



**Phase I Environmental Site
Assessment: Queens County
Highway Depot, Charlottetown, PE**

December 14, 2020

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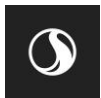
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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by the PEI Department of Transportation, Infrastructure, and Energy (PEI TIE) to conduct a Phase I Environmental Site Assessment (ESA) of the Queens County Highway Depot on Riverside Drive located in Charlottetown, Prince Edward Island (herein referred to as the “site”). The property is described by the PEI Geomatics Information Centre as property identification (PID) numbers 365593, 825927, and a portion of 336537. The Phase I ESA was conducted for due diligence purposes.

The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the site, as a result of current or past activities on the site or neighbouring properties.

The Phase I ESA was carried out as per Stantec’s proposal dated February 26, 2020 and in general accordance with the Canadian Standards Association’s (CSA) Phase I Environmental Site Assessment Standard Z768-01 (R2016).

Based on the information gathered and observations made, the Phase I ESA has identified the following evidence of potential or actual environmental contamination associated with the site and surrounding properties.

- Specific Areas of Potential Environmental Concern (APECs)
- Based on the age of some site buildings, potential hazardous building materials (e.g., asbestos-containing materials, polychlorinated biphenyls, lead-based materials, etc.) may be present.

Table ES1.1 summarizes further conclusions in the form of a list of specific APECs recommended for further investigation, an explanation of the nature and location of the APEC and associated potential contaminants of concern (PCOC). The table also identifies the drawing on which the APEC is shown and the section of the report where the APEC is discussed.

Stantec recommends prioritizing APECs based on the potential for human and environmental risks followed by the design of detailed work plans for further investigation, where required.

Should renovation or demolition be planned in the buildings, a Hazardous Materials Assessment should be completed prior to demolition activities.

The statements made in this Executive Summary are subject to the same limitations included in the Closure section of this report (Section 10.0) and are to be read in conjunction with the remainder of this report.



Table ES1.1 Areas of Potential Environmental Concern

APEC #	Source/Location	Drawing # (Appendix A)	Report Section Reference	APEC	Description	PCOC	Recommendations
APEC #1	Northeast portion of the site PID #365593	Drawing #4	6.1.1 6.1.4	Historical and current use of the site as a government garage including the storage, maintenance, fuelling and repair of equipment, vehicles, and materials used to maintain transportation systems including storage and use of petroleum products	<ul style="list-style-type: none"> Site has been occupied by a government garage for ~70 years (1950-current) Storage, maintenance, and repair of vehicles on site including the use and storage of petroleum and chemical products Presence of seven ASTs containing gasoline, heating fuel, diesel, and waste oil, some without secondary containment Presence of an OWS in the maintenance garage PEI EWCC records of two active ASTs and seven removed USTs between 1962 and 2017 PEI EWCC records of two spills of gasoline and heating oil 	PHCs, VOCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #2	West and southwestern portions of the site PID #365593 and 336537	Drawing #4	6.1.1	Historical presence and operation of former rail lines that traversed the borders of the site	<ul style="list-style-type: none"> Former rail lines were present to the west of the northeastern portion of the site and to the north and south of the southwestern portion of the site between <1903-1990 	Metals, PAHs, PHCs	Phase II ESA - conduct shallow soil sampling in the areas surrounding the former rail lines to confirm or refute the presence of PCOC.
APEC #3	Northeastern portion of the site PID #365593	Drawing #4	7.5.2	Former use of the site for dumping of waste and importation of fill materials of unknown origin on the northeastern portion of the site	<ul style="list-style-type: none"> It was reported that fill materials of unknown origin were imported to the site to extend the lands to the east. The area surrounding the maintenance and administrative buildings was referred to as a landfilled area suggesting waste was historically dumped or imported on the north portion of the site. It was reported that the fill material below surface was black with waste tires, timber, and bottles observed. 	Metals, PHCs, VOCs, PAHs, PCBs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #4	Northeastern portion of the site PID #365593	Drawing #4	8.0	Former asphalt materials testing laboratory operations in the Administrative building	<ul style="list-style-type: none"> It was reported that there was a former asphalt lab operating in the administrative building on site. Based on the approximate age of the building and operations, there's a potential for the former use of Perchloroethylene, a chlorinated solvent. 	PHCs, VOCs, PAHs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #5	Off-site ~20 m to the east of the northeastern portion of the site PID #776658	Drawing #4	6.1.1	Historical and current operation of a bulk storage plant and service station owned by Irving Oil Co. located in close proximity to the site	<ul style="list-style-type: none"> Bulk storage of petroleum products on the property located ~ 20 m to the east of the site Irving Oil Co. plant and service station operated on the property from <1956 to current day Six large storage tanks of petroleum products are present on the property PEI EWCC records of 11 ASTs on the property, one removal of a UST in 2011 PEI EWCC records of 25 releases of petroleum products to the property between 1997 and 2012 resulting in ~70,000 L released 	PHCs, PAHs, Metals	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #6	Off-site South adjacent to the southwestern portion of the site PID #365668 and 825943	Drawing #4	6.1.1 6.1.4	Historical operation of a bulk storage plant owned by Imperial Oil Limited located adjacent to the site	<ul style="list-style-type: none"> Bulk storage of petroleum products on the property located adjacent to the south of the southwestern portion of the site Five large storage tanks were present containing furnace oil, stove oil, diesel oil, and gasoline PEI EWCC records of 18 former USTs between 1955 and 2002, some unsupervised removals? PEI EWCC record of a 50,000 L spill of gasoline with follow-up environmental assessments Property listed on the Contaminated Sites Registry 	PHCs, PAHs, Metals	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.



