.1	4



Map : 0.25 Kilometer Radius

Order No: 20180710022

Address: 86 John Street South, Stratford, ON, N5A 2Y8

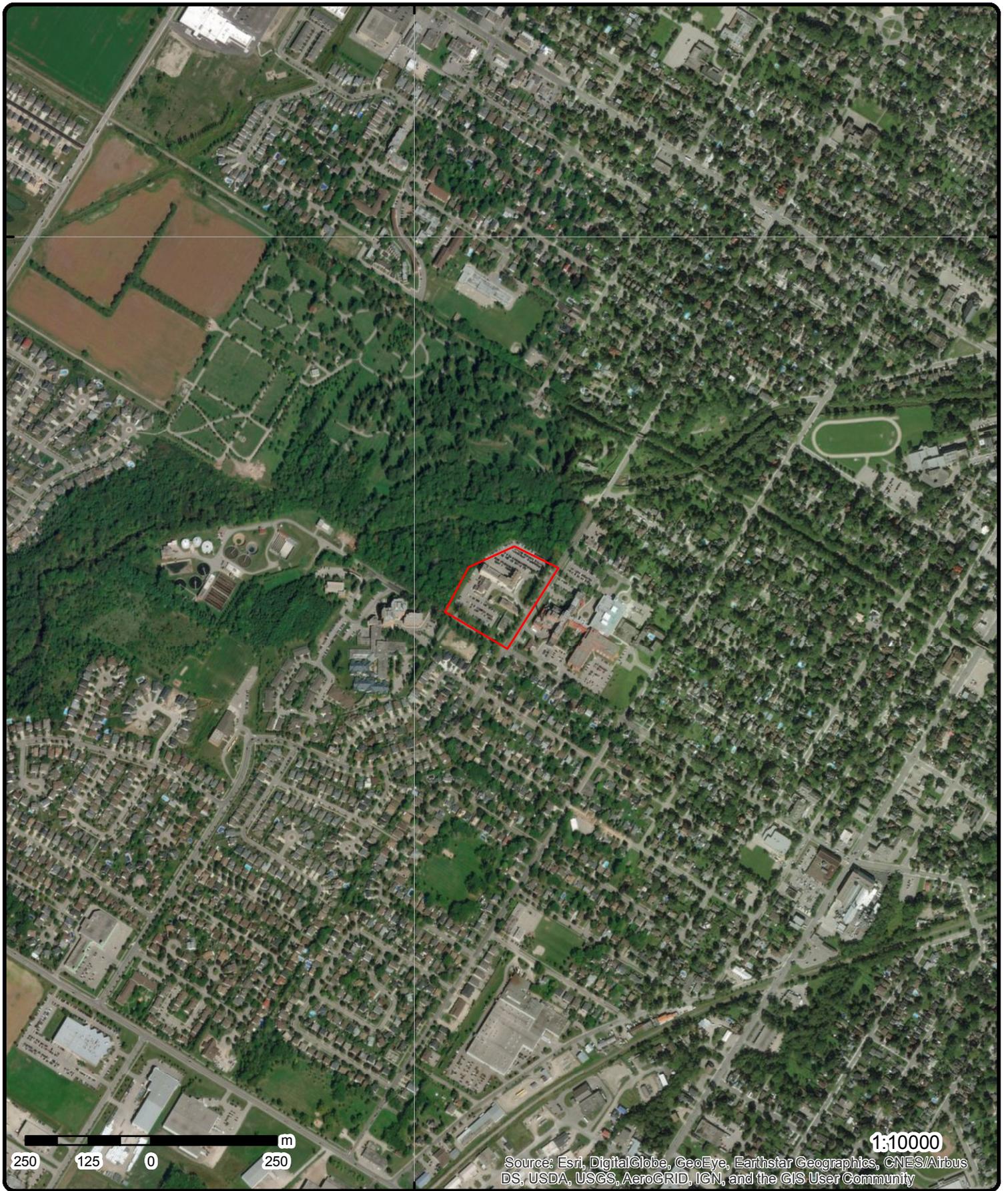


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range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

81°0'W

43°22'30"N

43°22'30"N



Aerial (2015)

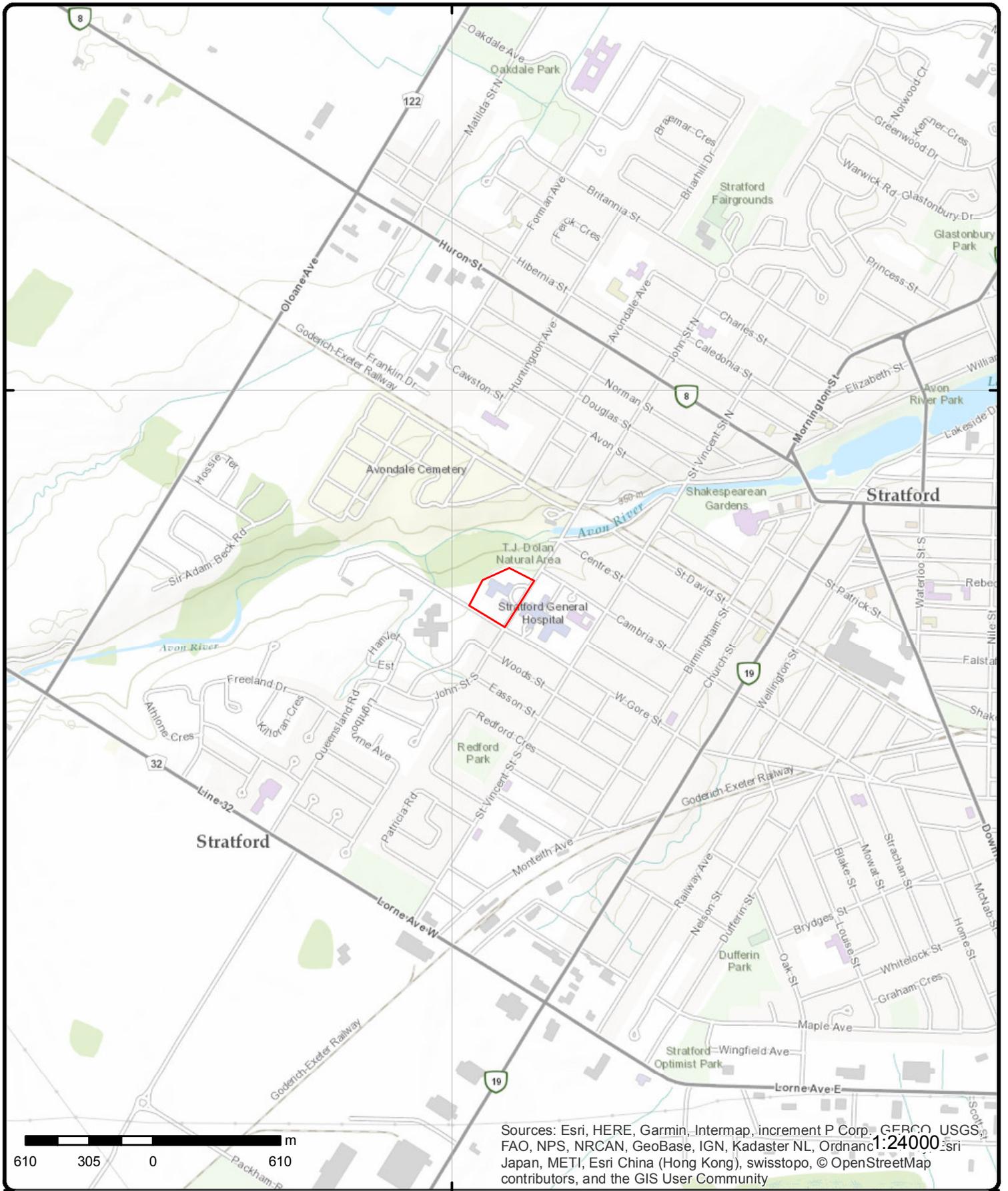
Address: 86 John Street South, Stratford, ON, N5A 2Y8

Source: ESRI World Imagery

Order No: 20180710022



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 86 John Street South, Stratford, ON, N5A 2Y8

Source: ESRI World Topographic Map

Order No: 20180710022



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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	2 of 18	ESE/125.9	360.8 / 0.06	Stratford General Hospital 46 General Hospital Drive Stratford ON N5A 2Y6	CA
Certificate #: 2847-6RMR66 Application Year: 2006 Issue Date: 7/14/2006 Approval Type: Air Status: Approved Application Type: Client Name:: Client Address:: Client City:: Client Postal Code:: Project Description:: Contaminants:: Emission Control::					
3	3 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON	GEN
Generator No.: ON0166000 Status: Approval Years: 2013 Contam. Facility: MHSW Facility: SIC Code: 622111 SIC Description: GENERAL (EXCEPT PAEDIATRIC) HOSPITALS		PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:			
--Details--					
Waste Code: 146					
Waste Description: OTHER SPECIFIED INORGANICS					
Waste Code: 312					
Waste Description: PATHOLOGICAL WASTES					
Waste Code: 261					
Waste Description: PHARMACEUTICALS					
Waste Code: 121					
Waste Description: ALKALINE WASTES - HEAVY METALS					
Waste Code: 263					
Waste Description: ORGANIC LABORATORY CHEMICALS					
Waste Code: 212					
Waste Description: ALIPHATIC SOLVENTS					
Waste Code: 221					
Waste Description: LIGHT FUELS					
Waste Code: 211					
Waste Description: AROMATIC SOLVENTS					
Waste Code: 251					
Waste Description: OIL SKIMMINGS & SLUDGES					
Waste Code: 148					
Waste Description: INORGANIC LABORATORY CHEMICALS					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
STRATFORD ON N5A 2Y6					
Generator No.:	ON0166000			PO Box No.:	
Status:				Country:	
Approval Years:	86,87,88,89,90			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	8611				
SIC Description:		GENERAL HOSPITALS			
--Details--					
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		211			
Waste Description:		AROMATIC SOLVENTS			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			

<u>3</u>	6 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	GEN
Generator No.:	ON0166000			PO Box No.:	
Status:				Country:	
Approval Years:	2009			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	622111				
SIC Description:		General (except Paediatric) Hospitals			
--Details--					
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		122			
Waste Description:		ALKALINE WASTES - OTHER METALS			
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		211			
Waste Description:		AROMATIC SOLVENTS			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		243			
Waste Description:		PCBS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			

3	7 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	GEN
Generator No.:	ON0166000			PO Box No.:	
Status:				Country:	
Approval Years:	2010			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	622111				
SIC Description:	General (except Paediatric) Hospitals				
--Details--					
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
Waste Code:	211				
Waste Description:	AROMATIC SOLVENTS				
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
Waste Code:	261				
Waste Description:	PHARMACEUTICALS				
Waste Code:	121				
Waste Description:	ALKALINE WASTES - HEAVY METALS				
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	145				
Waste Description:	PAINT/PIGMENT/COATING RESIDUES				
Waste Code:	243				
Waste Description:	PCBS				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	122				
Waste Description:	ALKALINE WASTES - OTHER METALS				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	8 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON	GEN
Generator No.:	ON0166000			PO Box No.:	
Status:				Country:	
Approval Years:	03,04,05,06,07,08			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	622111				
SIC Description:	General (exc. Paediatric) Hospitals				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	121				
Waste Description:	ALKALINE WASTES - HEAVY METALS				
Waste Code:	122				
Waste Description:	ALKALINE WASTES - OTHER METALS				
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	211				
Waste Description:	AROMATIC SOLVENTS				
Waste Code:	243				
Waste Description:	PCB'S				
Waste Code:	261				
Waste Description:	PHARMACEUTICALS				
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
Waste Code:	145				
Waste Description:	PAINT/PIGMENT/COATING RESIDUES				
3	9 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance Stratford General Hospital 46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	GEN
Generator No.:	ON0166000			PO Box No.:	
Status:	Registered			Country:	Canada
Approval Years:	As of Dec 2017			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:					
SIC Description:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
--Details--					
Waste Code:		221 I			
Waste Description:		Light fuels			
Waste Code:		211 H			
Waste Description:		Aromatic solvents and residues			
Waste Code:		148 B			
Waste Description:		Misc. wastes and inorganic chemicals			
Waste Code:		145 H			
Waste Description:		Wastes from the use of pigments, coatings and paints			
Waste Code:		243 D			
Waste Description:		PCB			
Waste Code:		146 T			
Waste Description:		Other specified inorganic sludges, slurries or solids			
Waste Code:		261 A			
Waste Description:		Pharmaceuticals			
Waste Code:		252 L			
Waste Description:		Waste crankcase oils and lubricants			
Waste Code:		212 L			
Waste Description:		Aliphatic solvents and residues			
Waste Code:		122 C			
Waste Description:		Alkaline slutions - containing other metals and non-metals (not cyanide)			
Waste Code:		312 P			
Waste Description:		Pathological wastes			
Waste Code:		122 H			
Waste Description:		Alkaline slutions - containing other metals and non-metals (not cyanide)			
Waste Code:		212 I			
Waste Description:		Aliphatic solvents and residues			
Waste Code:		263 A			
Waste Description:		Misc. waste organic chemicals			
Waste Code:		221 L			
Waste Description:		Light fuels			
Waste Code:		121 H			
Waste Description:		Alkaline slutions - containing heavy metals			
Waste Code:		263 B			
Waste Description:		Misc. waste organic chemicals			
Waste Code:		251 L			
Waste Description:		Waste oils/sludges (petroleum based)			