Table ES1.1 Areas of Potential Environmental Concern

APEC #	Source/Location	Drawing # (Appendix A)	Report Section Reference	APEC	Description	PCOC	Recommendations
APEC #7	Off-site South adjacent to the northeastern portion of the site PID #365643	Drawing #4	6.1.1	Historical operation of an asphalt manufacturer, Corporation Asphalt, with the former presence of an underground storage tank adjacent to the site	<ul style="list-style-type: none"> • Presence of an asphalt plant, identified on a FIP in 1956 • An underground storage tank was identified on the property 	PHCs, VOCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #8	Off-site South adjacent to the southwestern portion of the site PID #365619	Drawing #4	6.1.1 and 6.1.4	Historical storage of coal by H.B.Weeks Coal Yard located adjacent to the site and historical presence of four USTs with identified contaminated soil remaining.	<ul style="list-style-type: none"> • H.B. Weeks Coal Yard was identified on FIPs in 1956 and 1963. • Two large coal sheds were identified on the property • PEI EWCC records of removals of four USTs between 1950 and 1990 • PEI EWCC record of contaminated soil identified during a diesel tank removal with some remaining on the property 	PAHs, PHCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #9	Off-site ~15 m west of the southwestern portion of the site PID #345488	Drawing #4	6.1.4	Current and historical presence of an AST on the property with a 'major spill' reported in 2001 by PEI EWCC located in close proximity and up-gradient to the site	<ul style="list-style-type: none"> • A 'major spill' of unreported quantity occurred on March 14, 2001 as a result of a corroded home heating oil tank. A remedial excavation was dug, and confirmatory samples were collected. Samples exceeded the Tier I criteria and a risk assessment was completed. The Department granted closure on December 30, 2003. 	PHCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #10	Off-site ~50 m to the northwest of the northeastern portion of the site PID #365585	Drawing #4	6.1.1	Historical operation of a concrete plant owned by M.F. Schurman Co. Limited with the presence of a UST located in close proximity to the site	<ul style="list-style-type: none"> • A concrete plant owned by M.F. Schurman Co. Limited producing ready-mix concrete was identified in the 1953 and 1963 FIPs • A UST is indicated on the 1963 FIP next to two garages, one indicated as a repair garage. 	PHCs, VOCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.



Introduction
December 14, 2020

1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was retained by the PEI Department of Transportation, Infrastructure, and Energy (PEI TIE) to conduct a Phase I Environmental Site Assessment (ESA) of the Queens County Highway Depot along Riverside Drive located in Charlottetown, Prince Edward Island (herein referred to as the “site”). The property is described by the PEI Geomatics Information Centre as property identification (PID) numbers 365593, 825927, and a portion of 336537. The Phase I ESA was conducted for due diligence purposes.

The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the site as a result of current or past activities on the site or neighbouring properties.

Drawings and select photographs of the site taken during the site visit are presented in Appendix A and Appendix B, respectively.



Scope

December 14, 2020

2.0 SCOPE

The Phase I ESA carried out as per Stantec's proposal dated February 26, 2020 and in general accordance with the Canadian Standards Association's (CSA) Phase I Environmental Site Assessment Standard Z768-01 (R2016), consisted of the following:

1. Records review to evaluate historical and current information pertaining to the site and adjacent properties.
2. Interviews with persons associated with the site.
3. Site visit to evaluate property use, observe current site conditions, and assess the potential for environmental contamination associated with any of the following:
 - a. Current site operations (including utility providers to the site, roads, parking areas, rights-of-way (RoWs), etc.)
 - b. Waste generation/storage/disposal and/or emissions (drains, pits, sumps, sewage and wastewater, lagoons, liquid and solid wastes, air emissions, odours, or noise)
 - c. Fuel, chemical and waste storage, use and handling (including storage tanks and containers)
 - d. Building systems and equipment
 - e. Exterior site conditions including topographic, geologic and hydrogeological conditions, water courses, ditches, drainage, surface features (including any staining or stressed vegetation that may be indicative of spilled materials), fill material, limitations, and abandoned and existing wells
 - f. Hazardous materials including asbestos, polychlorinated biphenyls (PCBs), lead, urea formaldehyde foam insulation (UFFI), and ozone-depleting substances (ODS)
 - g. Special attention items including radon, mold, electromagnetic frequencies, and noise and vibrations
 - h. Potential off-site sources of contamination
4. Evaluation of information and preparation of this report.

This Phase I ESA did not include sampling or testing of air, soil, water, or building materials. No destructive testing was completed and concealed areas were not assessed. The Phase I ESA did not include a Hazardous Materials Survey or Designated Substances Survey and does not include a review or audit of operational environmental compliance issues, or any environmental management systems which may exist for the site and is subject to limitations identified in Section 10.0.



Methodology
December 14, 2020

3.0 METHODOLOGY

3.1 RECORDS REVIEW

For the purpose of this Phase I ESA, the records reviewed included those regarding the site and historical activities that could be considered potential sources of environmental contamination. Information sources obtained and reviewed as part of the records review are listed in Table 3.1.

Table 3.1 Summary of Records Reviewed

Historical Records Reviewed	
Source	Information/Contact
Aerial Photographs	1935, 1958, 1974, 1990, 2000, and 2010 (National Air Photo Library, Natural Resources Canada)
City Directories	Not accessed due to availability of other information sources.
Fire Insurance Plans	1903, 1919, 1956, and 1963
Topographic Maps	Department of Natural Resources Canada. 2019. Topographic Map. Toporama Website: https://atlas.gc.ca/toporama/en/index.html . Accessed on April 14, 2020.
Geological, Soil, and Watershed Maps	<ul style="list-style-type: none"> Natural Resources Canada, 1973. Surficial Deposits of Prince Edward Island. Map Number 1366A. Scale 1:126,720. Agriculture Canada, Land Resource Research Institute, 1985. Geological Map of Prince Edward Island. 1:1,000,000.
PEI Land Online	<ul style="list-style-type: none"> Property information database (http://142.176.0.108/landonline/Map.aspx)
Prince Edward Island Department of Environment, Water and Climate Change (PEI EWCC)	<ul style="list-style-type: none"> Site-specific Environmental Review Request PID numbers 365338, 365585, 365684, 365916, 776658, 825950, 365643, 36519, 915777, 365668, 640847, 341537, 338921, 343764, 365593, 825927, 336537, 364836, 347369, 345504, 345496, 345488, 345470, 345462, 936666, 345447, 345439, 345421, 345413, 345405, 345397, 343897, 365247, 365288, 365296, 36504, 365312, and 365320.
Government of Canada	<ul style="list-style-type: none"> Federal Contaminated Sites Inventory Directory of Federal Real Property
Other Sources	<ul style="list-style-type: none"> A request was submitted to OPTA Information Intelligence (Opta) for historical fire insurance plans and inspection reports related to the site

3.2 INTERVIEWS

Stantec made attempts to conduct interviews with persons knowledgeable about the site and its history between May and July 2020. Stantec was able to interview Wilfred MacDonald on May 12 and in July 2020. The interview details are presented in Section 8.0.



Methodology
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3.3 SITE VISIT

A site visit was conducted by Stephanie Griffin on May 12, 2020. Stephanie was accompanied by Wilfred MacDonald of PEI TIE.