3

10 of 18

ESE/125.9

360.8 / 0.06

STRATFORD GENERAL HOSPITAL
46 GENERAL HOSPITAL DRIVE
STRATFORD ON N5A 2Y6

GEN

Generator No.:
Status:
Approval Years:
Contam. Facility:

ON0166000
98,99,00,01,02

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

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
MHSW Facility: SIC Code: SIC Description:	8611			Phone No. Admin: GENERAL HOSPITALS	
--Details--					
Waste Code: Waste Description:			145	PAINT/PIGMENT/COATING RESIDUES	
Waste Code: Waste Description:			146	OTHER SPECIFIED INORGANICS	
Waste Code: Waste Description:			148	INORGANIC LABORATORY CHEMICALS	
Waste Code: Waste Description:			211	AROMATIC SOLVENTS	
Waste Code: Waste Description:			212	ALIPHATIC SOLVENTS	
Waste Code: Waste Description:			243	PCB'S	
Waste Code: Waste Description:			261	PHARMACEUTICALS	
Waste Code: Waste Description:			263	ORGANIC LABORATORY CHEMICALS	
Waste Code: Waste Description:			312	PATHOLOGICAL WASTES	

3	11 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0166000 2012 622111			PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin: General (except Paediatric) Hospitals	
--Details--					
Waste Code: Waste Description:			251	OIL SKIMMINGS & SLUDGES	
Waste Code: Waste Description:			211	AROMATIC SOLVENTS	
Waste Code: Waste Description:			148	INORGANIC LABORATORY CHEMICALS	
Waste Code: Waste Description:			145	PAINT/PIGMENT/COATING RESIDUES	
Waste Code: Waste Description:			312	PATHOLOGICAL WASTES	
Waste Code: Waste Description:			261	PHARMACEUTICALS	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		122			
Waste Description:		ALKALINE WASTES - OTHER METALS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
Waste Code:		243			
Waste Description:		PCBS			

<u>3</u>	12 of 18	ESE/125.9	360.8 / 0.06	STRATFORD GENERAL HOSPITAL 46 GENERAL HOSPITAL DR. STRATFORD ON N5A 2Y6	36-043	GEN
Generator No.:	ON0166000			PO Box No.:		
Status:				Country:		
Approval Years:	92,93,94,95,96,97			Choice of Contact:		
Contam. Facility:				Co Admin:		
MHSW Facility:				Phone No. Admin:		
SIC Code:	8611					
SIC Description:	GENERAL HOSPITALS					
--Details--						
Waste Code:		146				
Waste Description:		OTHER SPECIFIED INORGANICS				
Waste Code:		148				
Waste Description:		INORGANIC LABORATORY CHEMICALS				
Waste Code:		211				
Waste Description:		AROMATIC SOLVENTS				
Waste Code:		212				
Waste Description:		ALIPHATIC SOLVENTS				
Waste Code:		261				
Waste Description:		PHARMACEUTICALS				
Waste Code:		312				
Waste Description:		PATHOLOGICAL WASTES				

<u>3</u>	13 of 18	ESE/125.9	360.8 / 0.06	Corporation of the County of Perth 46 General Hospital Dr Stratford ON N5A 2Y6		GEN
Generator No.:	ON8738061			PO Box No.:		
Status:				Country:	Canada	
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL	
Contam. Facility:	No			Co Admin:		
MHSW Facility:	No			Phone No. Admin:		
SIC Code:	621911					
SIC Description:	621911					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
--Details--					
			312		
			PATHOLOGICAL WASTES		
3	14 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	GEN
Generator No.:	ON0166000			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	David J Mueller
MHSW Facility:	No			Phone No. Admin:	519-272-8210 Ext.2966
SIC Code:	622111				
SIC Description:	GENERAL (EXCEPT PAEDIATRIC) HOSPITALS				
--Details--					
Waste Code:	121				
Waste Description:	ALKALINE WASTES - HEAVY METALS				
Waste Code:	145				
Waste Description:	PAINT/PIGMENT/COATING RESIDUES				
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	211				
Waste Description:	AROMATIC SOLVENTS				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
Waste Code:	221				
Waste Description:	LIGHT FUELS				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	122				
Waste Description:	ALKALINE WASTES - OTHER METALS				
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
Waste Code:	261				
Waste Description:	PHARMACEUTICALS				
Waste Code:	243				
Waste Description:	PCBS				
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>3</u>	15 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	GEN
Generator No.:	ON0166000			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	David J Mueller
MHSW Facility:	No			Phone No. Admin:	519-272-8210 Ext.2966
SIC Code:	622111				
SIC Description:	GENERAL (EXCEPT PAEDIATRIC) HOSPITALS				
--Details--					
Waste Code:	243				
Waste Description:	PCBS				
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	211				
Waste Description:	AROMATIC SOLVENTS				
Waste Code:	221				
Waste Description:	LIGHT FUELS				
Waste Code:	122				
Waste Description:	ALKALINE WASTES - OTHER METALS				
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	121				
Waste Description:	ALKALINE WASTES - HEAVY METALS				
Waste Code:	261				
Waste Description:	PHARMACEUTICALS				
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
Waste Code:	145				
Waste Description:	PAINT/PIGMENT/COATING RESIDUES				

<u>3</u>	16 of 18	ESE/125.9	360.8 / 0.06	Huron Perth Healthcare Alliance 46 GENERAL HOSPITAL DRIVE STRATFORD ON N5A 2Y6	GEN
Generator No.:	ON0166000			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Chuck Meyer

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
MHSW Facility: SIC Code: SIC Description:	No 622111			Phone No. Admin: 519-272-8210 Ext.2538 GENERAL (EXCEPT PAEDIATRIC) HOSPITALS	
--Details--					
Waste Code: Waste Description:	221			LIGHT FUELS	
Waste Code: Waste Description:	263			ORGANIC LABORATORY CHEMICALS	
Waste Code: Waste Description:	122			ALKALINE WASTES - OTHER METALS	
Waste Code: Waste Description:	121			ALKALINE WASTES - HEAVY METALS	
Waste Code: Waste Description:	148			INORGANIC LABORATORY CHEMICALS	
Waste Code: Waste Description:	261			PHARMACEUTICALS	
Waste Code: Waste Description:	145			PAINT/PIGMENT/COATING RESIDUES	
Waste Code: Waste Description:	312			PATHOLOGICAL WASTES	
Waste Code: Waste Description:	251			OIL SKIMMINGS & SLUDGES	
Waste Code: Waste Description:	146			OTHER SPECIFIED INORGANICS	
Waste Code: Waste Description:	243			PCBS	
Waste Code: Waste Description:	212			ALIPHATIC SOLVENTS	
Waste Code: Waste Description:	211			AROMATIC SOLVENTS	

3	17 of 18	ESE/125.9	360.8 / 0.06	Corporation of the County of Perth 46 General Hospital Dr Stratford ON N5A 2Y6	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON8738061 No 2015 No No 621911 621911			PO Box No.: Country: Canada Choice of Contact: CO_OFFICIAL Co Admin: Phone No. Admin:	
--Details--					
Waste Code: Waste Description:	312			PATHOLOGICAL WASTES	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	18 of 18	ESE/125.9	360.8 / 0.06	Corporation of the County of Perth 46 General Hospital Dr Stratford ON N5A 2Y6	GEN
Generator No.:	ON8738061			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	621911				
SIC Description:	621911				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
4	1 of 4	WSW/205.1	355.5 / -5.24	SPRUCE LODGE, WOODLAND TOWERS 643 WEST GORE ST. STRATFORD CITY ON N5A 1L4	CA
Certificate #:	8-1199-89-				
Application Year:	89				
Issue Date:	1/23/1990				
Approval Type:	Industrial air				
Status:	Approved in 1990				
Application Type:					
Client Name::					
Client Address::					
Client City::					
Client Postal Code::					
Project Description::	KITCHEN EXHAUST				
Contaminants::					
Emission Control::					
4	2 of 4	WSW/205.1	355.5 / -5.24	STRATFORD, CITY OF 643 WEST GORE ST. SPRUCE LODGE P.O. BOX 818, STRATFORD ON N5A 1L4	GEN
Generator No.:	ON0464703			PO Box No.:	
Status:				Country:	
Approval Years:	94			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	0000				
SIC Description:	*** NOT DEFINED ***				
4	3 of 4	WSW/205.1	355.5 / -5.24	SPURCE LODGE 643 WEST GORE STREET STRATFORD ON N5A 1L4	GEN
Generator No.:	ON1682800			PO Box No.:	34-708
Status:				Country:	
Approval Years:	92,93,94,95,96,97,98			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	8621				
SIC Description:	PERS./NURS. CARE H.				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
--Details--					
Waste Code:		243			
Waste Description:		PCB'S			
4	4 of 4	WSW/205.1	355.5 / -5.24	SPRUCE LODGE SPRUCE LODGE; 643 WEST GORE ST. STRATFORD ON N5A 1L4	NPCB
Company Code:		F0231			
Industry:					
Site Status:					
Transaction Date:		1/29/1996			
Inspection Date:					
--Details--					
Label:					
Serial No.:					
PCB Type/Code:		Askarel			
Location:					
Item/State:					
No. of Items:					
Manufacturer:					
Status:		Stored for Disposal			
Contents:		0.00 KG			
Label:					
Serial No.:					
PCB Type/Code:		Unknown concentration			
Location:					
Item/State:					
No. of Items:					
Manufacturer:					
Status:		Stored for Disposal			
Contents:		61.00 KG			
5	1 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:		ON7858169		PO Box No.:	
Status:		Registered		Country:	Canada
Approval Years:		As of Dec 2017		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:					
SIC Description:					
--Details--					
Waste Code:		261 N			
Waste Description:		Pharmaceuticals			
Waste Code:		312 P			
Waste Description:		Pathological wastes			
5	2 of 11	W/215.1	352.4 / -8.29	Perth district Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:		ON7858169		PO Box No.:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Approval Years: 02,03,04,05 Contam. Facility: MHSW Facility: SIC Code: SIC Description:					
Country: Choice of Contact: Co Admin: Phone No. Admin:					
--Details--					
Waste Code: 261					
Waste Description: PHARMACEUTICALS					
Waste Code: 312					
Waste Description: PATHOLOGICAL WASTES					
<u>5</u>	3 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.: ON7858169					
Status:					
Approval Years: 06,07,08					
Contam. Facility:					
MHSW Facility:					
SIC Code: 621990					
SIC Description: All Other Ambulatory Health Care Services					
PO Box No.:					
Country:					
Choice of Contact:					
Co Admin:					
Phone No. Admin:					
--Details--					
Waste Code: 261					
Waste Description: PHARMACEUTICALS					
Waste Code: 312					
Waste Description: PATHOLOGICAL WASTES					
<u>5</u>	4 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON	GEN
Generator No.: ON7858169					
Status:					
Approval Years: 2013					
Contam. Facility:					
MHSW Facility:					
SIC Code: 621990					
SIC Description: ALL OTHER AMBULATORY HEALTH CARE SERVICES					
PO Box No.:					
Country:					
Choice of Contact:					
Co Admin:					
Phone No. Admin:					
--Details--					
Waste Code: 312					
Waste Description: PATHOLOGICAL WASTES					
<u>5</u>	5 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.: ON7858169					
Status:					
Approval Years: 2012					
Contam. Facility:					
MHSW Facility:					
PO Box No.:					
Country:					
Choice of Contact:					
Co Admin:					
Phone No. Admin:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Code:	621990				
SIC Description:	All Other Ambulatory Health Care Services				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
5	6 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:	ON7858169			PO Box No.:	
Status:				Country:	
Approval Years:	2011			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	621990				
SIC Description:	All Other Ambulatory Health Care Services				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
5	7 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:	ON7858169			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	621990				
SIC Description:	ALL OTHER AMBULATORY HEALTH CARE SERVICES				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
5	8 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:	ON7858169			PO Box No.:	
Status:				Country:	
Approval Years:	2009			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	621990				
SIC Description:	All Other Ambulatory Health Care Services				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>5</u>	9 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:	ON7858169			PO Box No.:	
Status:				Country:	
Approval Years:	2010			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	621990				
SIC Description:	All Other Ambulatory Health Care Services				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
<u>5</u>	10 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:	ON7858169			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	621990				
SIC Description:	ALL OTHER AMBULATORY HEALTH CARE SERVICES				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
<u>5</u>	11 of 11	W/215.1	352.4 / -8.29	Board of Health of the Perth District Health Unit 653 West Gore St. Stratford ON N5A 1L4	GEN
Generator No.:	ON7858169			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	621990				
SIC Description:	ALL OTHER AMBULATORY HEALTH CARE SERVICES				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				

Unplottable Summary

Total: **15** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	HAMLET NON-PROFIT ESTATES OF STRATFORD	QUEENSLAND RD/PRIVATE ACCESS	STRATFORD CITY ON	
CA	STRATFORD CITY	RIGHT-OF-WAY JOHN STREET	STRATFORD CITY ON	
CA	STRATFORD CITY ARRIS ESTATES SUBD.	RIGHT-OF-WAY JOHN ST.	STRATFORD CITY ON	
CA	P.U.C. STRATFORD CITY	JOHN STREET	STRATFORD CITY ON	
CA	STRATFORD CITY	JOHN STREET	STRATFORD CITY ON	
CA	P.U.C. STRATFORD CITY ARRIS ESTATES SUBD	JOHN ST.	STRATFORD CITY ON	
CA	CITY	JOHN ST.	STRATFORD ON	
CA	STRATFORD CITY	WEST GORE ST. (WPCP)	STRATFORD CITY ON	
CA	P.U.C. STRATFORD - CAMBRIA ST.	CAMBRIA ST/JOHN ST/ST.VINCENT	STRATFORD CITY ON	
CA	SPRUCE LODGE HOME FOR THE AGED	PRIVATE PROPERTY	STRATFORD ON	
CA	The Corporation of the City of Stratford	Stratford WPCP, St. Vincent St., John St.	Stratford ON	
CA	STRATFORD GENERAL HOSPITAL	INCINERATOR STACKS	STRATFORD CITY ON	
CA	STRATFORD GENERAL HOSPITAL		STRATFORD CITY ON	
SPL		Tjay Dolan Drive	Stratford ON	
SPL	The Corporation of the City of Stratford	Stratford WPCP, St. Vincent St., John St.	Stratford ON	

Unplottable Report

Site: *HAMLET NON-PROFIT ESTATES OF STRATFORD
QUEENSLAND RD/PRIVATE ACCESS STRATFORD CITY ON*

Database:
CA

Certificate #: 3-0480-90-
Application Year: 90
Issue Date: 4/11/1990
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *STRATFORD CITY
RIGHT-OF-WAY JOHN STREET STRATFORD CITY ON*

Database:
CA

Certificate #: 3-1878-87-
Application Year: 87
Issue Date: 11/20/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *STRATFORD CITY ARRIS ESTATES SUBD.
RIGHT-OF-WAY JOHN ST. STRATFORD CITY ON*

Database:
CA

Certificate #: 3-1891-87-
Application Year: 87
Issue Date: 10/27/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *P.U.C. STRATFORD CITY
JOHN STREET STRATFORD CITY ON*

Database:
CA

Certificate #: 7-1555-87-

Application Year: 87
Issue Date: 11/20/1987
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: STRATFORD CITY
JOHN STREET STRATFORD CITY ON

Database:
CA

Certificate #: 3-0902-86-
Application Year: 86
Issue Date: 7/17/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: P.U.C. STRATFORD CITY ARRIS ESTATES SUBD
JOHN ST. STRATFORD CITY ON

Database:
CA

Certificate #: 7-1570-87-
Application Year: 87
Issue Date: 10/27/1987
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: CITY
JOHN ST. STRATFORD ON

Database:
CA

Certificate #: 3-0127-85-006
Application Year: 85
Issue Date: 4/30/85
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: STRATFORD CITY
WEST GORE ST. (WPCP) STRATFORD CITY ON

Database:
CA

Certificate #: 8-1165-95-006
Application Year: 95
Issue Date: 11/20/95
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description:: EMERGENCY GENERATOR FOR WPCP
Contaminants:: Nitrogen Oxides
Emission Control::

Site: P.U.C. STRATFORD - CAMBRIA ST.
CAMBRIA ST/JOHN ST/ST.VINCENT STRATFORD CITY ON

Database:
CA

Certificate #: 7-1211-90-
Application Year: 90
Issue Date: 8/15/1990
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: SPRUCE LODGE HOME FOR THE AGED
PRIVATE PROPERTY STRATFORD ON

Database:
CA

Certificate #: 3-0835-85-006
Application Year: 85
Issue Date: 9/5/85
Approval Type: Municipal sewage
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 Stratford
Stratford WPCP, St. Vincent St., John St. Stratford ON

Database:
CA

Certificate #: 6562-5TATS
Application Year: 2003
Issue Date: 11/27/2003
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: STRATFORD GENERAL HOSPITAL
INCINERATOR STACKS STRATFORD CITY ON

Database:
CA

Certificate #: 8-1157-87-
Application Year: 87
Issue Date: 8/25/1987
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description:: PATHOLOGICAL INCINERATOR
Contaminants:: Nitrogen Oxides, Sulphur Dioxide, Hydrogen Chloride
Emission Control:: Baghouse (Incl Vent Fil.)

Site: STRATFORD GENERAL HOSPITAL
STRATFORD CITY ON

Database:
CA

Certificate #: 8-1041-87-
Application Year: 87
Issue Date: 3/11/1987
Approval Type: Industrial air
Status: Preliminary approval
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description:: INCINERATOR PROJECT
Contaminants::
Emission Control::

Site: Tjay Dolan Drive Stratford ON

Database:
SPL

Ref No:	3502-9ZBH4Z	Discharger Report:	
Site No:	NA	Material Group:	
Incident Dt:	8/12/2015	Client Type:	
Year:		Sector Type:	Miscellaneous Industrial
Incident Cause:		Source Type:	
Incident Event:		Nearest Watercourse:	Avon River
Contaminant Code:	14	Site Name:	Sewer<UNOFFICIAL>
Contaminant Name:	ASPHALT EMULSION	Site Address:	Tjay Dolan Drive
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site County/District:	
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	1 L	Site Region:	
Environment Impact:		Site Municipality:	Stratford
Nature of Impact:		Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
Health/Env Conseq:		Easting:	
MOE Response:	No	Site Geo Ref Accu:	
Dt MOE Arvl on Scn:		Site Geo Ref Meth:	
MOE Reported Dt:	8/12/2015	Site Map Datum:	
Dt Document Closed:	9/26/2015		

SAC Action Class: Primary Assessment of Spills
Incident Reason: Weather Conditions
Incident Summary: Stratford - asphalt washed to grass and river

Site: *The Corporation of the City of Stratford*
Stratford WPCP, St. Vincent St., John St. Stratford ON

Database:
SPL

Ref No:	2081-7P7RKX	Discharger Report:	
Site No:		Material Group:	
Incident Dt:		Client Type:	
Year:		Sector Type:	Sewage Municipal
Incident Cause:	Discharge Or Bypass To A Watercourse	Source Type:	
Incident Event:		Nearest Watercourse:	
Contaminant Code:		Site Name:	Stratford WPCP, St. Vincent St., John St.
Contaminant Name:	SEWAGE,RAW UNCHLORINATED	Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site County/District:	
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Site Region:	
Environment Impact:	Confirmed	Site Municipality:	Stratford
Nature of Impact:	Surface Water Pollution	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	NA
Health/Env Conseq:		Easting:	NA
MOE Response:	No Field Response	Site Geo Ref Accu:	
Dt MOE Arvl on Scn:		Site Geo Ref Meth:	
MOE Reported Dt:	2/12/2009	Site Map Datum:	
Dt Document Closed:			
SAC Action Class:	Notifications		
Incident Reason:	Process upset		
Incident Summary:	Stratford WPCP: Unchlor raw sewage to Avon River		

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 2017

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-Nov 2016

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, 2018

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*

Commercial Fuel Oil Tanks:

Provincial **CFOT**

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

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, 2018

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 31, 2012

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-Nov 2017

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, 2018

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-Nov 30, 2017

Dry Cleaning Facilities:

Federal **DRYCLEANERS**

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 2016

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-May 31, 2018

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, 2018

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-May 31, 2018

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-Feb 28, 2018

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

List of TSSA Expired Facilities:

Provincial **EXP**

List of facilities with removed tanks which were once 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 automatically fall under the expired facilities inventory held by TSSA.

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-Mar 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 2017

Fuel Storage Tank:

Provincial FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

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-December 31, 2017

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 2016

TSSA Historic Incidents:

Provincial HINC

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

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**

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

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: Dec 31, 2013

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*

Environmental Penalty Annual Report:

Provincial **MISA PENALTY**

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, 2017

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 2018

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, 2016

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-Mar 31, 2018

National Energy Board Wells:

Federal

NEBW

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

OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main 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-April 30, 2018

Ontario Oil and Gas Wells:

Provincial

OGGW

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-Oct 2017

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, 2018

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 2018

TSSA Pipeline Incidents:

Provincial [PINC](#)

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

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, 2018

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-Apr 2018

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, 2018

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 2018

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 2017

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.

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-May 31, 2018

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Dec 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



APPENDIX C

GOVERNMENT RECORDS

**MINISTRY OF ENVIRONMENT
ONTARIO INVENTORY OF PCB STORAGE SITES**

MOECC REGION: Southeastern
MUNICIPAL REGION/COUNTY: Perth
SITE EASTING: 500,199 mN
SITE NORTHING: 4,801,772 mN
SEARCH RADIUS: 500 m

DISTANCE AWAY FROM SITE (m)	COUNTY	MUNICIPALITY	COMPANY	SITE NUMBER	SITE ADDRESS	EAST	NORTH	MINOR	MAJOR
277	PERTH	STRATFORD	Spruce Lodge	10585A039	643 Gore St. West	499922	4801784	X	

**MINISTRY OF ENVIRONMENT
INVENTORY OF COAL GASIFICATION PLANT WASTE SITES IN ONTARIO
INVENTORY OF INDUSTRIAL SITES PRODUCING OR USING COAL TAR AND RELATED TARS IN ONTARIO**

MOECC REGION: Southeastern
 SITE EASTING: 500,199 mE
 SITE NORTHING: 4,801,772 mN
 SEARCH RADIUS: 500 m

<u>DISTANCE AWAY FROM SITE (m)</u>	<u>COUNTY</u>	<u>MUNICIPALITY</u>	<u>COMPANY NAME / OPERATOR / OWNER (IN DATE ORDER WHERE APPLICABLE)</u>	<u>SITE ADDRESS / LOCATION</u>	<u>EAST</u>	<u>NORTH</u>	<u>OPERATION YEARS</u>	<u>TYPE (primary/initial)</u>	<u>INVENTORY REFERENCE</u>
There are no locations that meet your search criteria									



The HWIN Registered Generator List is a list of all generators registered in HWIN. For each generator, waste classes registered by the generator are displayed. Please note that HWIN will not let a generator enter into a manifest transaction for a specific waste class unless that generator has registered that waste class in HWIN. A generator may, however, add a new waste class at any time (on My HWIN page, click Administration, then Waste Information, then follow the simple instructions).

The Registered Generator List also identifies the status of each generator as "In Good Standing" or "Not in Good Standing". A generator "In Good Standing" has met all obligations for payments associated with registration fees, waste tonnage fees (on-site and off-site) and manifest fees.

It is important to note that a generator's status may change based on the generator's transactions. For example, a generator may make a waste shipment that incurs fees greater than the generator's prepaid account causing the account to have a negative balance. At the time of this transaction, the generator's status in HWIN will change from "In Good Standing" to "Not In Good Standing".

Beginning in September, the Ministry began the transfer of paper manifest data generated during 2002 into HWIN. The Ministry temporarily suspended the "In Good Standing"/"Not In Good Standing" designation on the HWIN Registered Generator List to allow generators time to make payments for paper manifest transactions that had accumulated during the year. To allow generators to fulfill their full obligations under HWIN, including reconciliation of accounts for 2002 and the registration renewal process for 2003, the "In Good Standing"/"Not In Good Standing" designation will remain temporarily suspended. Notice will be provided by the Ministry prior to reactivation of the "In Good Standing"/"Not In Good Standing" designation later in 2003.

Generators with a negative account balance in HWIN after this time will be identified as "Not In Good Standing". Such generators will be in a position of not fulfilling their requirements under [Regulation 347](#). Generators should ensure that their accounts are paid in full to enable them to make any manifest transactions. Please note that HWIN will not allow a generator that is "Not In Good Standing" to enter into a manifest transaction.

For information on the payment of fees associated with paper manifests and registration renewal for 2003, click on the appropriate links on the HWIN home page.

You may view an individual generator's status by typing in the generator's number below and clicking the search button. This search will provide you with the current status of the generator from the HWIN database

Generator number

Company name

Generator Number	Generator Name	Address	Waste Class	Status
ON0166000	Huron Perth Healthcare Alliance Stratford General Hospital	46 General Hospital Drive Stratford, Perth, Ontario - N5a 2y6 Canada	View	Registered

You may also download the entire HWIN Registered Generator list. The list is in an XML file in a zip format, and is approximately 1.5 MB in size. The download will take several minutes. To avoid heavy loads on HWIN during registration, the Ministry will only allow downloads of the entire HWIN Registered Generator list **between the hours of 6:00 pm EST and 6:00 am EST**. While the HWIN Registered Generator list is a dynamic list, the version of the list available for download will be a static list. The list will be updated and posted to the HWIN site two times a day - at 4:00 am and 6:00 pm. (Note: the XML download button will only be displayed below for use from 6:00pm to 6:00am).