The site and readily visible and publicly accessible portions of adjoining and neighbouring properties were observed for the presence of potential sources of environmental contamination.

The purpose of the site visit was to identify Areas of Environmental Concern (AECs) or Areas of Potential Environmental Concern (APECs) through visual signs of contamination, related to but not limited to current or historical tanks, fill soils, surface staining, site operations, disposal of solid and liquid wastes, air discharges, hydraulic equipment, and chemical storage. During the site visit, general site features, possible receptors, and surrounding land use were also observed and documented. APECs identified during the site visit are presented on Drawing 4, Appendix A.

Photographs taken during the site visit are presented in Appendix B.



Regulatory Framework
December 14, 2020

4.0 REGULATORY FRAMEWORK

CSA's Standard Z768-01 (R2016) establishes principles and practices that are applicable to a Phase I ESA. The purpose of a Phase I ESA is to identify actual and potential site contamination. Such identification involves the evaluation and reporting of existing information collected through records review, site visits, and interviews. Phase I ESAs may assist in reducing uncertainty about potential environmental liabilities and may be a basis for further investigation of a property. Phase I ESAs may be used to make informed decisions about property transactions, to identify certain baseline environmental conditions, to assist in meeting regulatory requirements, and as an initial step in site remediation.

Because a Phase I ESA does not typically include such tasks as sample gathering, laboratory testing, or intrusive investigations, a Phase I ESA report can, in most cases, only describe the potential of contamination being present at a property. A Phase I ESA performed in accordance with the requirements of CSA's Standard Z768-01 (R2016) is intended to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination of a property.



Site Description
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5.0 SITE DESCRIPTION

5.1 PROPERTY INFORMATION

The site is located in the east side of Charlottetown, PE on the west shore of the Hillsborough River. It is located in a developed area consisting of industrial, commercial, and residential properties. The site location is shown on Drawing No. 1, Appendix A.

The site is irregularly shaped and occupies approximately 160 hectares, extending approximately 390 m to the west from Riverside Drive. The site is an amalgamation of several parcels forming an area bounded by former rail lines (Drawing No. 2, Appendix A).

The eastern portion of the site is developed with the PEI TIE garage and the west portion of the site consists of predominantly vacant land.

The site is accessed from the north off of Park Street.

The site is comprised of three parcels, organized by Parcel Identification (PID) number in Table 5.1.

Table 5.1 Parcel Information

PID/Address	Listed Owner	Area (acres)	Location	Description
365593 64 Park Street	Government of Prince Edward Island	6.3	Northeastern portion of site	Developed with the PEI TIE Garage
825927 No listed address	Government of Prince Edward Island	4.86	Southwestern portion of site	Partially developed as Joseph A. Ghiz Memorial Park, a community park. Partially vacant grassy land.
Portion of 336537 3 Kensington Road	Government of Prince Edward Island	0.75	Northeastern portion of site	Former rail line property, west adjacent to PEI TIE Garage parcel

5.2 PHYSICAL SETTING

5.2.1 Surficial Geology

Based on an available surficial geology map, the site and surrounding geology consists of clay and clay-silt phase till glacial deposits.

5.2.2 Bedrock Geology

Based on available maps, bedrock geology at the site is from the Lower Permian period consisting of Redbeds described as conglomerate sandstone and siltstone.



Site Description
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5.2.3 Topography and Regional Drainage

The topography of the site slopes gradually to the east to southeast towards the Hillsborough River, located approximately 140 m to the east of the site.

Regional surface drainage (anticipated shallow groundwater flow direction) is likely to the east towards the River, based on local topography and surface water flow. It should be noted that the direction of shallow groundwater flow in limited areas can be influenced by other factors and is not necessarily a reflection of regional or local groundwater flow or a replica of the site or area topography.

5.2.4 Surface Water Drainage

Surface water surrounding the site buildings in the asphalt parking lot is expected to drain to nearby storm water drains bordering the site.

Surface water on the southwestern portion of the site is expected to infiltrate through the grassy ground surface or follow the drainage ditch created in the area.