Huron Perth Healthcare Alliance Stratford General Hospital

Active Waste class listing

Waste Class	Waste class name	Primary Characteristic	Physical State	Specific Gravity
121 H	ALKALINE WASTES - HEAVY METALS	HAZARDOUS INDUSTRIAL WASTE	Solid	0
122 C	ALKALINE WASTES - OTHER METALS	CORROSIVE	Liquid	1.2
122 H	ALKALINE WASTES - OTHER METALS	HAZARDOUS INDUSTRIAL WASTE	Solid	0
145 H	PAINT/PIGMENT/COATING RESIDUES	HAZARDOUS INDUSTRIAL WASTE	Liquid	1.3
146 T	OTHER SPECIFIED INORGANICS	LEACHATE TOXIC	Solid	
148 B	INORGANIC LABORATORY CHEMICALS	HAZARDOUS WASTE CHEMICAL	Solid	0
148 B	INORGANIC LABORATORY CHEMICALS	HAZARDOUS WASTE CHEMICAL	Liquid	9.99
211 H	AROMATIC SOLVENTS	HAZARDOUS INDUSTRIAL WASTE	Liquid	0.86
212 I	ALIPHATIC SOLVENTS	IGNITABLE	Liquid	0.9
212 I	ALIPHATIC SOLVENTS	IGNITABLE	Liquid	0.9
212 L	ALIPHATIC SOLVENTS	LIQUID INDUSTRIAL WASTE	Liquid	1
221 I	LIGHT FUELS	IGNITABLE	Liquid	1
221 I	LIGHT FUELS	IGNITABLE	Liquid	1
221 L	LIGHT FUELS	LIQUID INDUSTRIAL WASTE	Liquid	1
243 D	PCBS	PCB WASTE	Solid	0
251 L	OIL SKIMMINGS & SLUDGES	LIQUID INDUSTRIAL WASTE	Liquid	1
252 L	WASTE OILS & LUBRICANTS	LIQUID INDUSTRIAL WASTE	Liquid	0.8
261 A	PHARMACEUTICALS	ACUTELY HAZARDOUS WASTE CHEM.	Solid	0
263 A	ORGANIC LABORATORY CHEMICALS	ACUTELY HAZARDOUS WASTE CHEM.	Solid	1
263 B	ORGANIC LABORATORY CHEMICALS	HAZARDOUS WASTE CHEMICAL	Solid	1
312 P	PATHOLOGICAL WASTES	PATHOLOGICAL	Solid	0.6
312 P	PATHOLOGICAL WASTES	PATHOLOGICAL	Solid	0.6



The HWIN Registered Generator List is a list of all generators registered in HWIN. For each generator, waste classes registered by the generator are displayed. Please note that HWIN will not let a generator enter into a manifest transaction for a specific waste class unless that generator has registered that waste class in HWIN. A generator may, however, add a new waste class at any time (on My HWIN page, click Administration, then Waste Information, then follow the simple instructions).

The Registered Generator List also identifies the status of each generator as "In Good Standing" or "Not in Good Standing". A generator "In Good Standing" has met all obligations for payments associated with registration fees, waste tonnage fees (on-site and off-site) and manifest fees.

It is important to note that a generator's status may change based on the generator's transactions. For example, a generator may make a waste shipment that incurs fees greater than the generator's prepaid account causing the account to have a negative balance. At the time of this transaction, the generator's status in HWIN will change from "In Good Standing" to "Not In Good Standing".

Beginning in September, the Ministry began the transfer of paper manifest data generated during 2002 into HWIN. The Ministry temporarily suspended the "In Good Standing"/"Not In Good Standing" designation on the HWIN Registered Generator List to allow generators time to make payments for paper manifest transactions that had accumulated during the year. To allow generators to fulfill their full obligations under HWIN, including reconciliation of accounts for 2002 and the registration renewal process for 2003, the "In Good Standing"/"Not In Good Standing" designation will remain temporarily suspended. Notice will be provided by the Ministry prior to reactivation of the "In Good Standing"/"Not In Good Standing" designation later in 2003.

Generators with a negative account balance in HWIN after this time will be identified as "Not In Good Standing". Such generators will be in a position of not fulfilling their requirements under [Regulation 347](#). Generators should ensure that their accounts are paid in full to enable them to make any manifest transactions. Please note that HWIN will not allow a generator that is "Not In Good Standing" to enter into a manifest transaction.

For information on the payment of fees associated with paper manifests and registration renewal for 2003, click on the appropriate links on the HWIN home page.

You may view an individual generator's status by typing in the generator's number below and clicking the search button. This search will provide you with the current status of the generator from the HWIN database

Generator number

Company name

Generator Number	Generator Name	Address	Waste Class	Status
ON7858169	Board of Health of the Perth District Health Unit	653 West Gore St. Stratford, Perth, Ontario - N5a 1I4 Canada	View	Registered

You may also download the entire HWIN Registered Generator list. The list is in an XML file in a zip format, and is approximately 1.5 MB in size. The download will take several minutes. To avoid heavy loads on HWIN during registration, the Ministry will only allow downloads of the entire HWIN Registered Generator list **between the hours of 6:00 pm EST and 6:00 am EST**. While the HWIN Registered Generator list is a dynamic list, the version of the list available for download will be a static list. The list will be updated and posted to the HWIN site two times a day - at 4:00 am and 6:00 pm. (Note: the XML download button will only be displayed below for use from 6:00pm to 6:00am).

Board of Health of the Perth District Health Unit

Active Waste class listing

Waste Class	Waste class name	Primary Characteristic	Physical State	Specific Gravity
261 N	PHARMACEUTICALS	REGISTERABLE SOLID WASTE	Solid	0
312 P	PATHOLOGICAL WASTES	PATHOLOGICAL	Solid	0

Ministry of the Environment,
Conservation and Parks

Ministère de l'Environnement, de
la Protection de la nature et des
Parcs



Freedom of Information and
Protection of Privacy Office

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

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

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

August 15, 2018

MTE# 43789-300

Rec'd AUG 23 2018

FYI DEM INIT. DU

JFA JA

Jackianne Abbey
MTE Consultants Inc.
520 Bingemans Centre Dr
Kitchener, ON N2B 3X9

Dear Jackianne Abbey:

RE: **Freedom of Information and Protection of Privacy Act Request**
Our File # A-2018-04675, Your Reference 43789-300

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 86 John Street South, Stratford.

After a thorough search through the files of the Ministry's London District Office, Southwestern Regional Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Jennifer Lee at jennifer.lee7@ontario.ca.

Yours truly,

ORIGINAL SIGNED BY

Janet Dadufalza
FOI Manager

Jackianne Abbey

From: Sarah Pump
Sent: Monday, July 09, 2018 1:48 PM
To: Jackianne Abbey
Subject: FW: TSSA Requests Pj #43789-300 - Records Found
Attachments: TSSA Paid Request Form.pdf

If you would like to make a paid request, please fill out the attached and return it to me. Please note that the turnaround for paid requests is currently in excess of 120 days.

Client First | Right Solution | Work Together

Sarah Pump, B.A., MLIS
Administrative Assistant
Kitchener x1311

From: Public Information Services [<mailto:publicinformationsservices@tssa.org>]
Sent: Monday, July 09, 2018 12:54 PM
To: Sarah Pump
Subject: RE: TSSA Requests Pj #43789-300 - Records Found

Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **elevating device records** in our database at the subject address(es).

Inst Number	Attribute 2	Address	City	Province	Postal Code	Status
63883	Passenger Elevator	180 ST VINCENT ST S	STRATFORD	ON	N5A 2X4	Active

37777	Passenger Elevator	639 WEST GORE ST	STRATFORD	ON	N5A 7N2	Active
65600	Passenger Elevator	639 WEST GORE ST	STRATFORD	ON	N5A 7N2	Active
64478509	Passenger Elevator	639 WEST GORE ST	STRATFORD	ON	N5A 7N2	Active

86526	LULA Elevator	653 WEST GORE ST	STRATFORD	ON	N5A 1L4	Active
-------	---------------	------------------	-----------	----	---------	--------

- We confirm that there are **no boilers/pressure vessels records** in our database at the subject address(es).
- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For copies of documents, please complete the Release of Public Information form, found at <https://www.tssa.org/en/about-tssa/resources/Release-of-Records-form--Jan-2018Final.pdf> and email the completed form to publicinformationsservices@tssa.org or through mail along with the appropriate fee. TSSA's fee schedule can be found at: https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule_Jan_2018.pdf. Fees are payable with a credit card (Visa or MasterCard) or by 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.

Kind regards,

Connie

From: Sarah Pump <SPump@mte85.com>
Sent: July 6, 2018 10:33 AM
To: Public Information Services <publicinformationservices@tssa.org>
Cc: Jackianne Abbey <JAbbey@mte85.com>
Subject: TSSA Requests Pj #43789-300

Hello,

I would like to make information requests to TSSA for the following addresses located in Stratford, ON:

11 Avoncrest Dr, Stratford
180 St. Vincent St S
386 Cambria St
639 West Gore St
653 West Gore St
589 W Gore St
519 W Gore St
136 John St S

Thank you

Sarah Pump, B.A., MLIS | Administrative Assistant
MTE Consultants Inc.
T: 519-743-6500 x1311 | SPump@mte85.com
520 Bingham Centre Drive, Kitchener, ON N2B 3X9
www.mte85.com | [Twitter](#) | [LinkedIn](#)

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August 17, 2018

Ms. Jackianne Abbey
MTE Consultants Inc.
jabbey@mte85.com

**RE: PHASE ONE ESA – 86 JOHN STREET SOUTH
CITY OF STRATFORD**

Dear Ms. Abbey,

The Ministry of Natural Resources and Forestry (MNRF), Guelph District Office, has reviewed the natural heritage information available for the above-noted property and surrounding area (the “study area”), and offers the following comments:

WETLANDS

The Ministry notes that there are no provincially significant wetlands (PSWs) within the study area.

AREAS OF NATURAL AND SCIENTIFIC INTEREST

The Ministry notes that there are no Areas of Natural and Scientific Interest (ANSIs) within the study area.

SPECIES AT RISK

There are records in the area for the following species at risk (SAR):

- Snapping Turtle (*Chelydra serpentina*) (Special Concern)
- Peregrine Falcon (*Falco peregrinus*) (Special Concern)

Threatened and Endangered Species receive both individual species and habitat protection under the *Endangered Species Act, 2007* (ESA). SAR habitat prescribed under regulation is listed in Ont. Reg. 242/08 (<https://www.ontario.ca/laws/regulation/080242>).

Please be advised that because the province has not been surveyed comprehensively for the presence of listed species, the absence of a record does not necessarily indicate the absence of SAR from an area. To determine the presence of SAR for a given study area, the District’s recommended approach is as follows:

I. Habitat Inventory

The Ministry recommends undertaking a comprehensive botanical inventory of the entire area that may be subject to direct and indirect impacts from the proposed activity. The vegetation communities should be classified as per the “Ecological Land Classification (ELC) for Southern Ontario” system, to either the “Ecosite” or “Vegetation Type” level. For

aquatic habitats in the study area, we recommend that you collect data on the physical characteristics of the waterbodies and inventory the riparian zone vegetation, so that these habitats can be classified as per the Aquatic Ecosites described in the ELC manual.

II. Potential SAR within the Study Area

A list of SAR that have the potential to occur in the area can be produced by cross-referencing the ecosites described during the habitat inventory with the habitat descriptions of SAR known to occur within the planning area. The list of SAR known to occur in the **CITY OF STRATFORD** is attached for your reference. The species-specific COSEWIC status reports (<https://www.canada.ca/en/environment-climate-change/services/committee-status-endangered-wildlife.html>) are a good source of information on habitat needs and will be helpful in determining the suitability of the study areas ecosites for a given species.

Please note that the Species at Risk in Ontario (SARO) List is a living document that is periodically amended as a result of species assessment and re-assessments conducted by the Committee on the Status of Species at Risk in Ontario (COSSARO). The SARO List can be accessed on the following webpage: <https://www.ontario.ca/environment-and-energy/species-risk-ontario-list>.

COSSARO also maintains a list of species to be assessed in the future. It is recommended that you take COSSARO's list of anticipated assessments into consideration, especially when the proposed start date of an activity is more than 6 months away, or the project will be undertaken over a period greater than 6 months. This list can be viewed at: <https://www.ontario.ca/page/how-comment-protecting-species-risk>.

III. SAR Surveys

The Ministry recommends that each potential SAR identified under Step II is surveyed for, regardless of whether or not the species has been previously recorded in the area. The survey report should describe how each SAR was surveyed for, and provide a rationale for why certain species were not afforded a survey (e.g., habitat within the study area is not suitable for a specific SAR). Please note that some targeted surveys may require provincial authorizations (e.g., ESA permit or Wildlife Scientific Collector's Permit).

ADDITIONAL INFORMATION

Natural heritage features (e.g. wetlands, ANSIs) can be viewed for a given study area through the MNRF's "Make a Map" web application: <https://www.ontario.ca/page/make-natural-heritage-area-map>. Digital data layers can be obtained through the Land Information Ontario (LIO) geowarehouse <https://www.ontario.ca/page/land-information-ontario>.

Additionally, the MNRF recommends contacting the municipality and the conservation authority to determine if they have any additional information or records of interest for the study area.

Please be advised that it is your responsibility to comply with all other relevant provincial or federal legislation, municipal by-laws, other MNRF approvals or required approvals from other agencies. If your investigations reveal the presence of Threatened or Endangered species, please contact the MNRF at esa.guelph@ontario.ca for further direction.

I trust that the above information is of assistance.

Sincerely,

A handwritten signature in black ink that reads "AM Laurence". The letters are cursive and fluid, with the initials "AM" being particularly prominent.

Anne Marie Laurence
Management Biologist

**MINISTRY OF ENVIRONMENT WASTE DISPOSAL SITE INVENTORY, JUNE 1991
REGIONAL INVENTORY OF ACTIVE WASTE DISPOSAL SITES**

MOECC REGION: Southeastern
 SITE EASTING: 500,199 mE
 SITE NORTHING: 4,801,772 mN
 SEARCH RADIUS: 500 m

DISTANCE AWAY FROM SITE (m)	SITE NO	COUNTY	MUNICIPALITY	LOT OR STREET NO	CONCESSION	NTS	UTM COORDINATES											
							ZONE	EAST	NORTH	D	C	O	H	L	MH	SS	STAT'S	CLASS

There are no locations that meet your search criteria

**MINISTRY OF ENVIRONMENT WASTE DISPOSAL SITE INVENTORY, JUNE 1991
REGIONAL INVENTORY OF CLOSED WASTE DISPOSAL SITES**

MOECC REGION: Southeastern
 SITE EASTING: 500,199 mE
 SITE NORTHING: 4,801,772 mN
 SEARCH RADIUS: 500 m

DISTANCE AWAY FROM SITE (m)	SITE NO	COUNTY	MUNICIPALITY	LOT OR STREET NO	CONCESSION	UTM COORDINATES			DATE CLOSED			
						NTS	ZONE	EAST	NORTH	YEAR	MONTH	DAY

There are no locations that meet your search criteria

40 P/70

UTM 1172 5100099 E

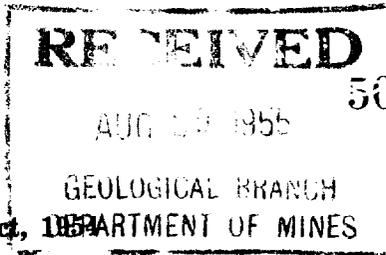
48101539 N

Elev. 911177

Basin 23



ONTARIO



No 1352

The Water-well Drillers Act, 1954 DEPARTMENT OF MINES
Department of Mines

Water-Well Record

County or Territorial District Perth Township, Village, Town or City Stratford
Village, Town or City
Address Stratford
Date completed (day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s) 6 3/4" I.D.
Length(s) 133 ft
Type of screen
Length of screen

Static level 55'
Pumping rate 117 per min
Pumping level 80 ft (est.)
Duration of test 4 hours

Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
fill	0	15			
hard pan	15	85			
gravel	35	88			
hard pan	88	128			
soft lime rock	128	133			
limestone rock	133	255	200 - 255	200	fresh
			soft water 7.5		gr. (est.)

For what purpose(s) is the water to be used? Hospital

Is water clear or cloudy? clear

Is well on upland, in valley, or on hillside? upland

Drilling firm W. D. Hopper & Sons

Address Stratford

Name of Driller Neil Hopper

Address

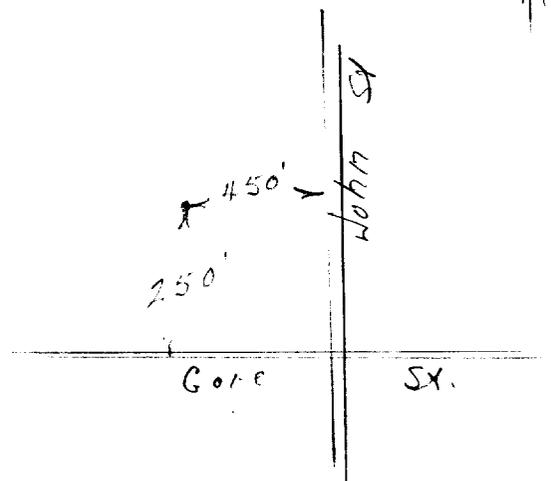
Licence Number 322

I certify that the foregoing statements of fact are true.

Date July 28 Neil Hopper
Signature of Licensee

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
All Sections must be completed in full to avoid delays in processing.
Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
All metre measurements shall be reported to 1/10th of a metre.
Please print clearly in blue or black ink only.

Ministry Use Only

Address of Well Location (County/District/Municipality) PERTH
Township
Lot
Concession
RR#/Street Number/Name
City/Town/Village
Site/Compartment/Block/Tract etc.
GPS Reading NAD 83 Zone 17 Easting 500122 Northing 4801751
Unit Make/Model MAGELN
Mode of Operation: UTM

Log of Overburden and Bedrock Materials (see instructions)

Table with columns: General Colour, Most common material, Other Materials, General Description, Depth From, Metres To. Entry: PLUG OLD WELL 6inch

Hole Diameter, Construction Record, Test of Well Yield, Water Record. Includes details on casing, screen, and pumping test results.

Plugging and Sealing Record, Method of Construction, Water Use, Final Status of Well. Includes details on slurry type and construction method.

Location of Well. Includes a hand-drawn diagram showing the well location relative to a boiler room and John St.

Well Contractor/Technician Information. Includes name and licence number of Keith Lang Well Drilling Inc and Keith Lang Greg Elliott.

Ministry Use Only. Includes data source, date received (JUL 24 2006), and contractor number 7154.



APPENDIX D

MAPPING AND AERIAL PHOTOGRAPHS



1955 AERIAL PHOTOGRAPH



<u>Project Name</u>			
Phase One Environmental Site Assessment			
<u>Site</u>		<u>Client</u>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<u>Scale (8.5x11)</u>	<u>MTE Project No.</u>	<u>Date</u>	<u>Figure No.</u>
1:6000	43789-300	August 2018	C



1965 AERIAL PHOTOGRAPH



<u>Project Name</u>			
Phase One Environmental Site Assessment			
<u>Site</u>		<u>Client</u>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<u>Scale (8.5x11)</u>	<u>MTE Project No.</u>	<u>Date</u>	<u>Figure No.</u>
1:6000	43789-300	August 2018	C



1995 AERIAL PHOTOGRAPH



<i>Project Name</i>			
Phase One Environmental Site Assessment			
<i>Site</i>		<i>Client</i>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<i>Scale (8.5x11)</i>	<i>MTE Project No.</i>	<i>Date</i>	<i>Figure No.</i>
1:6000	43789-300	August 2018	C



2006 AERIAL PHOTOGRAPH



Project Name

Phase One Environmental Site Assessment

Site

86 John Street South, Stratford, Ontario

Client

Huron Perth Healthcare Alliance

Scale (8.5x11)

1:6000

MTE Project No.

43789-300

Date

August 2018

Figure No.

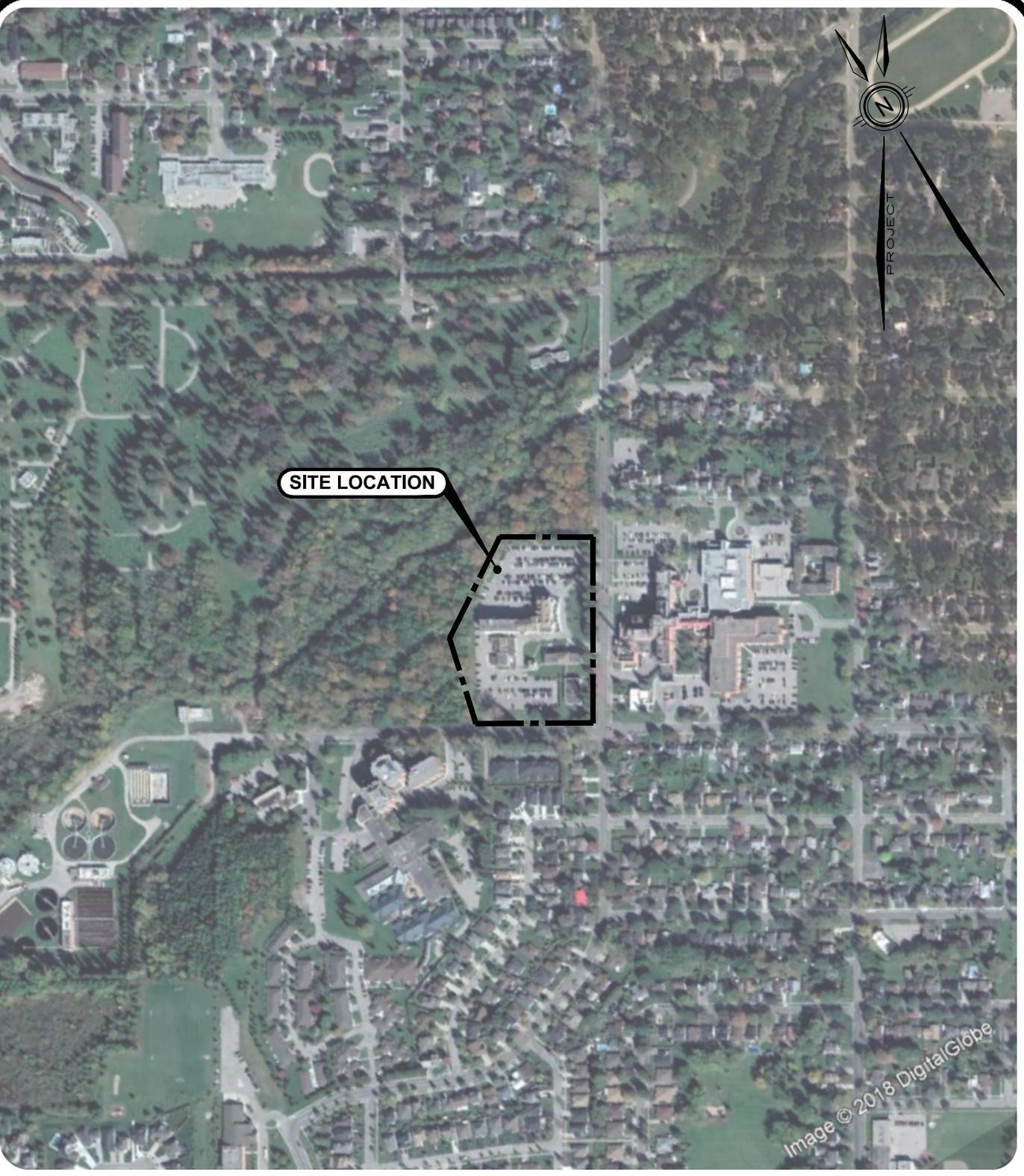
C



2010 AERIAL PHOTOGRAPH



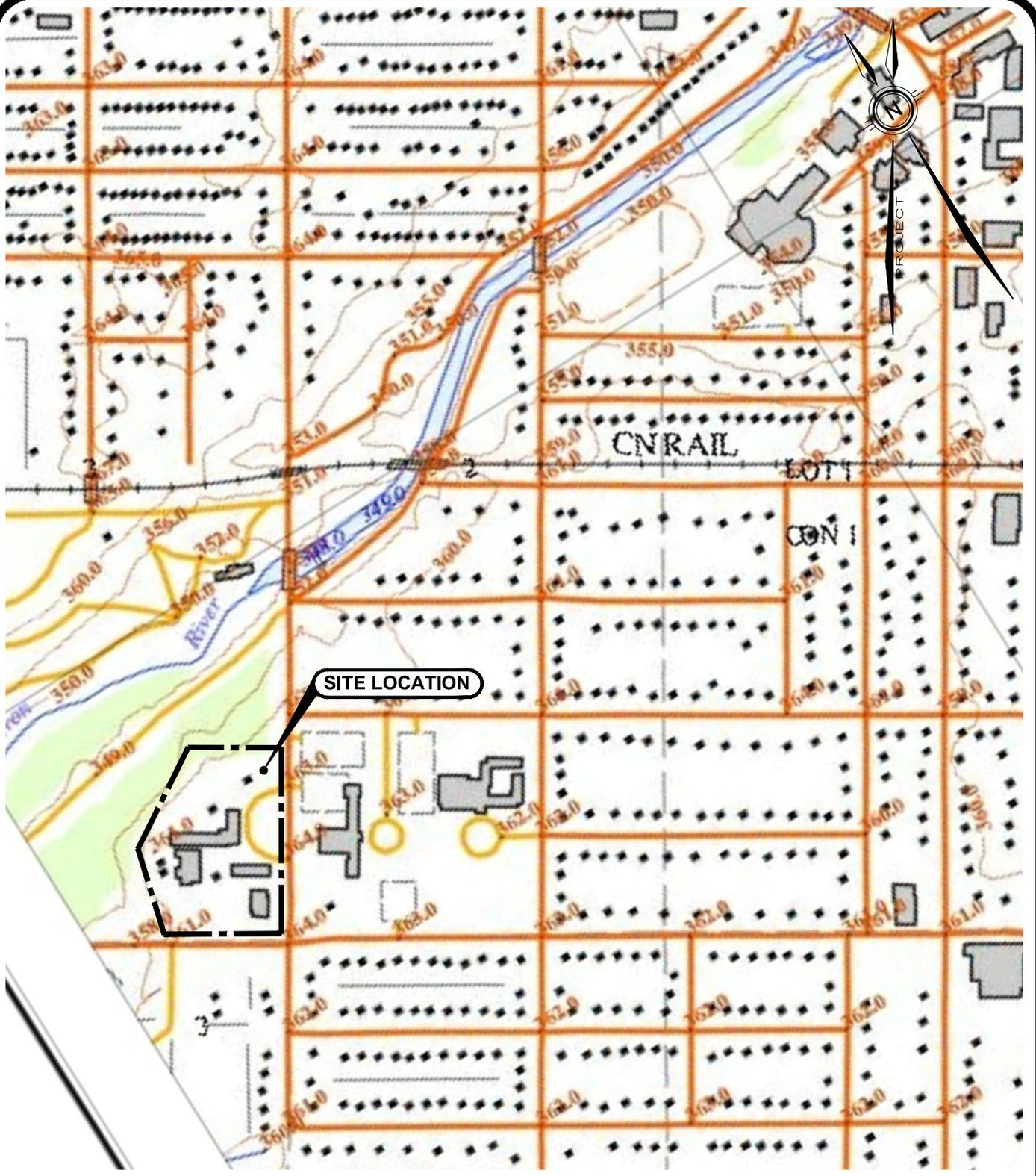
<u>Project Name</u>			
Phase One Environmental Site Assessment			
<u>Site</u>		<u>Client</u>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<u>Scale (8.5x11)</u>	<u>MTE Project No.</u>	<u>Date</u>	<u>Figure No.</u>
1:6000	43789-300	August 2018	C