5.3 CURRENT SITE OPERATIONS

The site is divided into two main areas, the northeast portion and the southwest portion. The northeast portion is occupied by the PEI TIE garage with operations such as bus, truck, and heavy equipment servicing and repair, vehicle washing, and materials storage. The southwestern portion of the site is occupied by a portion of Joseph A. Ghiz Memorial Park, a community park with a recreational trail and playground.

Former rail lines bordered the northeastern portion to the west and the southwestern portion to the north and south. The tracks have been removed and the former rail lines to the north have been developed as part of the Confederation Trail, a recreational trail system traversing the province of PEI.

5.3.1 On-Site Buildings and Structures

The government garage (maintenance building) was developed in the 1950s with the gatehouse, storage and administrative buildings being constructed in the following years. The five buildings are currently present at the site.

The former rail lines were removed between 1990 and 1992 and were subsequently developed into recreational trails. The community park surrounding the former rail lines was also developed in the 1990s. The park consists of the trails, playground, basketball court, seating, and open community space.



Records Review
December 14, 2020

6.0 RECORDS REVIEW

Records such as aerial photographs, site records, and regulatory information were reviewed during the records review process. Each information source that Stantec examined in the records review process is listed in Section 3.1. Relevant historical records are presented in Appendix C. Findings of the records review are summarized below.

6.1 DATABASE INFORMATION/RECORDS

6.1.1 Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1903 to 1963 were reviewed during this assessment. Observations from the FIPs are summarized in Table 6.1 and potential environmental concerns identified in the FIPs are summarized in Table 6.2

Table 6.1 Summary of Review of Available Fire Insurance Plans

Year	Description of Site and Surrounding Properties
1903	The northwestern corner of the southwestern portion of the site appears to be vacant or tree covered. A rail line traverses the northern boundary of the southwestern portion of the site and continues to the northwest along Esher Street. The remainder of the site is not visible in the FIP. Residential properties are located to the west and to the north along Fitzroy, Esher, and Park Street. PEI Hospital is located approximately 230 m to the northwest along Kensington Road. Exhibition grounds are indicated to the north of Park Street, across the road from the hospital.
1919	Two additional rail lines have been constructed on the site, forming a triangle along the west, north, and southeastern boundaries of the southwestern portion of the site. The remainder of the site is not visible in the FIP. Surrounding residential neighborhoods have expanded further to the north and west.
1956	The site is located in an industrial developed area. The northeastern portion of the site is developed with a rectangular building labelled 'Provincial Government Garage' and the southwestern portion of the site appears to be vacant with the exception of the three rail lines. Oil, automotive, and manufacturing industries surround the site to the northwest, south, and southeast. Gravel piles are indicated to the north of the rail lines on site, south of the residential developments.
1963	Two small additions have been made to the garage building located on the northeastern portion of the site. No other significant changes were noted between the 1956 and 1963 FIPs.



PHASE I ENVIRONMENTAL SITE ASSESSMENT: QUEENS COUNTY HIGHWAY DEPOT, CHARLOTTETOWN, PE

Records Review
December 14, 2020

Table 6.2 Fire Insurance Plans, Potential Environmental Concerns

Direction and Distance from site	Years Occupied	Potential Environmental Concern	Description
Site PID #365593 and 336537	1903, 1919, 1956, and 1963	Rail lines traversing the site	Rail lines traverse the southwestern portion of the site in 1903. Two additional rail lines were constructed between 1903 and 1919 forming a triangle along the west, north, and southeastern boundaries of the southwestern portion of the site.
Site PID #365593	1956, 1963	Maintenance garage on site	The northeastern portion of the site is developed with a rectangular building labelled 'Provincial Government Garage'. A steel fence is indicated surrounding the building.
Adjacent to the southeast of the northeastern portion of the site PID #776658	1956, 1963	Bulk storage of petroleum products on adjacent property	A bulk storage plant owned by Irving Oil Co. is located adjacent to the site. Five large fuel oil tanks and an oil warehouse are identified on the property
Adjacent to the south of the northeastern portion of the site PID #365643	1956	Asphalt manufacturing on adjacent property	An asphalt plant labelled as Corporation Asphalt Plant is located adjacent to the site. An underground storage tank is located at the south end of the property.
Adjacent to the south of the southwestern portion of the site PID #365668 and 825943	1956, 1963	Bulk storage of petroleum products on adjacent property	A bulk storage plant owned by Imperial Oil Limited is located adjacent to the site. Five large storage tanks containing furnace oil, stove oil, diesel oil, and gasoline are located on the property.
Adjacent to the south of the southwestern portion of the site PID #365619	1956, 1963	Coal storage on nearby property	H. B. Weeks Coal Yard is located within close proximity to the site. Two large coal sheds are indicated on site.
~50 m to the northwest of the northeastern portion of the site PID #365385	1956, 1963	Concrete manufacturing, automotive repair, and gasoline storage on nearby property	A concrete plant owned by M.F. Schurman Co. Limited producing ready-mix concrete is located within close proximity to the site. A UST is indicated on the 1963 FIP next to two garages, one indicated as a repair garage.
~60 m to the south of the southwestern portion of the site	1963	Automotive repair garage and petroleum storage	A small building labelled Tire Vulcanizing is located on the property in 1959 within close proximity to the site. The building is labelled auto service in 1963 with a UST located on the property.
~100 m to the south of the northeastern portion of the site	1956	Bulk storage of petroleum products on nearby property	Two adjacent bulk storage plants owned by McColl Frontenac Oil Co Limited and Canadian Oil Companies are located nearby. One UST and seven ASTs are located on the properties.