2017 AERIAL PHOTOGRAPH



<u>Project Name</u>			
Phase One Environmental Site Assessment			
<u>Site</u>		<u>Client</u>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<u>Scale (8.5x11)</u>	<u>MTE Project No.</u>	<u>Date</u>	<u>Figure No.</u>
1:6000	43789-300	August 2018	C



ONTARIO BASE MAP



<u>Project Name</u>			
Phase One Environmental Site Assessment			
<u>Site</u>		<u>Client</u>	
86 John Street South, Stratford, Ontario		Huron Perth Healthcare Alliance	
<u>Scale (8.5x11)</u>	<u>MTE Project No.</u>	<u>Date</u>	<u>Figure No.</u>
1:6000	43789-300	August 2018	C



APPENDIX E

INTERVIEW AND SITE RECORDS

Phase One ESA Questionnaire for 86 John Street South, Stratford ON

Completed by phone with Francesco Sabatini on August 3, 2018

Additional interview completed in person with Francesco Sabatini, Ron Mott, Paul Munro on August 15, 2018

1. **Current Owner:** The current owner is Huron Perth Healthcare Alliance and the property is currently used for storage and laundry facilities. The Site is also used as a residence. Huron Perth Healthcare Alliance has owned the property since the facility opened in 1891.
2. **Previous Owner and Tenant:** The Phase One Property has been owned by HPHA through its entirety. It was likely owned by the Crown previous to the hospital being built.
3. **Major Renovations:** There have been multiple additions and building demolitions since 1891.
4. **Water Wells/Septic Beds:** According to Mr. Munro, there are no septic beds on the property. There was historically a water well on the Site installed in 1955 to a maximum depth of 77.7 m bgs, the well was “plugged” in 2006.
5. **Site Drainage:** According to Mr. Sabatini, there is minor flooding in the basement and roof leaks on the 4th floor.
6. **Easements:** There is a gas easement located near the west boundary of the Site.
7. **Dust Control:** According to Mr. Sabatini, dust control has not been used on the Phase One Property.
8. **Winter Maintenance:** Mr. Sabatini indicated that a mixture of salt and sand had been applied to the walkways and parking areas for winter maintenance and is applied by an outside contractor. There is minor salt storage in bins along the sidewalk for sidewalk use.
9. **Transformers:** There is a pole mounted transformer located south of the main building between the laundry facilities and the cottage. Mr. Mott indicated there were other transformers located in this vicinity that possibly contained PCBs. There are six non-oil interior transformers in the main building, and two non-oil interior transformers in the SSU building. Reportedly, no transformers on Site contain PCBs and no PCB drums were stored on the Site.
10. **Aboveground or Underground Storage Tanks:** Mr. Mott indicated that there are no fuel ASTs/USTs currently at the Site, however three have previously existed. There was a former fuel UST located between the two former garages, a 15,000 gallon fuel UST, located south of the two former garages, and one diesel fuel AST formerly located east of the former smoke stack. The two USTs located near the former garages were reportedly removed in the 1990's. The smaller UST, located

between the former garages was reportedly used to fuel tractors/lawn maintenance tools and the two former generators located in the basement of the laundry room. The 15,000 gallon UST stored Bunker C oil prior to storing boiler fuel oil. Reportedly, waste oil, paint thinners and other waste was disposed of in this UST to be used by the boiler. The diesel AST was reportedly used to fuel the two generators kept in the boiler room. There is currently a hydraulic oil AST located in the basement on the east portion of the main hospital.

11. **Fuel Oil:** Mr. Sabatini indicated that the boilers were formerly heated with fuel oil. According to Mr. Mott, the boilers are not in use and ceased operations in the 1990's, once the new power plant at the new hospital (46 General Hospital Drive) was commissioned.
12. **Fuel Pumps:** According to Mr. Sabatini and Mr. Mott, there are no fuel pumps located on the property and none were known to exist.
13. **Pesticides/Herbicides/Sludges:** Mr. Munro indicated that no pesticides/herbicides/sludges have been applied on the Site.
14. **Noise/Odours:** Mr. Sabatini indicated there have been no noise/odour complaints for the Site.
15. **Chemical/Solvent Storage:** Mr. Mott indicated that there is a salt tank located on the west central portion of the Site and that has leaked in the past. There is a hydraulic lift elevator at the east portion of the main building and hydraulic oil is currently stored in a AST in this location. There are glues, paints, and other miscellaneous items related to the woodshop stored in the basement of the main building. Empty and near empty drums labelled waste oils and solvents were observed in the boiler room and reportedly were disposed of by a licensed contractor. Waste oil drums were reportedly stored in the basement under the laundry facilities room and in the southwest parking area, south of the two former garages. According to Mr. Mott, mercury was historically used at the Site in the steam flow controls and switches in the boiler room. Cleaning solvents for laundry are kept at the Site in the laundry facilities room.
16. **Solid waste:** Mr. Sabatini indicated that solid waste is collected by cleaning staff and taken to the new hospital's dumpsters/recycling bins. An outside contractor collects waste and recycling from this facility.
17. **Vehicle Maintenance:** According to Mr. Sabatini, there was no vehicle maintenance performed at the Phase One Property with the possible exception of lawn maintenance equipment.

18. **Waste Oils/Liquid Industrial Wastes/Wash Down:** Currently, only a small quantity of waste oil, hydraulic oil and solvents are stored at the Phase One Property. According to Mr. Mott most waste oils and liquid industrial wastes were removed by a licensed contractor in the 1990's. There is no current or former wash down of equipment, vehicles or plant floors on the Phase One Property. Historically, waste oils were generated with the use of boilers which were stored in drums and picked up by a licensed contractor. Mr. Mott also indicated, waste oil may have been added to the former boiler fuel oil UST located south of the two former garages.
19. **Agricultural Use:** According to Mr. Sabatini, the Phase One Property previously housed agricultural animals such as cows and chickens.
20. **Spills:** Mr. Sabatini indicated that the in ground salt tank historically leaked. The tank is still present but does not store salt. Mr. Munro indicated there was a pipe leak from the hydraulic lift elevator which occurred and was fixed within the last 10 years. Mr. Sabatini is unaware of any other spills that may have occurred at the Phase One Property.
21. **SDS:** Mr. Sabatini indicated that Safety Data Sheets (SDS) are available for the chemicals formerly used at the Phase One Property.
22. **JHSC:** Mr. Sabatini indicated that is a Joint Health and Safety Committee (JHSC) for all HHPA properties, including the Phase One Property.
23. **Outstanding Regulatory Compliance Issues:** According to Mr. Sabatini, there are no outstanding regulatory compliance issues for the Phase One Property and there have not been any in the past.
24. **Designated Substances:** According to Mr. Sabatini, there are designated substances such as asbestos and lead at the Phase One Property. A Designated Substance Audit is being conducted by MTE and will be provided under separate cover.
25. **Batteries:** According to Mr. Sabatini, there are no non-household type batteries at the Phase One Property.
26. **Other Inspections:** According to Mr. Sabatini, the Ministry of Labour may have shut down operations in the wood shop, however Mr. Mott and Mr. Munro believe this was for the new hospital (46 General Hospital Drive), not at 86 John Street South.
27. **Neighbouring Properties:** According to Mr. Sabatini, there are no reported issues relating to neighbouring properties.

28. **Hoists:** According to Mr. Sabatini, there are no hoists located at the Phase One Property and none have been removed in the past.
29. **Fires:** Mr. Mott indicated the tower at the front of the main building was struck by lightning and partially burned down. There was an incinerator at the Phase One Property and was removed in 2000. No other fires have occurred on the Site.
30. **Mould/Water Damage:** There is mould and water damage in the buildings at the Phase One Property. A Designated Substance Audit is being conducted by MTE and will be provided under separate cover.
31. **Waste Deposits:** According to Mr. Mott, waste from the incinerator was used as fill in the south parking lot on the Site. Building demolition materials may have been used in part as fill materials.
32. **Indoor Air Quality:** According to Mr. Sabatini, there is likely poor indoor air quality due to poor air circulation and the presence of mould.
33. **Emissions:** There are no industrial air emissions at the Phase One Property. The Phase One Property historically had a smoke stack located on the west central portion of the property.
34. **Other Contact:** Mr. Sabatini collaborated with Paul Munro, Manager Technician at the Stratford General Hospital for approximately 18 years, and Ron Mott, Facilities Manager Technician at the Stratford General Hospital for approximately 25 years, at the HHPA for the information provided above.

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Phase One ESA Initial Inspection Report

Project Information	
Site Address	86 John St S, Stratford ON
MTE File No.	43789-300
Inspector & Qualifications	Jackianne Abbey B.Sc., Carol Mitchell P.Eng, QP ^{ESA}
Project Contact(s)	Francesco Sabatini
Contacts Address Contact Information (Ph/Fax/Email)	Francesco Sabatini 519-272-8210 ext 2855 francesco.sabatini@hpha.ca
Prop. Owner Address Contact Information (Ph/Fax/Email)	Huron Perth Healthcare Alliance
Date, Time and Weather Conditions	July 13, 2018 30°C Sunny

Part 1: General - Preparation			
The site reconnaissance has occurred after the preliminary records review	(Y)	N	
The QP or a person supervised by the QP has physically attended/investigated the Phase One Property.	(Y)	N	
The QP or a person supervised by the QP will conduct investigation of the remaining properties within the Phase One Study Area from publicly accessible areas.	(Y)	N	
List of areas of concern identified in records review and interviews component of Phase One:	Waste Gen.		
List of water bodies in the Phase One Study Area:	Aron River		
List of Area's of Natural Significance in the Phase One ESA study Area:	None identified		
Site Plan (to scale)	(Y)	N	N/A
Other Notes – Part 1			

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Phase One ESA Initial Inspection Report

Part 2: General Observations				
Is the facility operational?	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A	-not as a hospital but other functions
Description of Past Operations	Hospital since 1890's			
Description of Current Operations	Laundry facilities, residence, storage, outpatient towers			
Company name, contact name and address of Current/Past tenants (if different)	HPHA as long as it's been operating (after as we know)			
Approximate Land Area (units)	~ 6.7 acres			
Number of Buildings	4			
Approximate Usage Area (Warehouse, Manufacturing, Processing, Showroom, Residential, Commercial, etc.)	~20% residential ~60% hospital/healthcare services ~20% industrial			
Visual Appearance of the Property	well maintained /groomed. Some debris near salt tank location (west of laundry room).			
Is the property an Enhanced Investigation Property (EIP – See pg.8)?	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Has the property ever been an EIP (See pg.8)?	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
List of Adjacent Properties	N/W - woodlot E - John St → hospital S - residential			

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Phase One ESA Initial Inspection Report

Part 3: Photographs				
Number of Photos Taken:	176			
Including Photos of:				
Exterior of all building(s)/structure(s)	<input checked="" type="radio"/>	N	N/A	
Interior of all building(s)/structure(s)	<input checked="" type="radio"/>	N	N/A	
Areas of potential fill	<input checked="" type="radio"/>	N	N/A	
The Phase One Study Area	<input checked="" type="radio"/>	N	N/A	
Photo orientation/description of each photo included (see attached Photo Log Sheet)	<input checked="" type="radio"/>	N	N/A	
Part 4: Exterior of Premises				
General Conditions	Good condition			
Age and Number of Buildings	4 buildings 1891 - 1967			
General Description of Below Ground Structures	water, sanit, gas, telecommunications, service tunnels			
Age and Number of Below Ground Structures	Unknown			
Details of all ASTs and USTs. Number, consistent with other information, spillage, contents, installation date, registered, tested	Formerly 2 USTs, 1 AST gas bunker oil diesel fuel oil; currently 1 hydraulic oil AST			
Details of removed ASTs, USTs	2 USTs removed in 1990's			
Equipment wash-down?	Y	<input checked="" type="radio"/>	N/A	not currently in the past
Potable and Non-Potable Water Sources	<input checked="" type="radio"/>	N	N/A	Potable.
Confirm Water Source(s)	From the City of Stratford (potable gw)			
Confirm Sanitary Disposal(s)	Municipal			
Type and Location of Underground Utilities Present	Yes			
Storm and Surface Water Handling	Catch basins throughout parking lots			
Bedrock Indicators?	Y	<input checked="" type="radio"/>	N/A	

Part 5: Interior of Buildings

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Phase One ESA Initial Inspection Report

Exit and Entry Points	Many			
Age and Construction of Each Building	Hospital - 1891 SSU - 1929 Apartment - 1967			
Heating Systems, including Type and Fuel Source	Cottage - 1404 Heated by steam, radiators formerly by coal			
Cooling Systems, including Type and Fuel Source	Chiller, no AC unit			
Any drains, pits and sumps, including their current use, if any, and former use	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A	2 near washing machines Floor drain near boilers Also small floor drains throughout
Any unidentified substances	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Stains/corrosion on floors other than from water and where located (ie. near a drain, pit, sump, crack or other potential discharge location).	Minor staining near hydraulic oil 157 Some staining in boiler room			
Asbestos Containing Materials (condition, size)?	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A	Yes for items observed during site inspection. A DSA report being conducted under separate cover.
Spray-on Insulation	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A	
Roofing Materials	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Pipe Wrap	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A	
Boiler Insulation	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Tank Linings	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Ceiling Tiles	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A	
Floor Tiles	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A	
Expansion Joint	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Thermal Insulation	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Spray-on Fire Proofing	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Asbestos Management Plan?	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	MTE currently working on DSA report
Does the facility deal in batteries?	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	
Disposal Records Available?	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A	

Part 6: Inquire about, Identify and Investigate all:

Details and locations of wells	None - formerly 1 near boiler room
Details of sewage works, including their location	on SW portion of site.

↳ none currently

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Phase One ESA Initial Inspection Report

Details of ground surface, including type of ground cover, such as grass, gravel, soil or pavement details of current or former railway lines or spurs and their locations	Grass, asphalt		
Evidence of impact caused by adjacent properties?	Y	<input checked="" type="radio"/> N	N/A
Areas of stained soil, vegetation or pavement	<input checked="" type="radio"/> Y	N	N/A Debris in grass in SW portion of site - likely when snow is piled
Stressed vegetation	Y	<input checked="" type="radio"/> N	N/A
Description of local topography (Surface water, run-off).	Sparking lot lower than North. N/W surrounding woodlot @ lower elevations		
Areas where fill and debris materials appear to have been placed or graded	<input checked="" type="radio"/> Y	N	N/A N parking lot much higher than surrounding topography to the North
Evidence of Potentially Contaminating Activities (List PCA in Part 9)	<input checked="" type="radio"/> Y	N	N/A
Details of any unidentified substances found at the property	None		
Hazardous materials used or stored at the phase one property	Varsol, glycol, waste oil,		
Raw materials handling and storage locations at the phase one property	Salt waste oil		
Products manufactured at the phase one property	None.		
By-products and wastes at the phase one property	waste oil, salt		
Location and contents of drums, totes and bins at the phase one property	Boiler Room, - SW portion of site. waste oil in E portion of site		

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Phase One ESA Initial Inspection Report

Details of all oil/water separators at the phase one property including for each separator the location, installation date, source of incoming liquid and effluent discharge location		None.	
All vehicle and equipment maintenance areas, including the locations of maintenance, fluid storage, and waste storage areas		None.	
Details of all spills including the dates, locations, materials involved, and volumes of material spilled		Salt tank leaks hydraulic elevator leaked	
Details of liquid discharge points such as water and French drains, including their locations		None	
Details of all hydraulic lift equipment at the property, including elevators, in-ground hoists and loading docks		3 elevators - Only 1 is hydraulic lift. No hoists	
Details of Transformers (Who owns, how many, tested? tagged?, description, location)		exterior PCB transformer (1) - central interior transformer E portion.	
Details of other PCB Equipment (ie. Capacitors, switches, light ballasts)		Possibly in pole-mounted transformer on central part of site.	
Water/Waste Water Discharges (identify processes which produce wastewater discharges):			
Sinks/Showers ✓	Vehicle Washing NO	Cooling Water ✓	Floor Washing NO
Equipment Washing NO	Process Water NO	Waste Water Treatment NO	Other <u>Laundry</u> ✓

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Identify waste water treatment and collection equipment utilized:				
Grease Traps ✓	Interceptor Trenches	Catch Basins ✓	Sumps	
USTs	ASTs ✓	Chemical Treatment	Separators	
Biological Treatment	Degreasers	Settling Pond/Tanks	Septic	
French Drains	Lagoons	Other _____		
Presence of a machine shop?	Y	<input checked="" type="radio"/> N	N/A	
Organic solvent use, handling and storage?	<input checked="" type="radio"/> Y	N	N/A	
Use of Pesticides?	Y	<input checked="" type="radio"/> N	N/A	
Use of Fertilizers?	Y	<input checked="" type="radio"/> N	N/A	
Lagoons Present?	Y	<input checked="" type="radio"/> N	N/A	
Air Quality?	Y	<input checked="" type="radio"/> N	N/A	mould present
Housekeeping Issues?	Y	<input checked="" type="radio"/> N	N/A	- tea
Past Placement of Fill?	<input checked="" type="radio"/> Y	N	N/A	
Floodplains?	Y	<input checked="" type="radio"/> N	N/A	
Outstanding Regulatory Compliance Issues?	Y	<input checked="" type="radio"/> N	N/A	
Any Fires?	Y	<input checked="" type="radio"/> N	N/A	Incinerator formerly.
Stockpiles?	Y	<input checked="" type="radio"/> N	N/A	

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Phase One ESA Initial Inspection Report

Part 7: Wastes				
Generation of Waste Oils or other Wastes?	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A	-prev. used to generate, do not anymore but 1 hydraulic waste oil AST still full near hydraulic lift elevator
How are Cuttings and Waste Oils handled?	stored in drums/AST			
Where are Waste Oils Stored?	basement + boiler room, former storage on SW portion outside.			
Are there Signs of Leaks or Spills in Storage Areas?	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A	Minor staining
How and Where are Wastes Disposed of?	External Contractor or taken to			
How are wastes Stored on Site?				hospital @ 46 Gen. Hospital Drive.
Drums	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A	
AST	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A	
UST	<input type="radio"/> Y	<input type="radio"/> N	N/A	
Surface Impoundment	<input type="radio"/> Y	<input checked="" type="radio"/> N	N/A	
Waste Piles	<input type="radio"/> Y	<input checked="" type="radio"/> N	N/A	
Dumpsters	<input type="radio"/> Y	<input checked="" type="radio"/> N	N/A	
Other	<input type="radio"/> Y	<input checked="" type="radio"/> N	N/A	
Presence of Waste Materials observed?	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A	waste oil, solvents, bricks, wood pallets
List of Compounds for which MSDS are available	Available electronically.			

N/A

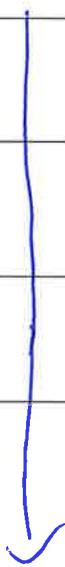
Part 8: Enhanced Investigation Property				
Identify, Locate and Document all:				
Operations at the property, including processing or manufacturing;				
Regulatory permits and records related to areas of potential environmental concern				
Material safety data sheets				
Underground utility drawings				
Inventories of chemicals, chemical usage and chemical storage areas:				
Material	Type of Storage	Storage Conditions	Quantity	Concerns
Inventory of above ground storage tanks and underground storage tanks				
Environmental monitoring data, including data created in response to an order or request of the Ministry				
Waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347				

N/A

MTE Consultants Inc.
Phase One ESA Initial Inspection Report

Process, production and maintenance documents related to areas of potential environmental concern	
Records of spills and records of discharges of contaminants, including records of spills and records of discharges of contaminants	
Emergency response and contingency plans, including spill prevention and contingency plans	
Environmental audit reports	
Site plan of facility showing areas of production and manufacturing.	

MTE Consultants Inc.
Phase One ESA Initial Inspection Report

Part 9: Summary			
	Yes	No	Comments
Limitations to Inspection?	Y	N	
Access granted to all areas of the Site?	Y	N	
Current/Historical Site Plans Available	<input checked="" type="radio"/>	N	
Certificates of Approval.	Y	<input checked="" type="radio"/>	
MOE/Municipality Environmental Correspondence or Inspections?	Y	<input checked="" type="radio"/>	
Previous Environmental Reporting (incl. Well Records)	Y	<input checked="" type="radio"/>	
Asbestos Management Plan	Y	<input checked="" type="radio"/>	
Insurance Risk Survey	Y	N	
List of PCAs Present at Site	<i>See report ↑</i> 		
List of PCAs Formerly Present at Site			
List of PCAs Present In Phase One ESA Study Area			
List of PCAs Formerly Present In Phase One ESA Study Area			
Identify potential contaminant pathways on, in or under the Phase 1 property Surface Water Present (distance) Ecological Receptors Human Receptors Maximum Duration of Exposure			
Written Description Completed?	Y	<input checked="" type="radio"/>	

Are any of the following site operating records for the Phase One Property available for review by MTE?

1. Regulatory Permits and Records

N/A

2. Material Safety Data Sheets

Available electronically

3. Underground Utility Drawings

N/A

4. Environmental Monitoring Data

N/A

5. Waste Management Records, Current or Historical Waste Storage Locations, Waste Generator and Receiver Information

Have records - MTE did not see records

6. Process, Production, Maintenance Documents related to Areas of Potential Environmental Concern

N/A

7. Records of Spills and Discharges of Contaminants

Salt tank

hydraulic lift elevator

8. Emergency Response and Contingency Plans

No

9. Environmental Audit Reports

N/A

10. Site Plan of Facility

Yes



APPENDIX F

PHOTOGRAPHIC LOG

**Appendix F – Photographic Log
86 John Street South, Stratford, ON**



Photograph No. 1

Northwest facing view of the hospital building in 1910 obtained from the published book “*For your health - Stratford General Hospital 1891-2002*” by Dean Robinson and Carolynn Bart-Riedstra.



Photograph No. 2

Northwest facing view of the entrance to the Site from John Street South and the hospital building.



Photograph No. 3

South facing view of north parking lot and hospital building located in the center of the Site.



Photograph No. 4

Northeast facing view of the hospital building, laundry room and boiler room located on the central portion of the Site.



Photograph No. 5

East facing view of location of in ground salt tank (see arrow) and debris located on the central west portion of the Site between the laundry room and boiler room.



Photograph No. 6

Close up of the top of the salt storage, concrete tank partially located in ground.



Photograph No. 7

East facing view of boiler room, area of former incinerator, cottage, special services unit and apartment building located on the south portion of the Site.



Photograph No. 8

Former incinerator, demolished in 2000 from the published book *“For your health - Stratford General Hospital 1891-2002”* by Dean Robinson and Carolyn Bart-Riedstra.



Photograph No. 9

Hydraulic oil AST located near the hydraulic lift elevator in the main building on the east portion of the Site.



Photograph No. 10

Laundry room in the main building located in the west central portion of the Site.



Photograph No. 11

Former location of industrial washing machine and pit reportedly used to hold laundry waste water as it drains to sanitary.



Photograph No. 12

Old water softener tanks no longer in use (left), and newer water softeners in-use (right) located in the boiler room.



Photograph No. 13

Empty drum storage and compressors located in the boiler room near the no longer used water softeners.



Photograph No. 14

Two natural gas fired boilers located in the boiler room of the main building and in the southwest portion of the Site.



Photograph No. 15

View of hot water tank formerly used for the laundry services (left), floor drain and empty drum storage (right) located in the boiler room.



Photograph No. 16

Reportedly, the location of the former coal storage area within the boiler room on the southwest portion of the Site. Reportedly, two generators were also stored in this area.



Photograph No. 17
Empty drums in boiler room.



Photograph No. 18
15,000 gallon tank used to hold domestic water from the former water well, both located in a room to the west of the boiler room.



Photograph No. 19

Small quantities of paints, concrete, coatings, and other miscellaneous household items in the storage closet in the basement of the main building.



Photograph No. 20

Basement hallway of the main building showing an elevator (left) and former area of asbestos floor tiles.



Photograph No. 21
Wood shop located in the main building, in the west central portion of the Site.



Photograph No. 22
East facing view of the location of the former incinerator, removed in 2000.



Photograph No. 23

Southeast facing view of Special Services Unit (left) and cottage (right) located in the south portion of the Site. Adjacent to the Special Services Unit, behind the fence is a chiller, which uses glycol.