Records Review
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Table 6.2 Fire Insurance Plans, Potential Environmental Concerns

Direction and Distance from site	Years Occupied	Potential Environmental Concern	Description
~160 m to the north of the northeastern portion of the site	1956, 1963	Fertilizer manufacturing plant on nearby property	A fertilizer plant owned by The Island Fertilizer Inc. is located in the surrounding area of the site. Ten brine barrels and one UST are located on the property.

6.1.2 OPTA Information Intelligence (Opta)

An Opta search was conducted for the site on May 7, 2020 with an additional 250 m radius buffer. Opta provides records of available FIPs, inspection reports, and site plans. No new information was received from the request.

6.1.3 Federal Contaminated Sites Inventory

The Federal Contaminated Sites Inventory (FCSI) 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.

A review of the FCSI indicated that there were no entries in the FCSI database located on the site or in the surrounding area.

6.1.4 PEI EWCC Site-Specific Environmental Review Request

The PEI EWCC request includes information pulled from several departmental databases including information regarding storage tanks, spills, contaminated sites, and permits, orders, and approvals under the Environmental Protection Act. Records are searched by PID and the information available from the databases is accurate in that it provides a factual reflection of what is contained in the departmental databases.

PEI EWCC summaries were requested for 21 parcels of land consisting of the site and neighbouring properties. PEI EWCC records requested and resulting information is summarized in Table 6.3. A copy of the letter received from PEI EWCC is provided in Appendix C.



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Table 6.3 PEI EWCC Records Summary

PID/Address	Location	Information
365593 64, 68, and 76 Park Street site	Northeastern portion of the site	<p>Storage Tanks:</p> <ul style="list-style-type: none"> Two active aboveground home heat storage tank systems, located inside, one expires in 2031 and the other has no expiry year. <p>Tank removals:</p> <ul style="list-style-type: none"> 13,000 L gasoline UST (1983-1988). Evidence of contaminated soil was observed as a result of the tank removal. 22,730 L diesel UST (1989-2017). Evidence of contaminated soil was observed as a result of the tank removal. 22,730 L furnace oil UST (1989-2017) 8,900 L gasoline UST (1962-1989). Evidence of contaminated soil was observed as a result of the tank removal. 22,250 L diesel UST (1962-1989) 8,900 L gasoline UST (1976-1989) 22,959 L gasoline UST (1998-2010) <p>Spill:</p> <ul style="list-style-type: none"> A spill of 100 L of gasoline to indoor concrete flooring was reported in 2019. The cleanup was completed to the satisfaction of the Department. A spill of 2 L of heating oil was reported in 2019. The cleanup was completed to the satisfaction of the Department. <p>A generator number was issued to the property in November 1989.</p>
365668 (and 825943) 360 and 361 Grafton Street (off-site)	South adjacent to the southwestern portion of the site	<p>Storage Tank:</p> <ul style="list-style-type: none"> There is a record of one active aboveground home heat storage tank system, located inside, with no expiry. <p>Tank removals:</p> <ul style="list-style-type: none"> 4,500 L unknown product UST (1986-2002) 9,000 L furnace oil UST (1982-2002) 22,700 L unknown product UST (1983-2002) 4,500 L unknown product UST (1974-1990) 9,092 L unknown product UST (1988-1993) 23,000 L unknown product UST (1991-2002) 9,000 L Bunker 'C' UST (1962-1988) 4,770,000 L gasoline AST (1955-2002) 3,816,000 L gasoline AST (1955-2002) 4,770,000 L gasoline AST (1955-2002) 8,586,000 L gasoline AST (1955-2002) 1,590,000 L furnace oil AST (1975-2002) 1,908,000 L furnace oil AST (1964-2002) 59,000 L kerosene AST (unsupervised removal) 59,000 L kerosene AST (unsupervised removal) 10,653,000 L unknown product AST (1960-2002) 19,080,000 L unknown product AST (1960-2002) 22,700 L unknown product UST (1960-2002) <p>The Department has issued a waste generator permit to this property.</p>



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PID/Address	Location	Information
		<p>Spill:</p> <ul style="list-style-type: none"> A spill of 50,000 L of gasoline was reported. Numerous environmental assessments and risk management plans have been conducted with respect to the contaminated soil and groundwater on site. The property is listed on the Department's Contaminated Site Registry with the following conditions: <ul style="list-style-type: none"> A building exclusion zone and prohibition of installation of utility lines in the plume area The property must remain capped with a layer of asphalt <p>Any future owners must follow a maintenance plan for the properties which includes regular inspection of the asphalt cap and confirmation that the designated use of the properties has not changed.</p>
<p>776658 8 and 10 Riverside Drive (off-site)</p>	<p>~20 m east of the northeastern portion of the site</p>	<p>Storage Tanks:</p> <ul style="list-style-type: none"> 13,500,000 L, furnace oil AST, installed in 1955 27,000,000 L, furnace oil AST, installed in 1973 4,800,000 L, gasoline AST, installed in 1955 2,400,000 L, kerosene AST, installed in 1955 10,000,000 L, gasoline AST, installed in 1955 4800000 L, gasoline AST, installed in 1955 29,000 L, diesel AST, installed in 1992 50,283 L, gasoline AST, installed in 1992 50,000 L, gasoline AST, installed in 1992 50,000 L, diesel AST, installed in 1992 One home heat storage tank, located inside, expires in 2031. <p>Tank Removal:</p> <ul style="list-style-type: none"> 2,294 L furnace oil UST (1992-2001). There was no evidence of contaminated soil during the removal. <p>Spills:</p> <p>There were records of 25 releases of petroleum products on the property between 1997 and 2012. Approximately 70,000 L of product had been released during that time. Cleanups of respective spills were completed to the satisfaction of the Department with the exception of the spill mentioned below.</p> <p>A spill occurred between December 24 and 26, 1985 releasing 68,180 L of gasoline from a leaking storage tank. The Department has no record of closure with respect to this incident.</p>
<p>365619 No address found</p>	<p>~30 m south of the northeastern portion of the site</p> <p>Southeast adjacent to the southwestern portion of the site</p>	<p>Tank Removals:</p> <ul style="list-style-type: none"> 2,200 L furnace oil UST (1950-1990) 2,275 L furnace oil UST (1965-1990) 2,275 L gasoline UST (1965-1990). Contaminated soil was observed upon removal of this tank. 9,092 L diesel UST (Unknown-1990). Contaminated soil was observed upon removal of this tank. Contaminated soils were removed to bedrock, where groundwater was encountered. Evidence of contamination was still present; however, the excavation was backfilled.
<p>365916 15 Riverside Drive (off-site)</p>	<p>~10 m north of the northeastern portion of the site</p>	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located inside, expires in 2026.</p>