Photograph No. 24

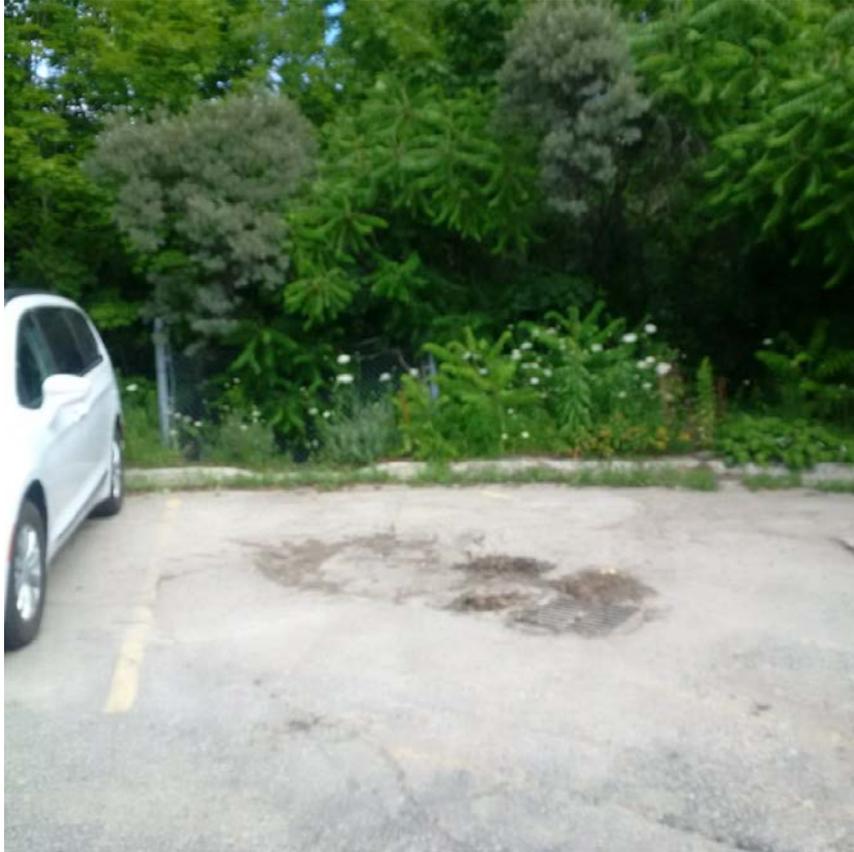
Basement of Special Services Unit including glycol storage.



Photograph No. 25
Interior non-oil transformer in the Special Services Unit.



Photograph No. 26
South facing view of southwest portion of the Site depicting part of the south parking lot (left) where incinerator fill was used as fill and an area where snow is piled (right) in the winter.



Photograph No. 27

West facing view of northwest corner of the Site showing snow pile area and adjacent woodlot.



APPENDIX G

POTENTIALLY CONTAMINATING ACTIVITIES O.REG 153/04 REFERENCE TABLE

Appendix G

Potentially Contaminating Activities (PCA's)

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

(Reference: Table 2, Schedule D, Ontario Regulation 153/04 as amended)



APPENDIX H

POTENTIALLY CONTAMINATING ACTIVITIES

**Table of Potentially Contaminating Activities
86 John Street South, Stratford, ON**

MTE has identified the following potentially contaminating activities (PCAs) and potential environmental concerns at the Phase One Property

**Table 1– Potentially Contaminating Activities
Phase One Property – 86 John Street South, Stratford, ON**

Potentially Contaminating Activity	Basis
8. Chemical Manufacturing, Processing and Bulk Storage	The hospital at the Phase One Property used chemicals in the laboratory and chemicals for cleaning. There is a glycol cooling system which is used and stored at the Specials Services Unit. Treatment chemicals for the boiler which heated the hospital were stored in the southwest portion of the building in the boiler room. Reportedly, waste oil, paint thinners and other waste was disposed of in a former UST located south of the former garages to be used by the boiler.
28. Gasoline and Associated Products Storage in Fixed Tanks	The Phase One Property formerly contained two USTs on the west portion of the Site which contained fuel, bunker C oil and then fuel oil. Reportedly, waste oil, paint thinners and other waste was disposed of in this UST to be used by the boiler. One former AST was located on the south portion of the Site which contained diesel fuel. There is a hydraulic lift elevator in the main building that reportedly leaked in the past. There is a hydraulic oil AST located in the basement of the main building on the east end.
30. Importation of Fill Material of Unknown Quality	Material from demolition of residences and garages on the Site may have been used to fill the former building footprint. It was also reported that the south portion of the Site was filled in with incinerator ash fill beneath the parking lot. Therefore, fill of unknown quality may be present at the Phase One Property.
39. Paints Manufacturing, Processing and Bulk Storage	A former paint booth was located in the former Ambulance garage located north of the main building, in the central portion of the north parking lot.
48. Salt Manufacturing, Processing and Bulk Storage	A salt tank is located outside of the laundry facilities. Reportedly this tank leaked in the past. The salt was used for the water softeners at the Site.

**Table 1– Potentially Contaminating Activities
Phase One Property – 86 John Street South, Stratford, ON**

Potentially Contaminating Activity	Basis
51. Solvent Manufacturing, Processing and Bulk Storage	A near empty 45 gallon drum of solvent was observed in the boiler room (ex. varsol).
55. Transformer Manufacturing, Processing and Use	A transformer which provided electricity to the hospital is located in the central portion of the property, on the south side of the main building.
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	There was an incinerator at the Phase One Property within the boiler room which was used to dispose of waste related to the hospital operations. The incinerator and associated chimney were removed in 2000.
COAL. Coal use	The <i>Upper Portion of Boiler Room & Sections</i> , Mechanical, Marani & Morris Architects (Date unreadable) engineering drawing depicts a coal storage area at the southwest portion of the building within the boiler room. Reportedly, coal was historically used to make steam to heat the building.
SALT. Road salt for winter deicing maintenance	Small quantities of deicers were applied to the asphalt surface and sidewalks for winter maintenance when the hospital was operational. There is no information to indicate that bulk quantities of salt were stored or used at the Phase One Property.

MTE has identified the following PCAs and potential environmental concerns within the Phase One Study Area:

**Table 2 – Potentially Contaminating Activities
Phase One Study Area**

Potentially Contaminating Activity	Basis
55. Transformer Manufacturing, Processing and Use	An enclosed transformer located in the central west portion of the property at 46 General Hospital Drive was depicted in the <i>Additions & Alterations</i> , Archibald, Gray & McKay Ltd. 1967 Site drawing.
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	There is an incinerator at 46 General Hospital Drive used to dispose of waste related to the hospital operations as per its Certificate of Approval.
GEN	46 General Hospital Drive listed as an Ontario Regulation 347 Waste Generator for solvents, light fuels, waste oils and lubricants, and chemicals (See section 4.(b)(vi) for the list of waste compounds).
CofA	Certificate of Approval at 46 General Hospital Drive for air emissions from natural gas oil fired boiler and pathological incinerator. Certificate of Approval at 643 West Gore Street for air emissions from kitchen exhaust
PCBs	643 West Gore Street (approximately 120 m southwest of the Site) is a PCB storage site
Road salt for winter deicing maintenance	Deicers are applied to the asphalt surface and sidewalks for winter maintenance at 46 General Hospital Drive located east of the Phase One Property. There is no information to indicate that bulk quantities of salt are stored or used at this property.

Refer to **Figure 3** for Potentially Contaminating Activities at the Phase One Property.



APPENDIX I

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

**Table of Areas of Potential Environmental Concern
86 John Street South, Stratford, ON**

APECs¹	Location of APEC on Phase One Property	PCA²	Location of PCA³	Contaminants of Potential Concern⁴	Media Potentially Impacted⁵
Potential placement of fill materials of unknown quality associated with building demolition and grading (APEC #1a)	Entire Phase One Property	30. Importation of Fill Material of Unknown Quality	On-Site	PHC F1-F4, VOCs, Metals, As, Se and Sb, ABNs EC, SAR (soil only) Na, Cl (groundwater only)	Soil and Groundwater
Incinerator waste used as fill in south parking lot (APEC #1b)	South portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	On-Site	PHC F1-F4, VOCs, Metals, As, Se and Sb, ABNs, Dioxins/Furans EC, SAR (soil only) Na, Cl (groundwater only)	Soil and Groundwater
Potential impacts from hydraulic lift elevator spill (APEC #2a)	East central portion of the Phase One Property in the vicinity of the main entrance to the main building	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil
Potential impacts from hydraulic oil AST (APEC #2b)	East central portion of the Phase One Property in the vicinity of the main entrance to the main building	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil

APECs¹	Location of APEC on Phase One Property	PCA²	Location of PCA³	Contaminants of Potential Concern⁴	Media Potentially Impacted⁵
Potential impacts from hospital cleaning and former laboratory (APEC #3)	Footprint of northern portion of the main building in the central portion of the Phase One Property	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	VOCs, Metals, As, Se and Sb, Hg Formaldehyde (groundwater only)	Soil and Groundwater
Potential impacts from hospital cooling chemicals (APEC #4)	West half of the Special Services Unit building in the southeast portion of the Phase One Property	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	Glycol	Groundwater
Potential impacts from former fuel UST used to fuel tractors and generators (APEC #5a)	West portion of Phase One Property between the two former garages	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX, Metals	Soil and Groundwater
Potential impacts from 15,000 gallon former bunker C oil and former fuel oil UST (APEC #5b)	Southwest portion of the Phase One Property south of former garages	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX, Metals, PAHs, ABNs	Soil and Groundwater
Potential impacts from former diesel fuel AST (APEC #5c)	South portion of the Phase One Property, south of the boiler room	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX, Metals, PAHs	Soil and Groundwater
Potential impacts from two former emergency generators in basement (APEC #6a)	West central portion of the Phase One Property, in the basement beneath the laundry facilities	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX	Soil and Groundwater
Potential impacts from two former emergency generators in boiler room (APEC #6b)	West central portion of the Phase One Property, in the boiler room	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC F1-F4, BTEX	Soil and Groundwater

APECs¹	Location of APEC on Phase One Property	PCA²	Location of PCA³	Contaminants of Potential Concern⁴	Media Potentially Impacted⁵
Potential impacts from former incinerator (APEC #7)	South portion of the Phase One Property near the former chimney and boiler room	58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	On-Site	Dioxins/Furans, PHC F2-F4, Metals, PAHs	Soil
Potential impacts from former coal use for heating (APEC #8)	Southwest portion of the Phase One Property in vicinity to the boiler room	Not Applicable	On-Site	PHC F2-F4, Metals, PAHs	Soil and Groundwater
Potential impacts from storage of treatment chemicals for the boiler (APEC #9)	Southwest portion of the Phase One Property in vicinity to the boiler room	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	Metals, EC, SAR, pH (soil only) Metals, Na, Cl (water only)	Soil and Groundwater
Potential impacts from mercury controls and switches in the boiler room (APEC #10)	Southwest portion of the Phase One Property in the boiler room	8. Chemical Manufacturing, Processing and Bulk Storage	On-Site	Hg	Soil
Potential impacts from former exterior transformer(s), potentially with PCBs (APEC #11)	Central portion of the Phase One Property in the vicinity between the main building and cottage	55. Transformer Manufacturing, Processing and Use	On-Site	PCBs, PHC F2-F4	Shallow soil
Potential impacts from bulk salt storage tank (APEC #12)	West central portion of the Phase One Property in vicinity to the laundry facilities	48. Salt Manufacturing, Processing and Bulk Storage	On-Site	EC, SAR (soil only) Na, Cl (groundwater only)	Soil and Groundwater

APECs¹	Location of APEC on Phase One Property	PCA²	Location of PCA³	Contaminants of Potential Concern⁴	Media Potentially Impacted⁵
Potential impacts from use of small quantity of winter de-icing products for pedestrian and vehicle safety (APEC#13)	Asphalt parking areas and walkways	Not Applicable	On-Site	EC, SAR (soil only) Na, Cl (groundwater only)	Soil and Groundwater
Potential impacts from former oil storage in basement (APEC #14a)	West central portion of the Phase One Property in the basement under the laundry facilities	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil
Potential impacts from former oil storage near former garages (APEC #14b)	Southwest portion of the Phase One Property south of the former garages	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX	Soil
Potential impacts from former paint booth in former ambulance garage/ paint shop (APEC #15)	North central portion of the Phase One Property	39. Paints Manufacturing, Processing and Bulk Storage	On-Site	VOCs	Soil and Groundwater
Potential impacts from off-Site use of winter de-icing products for pedestrian and vehicle safety (APEC#16)	East Phase One Property boundary	Not Applicable	Off-Site	Na, Cl	Groundwater
Potential impacts from processes at the hospital to the east (APEC #17)	East Phase One Property boundary	8. Chemical Manufacturing, Processing and Bulk Storage	Off-Site	PHC F1-F4, VOCs, Metals, PAHs, PCBs, Formaldehyde, Mercury	Groundwater
Potential impacts from off-Site use of winter de-icing products for pedestrian and vehicle safety to the south (APEC#18)	South Phase One Property boundary	Not Applicable	Off-Site	Sodium, Chloride	Groundwater

Notes:

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

- (a) identification of past or present uses on, in or under the phase one property, and
- (b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3- Location of PCA refers to On-Site or Off-Site activities.

4- When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the

"Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act", March 9, 2004, amended as of July 1, 2011, as specified below

5: Media Potentially Impacted refers to soil, groundwater, surface water or sediment.

List of Method Groups:

ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCs	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - When submitting a record of site condition for filing, a copy of this table must be attached

****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290**