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PID/Address	Location	Information
345488 377 Kent Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <ul style="list-style-type: none"> One active aboveground, home heat storage tank system, located inside with no expiry. <p>Spill:</p> <p>A 'major spill' of unreported quantity occurred on March 14, 2001 as a result of a corroded home heating oil tank. A remedial excavation was dug and confirmatory samples were collected. Samples exceeded the Tier I criteria and a risk assessment was completed. The Department granted closure on December 30, 2003.</p>
345470 375 Kent Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located outside with no expiry.</p>
345462 373 Kent Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located outside, expires in 2027.</p>
345447 367 Kent Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <p>Two active aboveground home heat storage tank systems, located inside, one expires in 2028, and the other has no expiry.</p>
345439 361 Kent Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located inside with no expiry.</p>
345421 359 Kent Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located inside with no expiry.</p>
345504 330 Fitzroy Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located inside, expires in 2031</p>
345496 379 Kent Street (off-site)	~15 m west of the southwestern portion of the site	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located inside with no expiry.</p>
341537 346 Grafton Street (off-site)	~20 m south of the southwestern portion of the site	<p>Storage Tank:</p> <p>One active aboveground home heat storage tank system, located inside, expires in 2031.</p>
338921 50 Cumberland Street (off-site)	~25 m south of the southwestern portion of the site	<p>Storage Tanks:</p> <ul style="list-style-type: none"> 4,693,000 L furnace oil AST, installed in 1959 68,000 L furnace oil AST, installed in 1973 45,460 L furnace oil AST, installed in 1966 113,560 L furnace oil AST, installed in 1986 <p>The Department has issued hazardous waste receiver and generator numbers to the property.</p> <p>The location of these ASTs is >100 m downgradient from the site and is therefore not considered a potential environmental concern to the site.</p>



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PID/Address	Location	Information
343764 300, 323, and 331 Grafton Street (off-site)	~35 m southwest of the southwestern portion of the site	Tank removals: <ul style="list-style-type: none"> • 22,700 L diesel UST (1989-2001) • 32,203 L gasoline UST (1989-2001) • 2,295 L waste oil UST (1989-2001) • 18,200 L gasoline UST (1970-1989) • 18,200 L gasoline UST (1970-1989) • 22,700 L waste oil UST (1964-1989) • 9,100 L unknown waste oil UST (unknown-2001). Evidence of contaminated soil was observed as a result of this tank removal. No further details provided.
364836 15 Kensington Road (off-site)	~30 m northwest of the southwestern portion of the site	Storage Tank: One active aboveground home heat storage tank system, located outside, expires in 2029.
347369 1 Esher Street (off-site)	~35 m west of the southwestern portion of the site	Storage Tank: One active aboveground home heat storage tank system, located outside with no expiry.
365338 14 Beach Street (off-site)	~ 75 m to the north of the southwestern portion of the site	Storage Tank: One active aboveground home heat storage tank system, located inside, expires in 2031.
825950 No address found	Unknown	<ul style="list-style-type: none"> • Numerous Environmental Site Assessments have been completed on the property. No further details in regard to the ESAs were provided. • The property has not been designated to the Department's Contaminated Sites Registry.

6.2 AERIAL PHOTOGRAPHS

Aerial photographs from 1935 up to 2010 were reviewed during this assessment and are included in Appendix A. Observations from the aerial photographs are summarized in Table 6.3.



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Table 6.3 Summary of Review of Available Aerial Photographs

Year	Description of Site Features
1935	<p>The site is predominantly undeveloped. Three rail lines converge on the southwestern portion of the site, forming a triangle along the boundaries of the site. The northeastern portion of the site appears to be undeveloped.</p> <p>Residential neighbourhoods surround the southwestern portion of the site to the north, west, and southwest. The Exhibition Park is located to the north of the site.</p> <p>The Hillsborough River is located approximately 140 m to the east of the site with the Hillsborough bridge connecting Charlottetown to Stratford.</p>
1958	<p>Large rectangular building has been constructed on the northeastern portion of the site. It appears that the shoreline has been extended to the east and it assumed that fill was imported to build the shoreline.</p> <p>A rail line has been constructed adjacent to the west of the northeastern portion of the site, continuing northeast.</p> <p>Two bulk oil plants have been constructed to the southeast and southwest of the site. Industrial developments have been constructed to the south of the site.</p>
1974	<p>The site appears to be used for bulk storage of materials surrounding the rectangular building. Two small rectangular buildings have been constructed at the northeast corner of the site.</p> <p>Developments have been constructed to the west of the northeastern portion of the site across the rail line adjacent to the site.</p>
1990	<p>The site remains unchanged.</p> <p>Developments to the west of the northeastern portion of the site have been demolished and the property is vacant.</p>
2000	<p>Rail lines appears to have been removed from the site and surrounding areas.</p>
2010	<p>School busses are parked along the south boundary of the east portion of the site.</p> <p>A parking lot has been constructed to the west of the garage on site.</p> <p>The bulk oil plants to the south of the site have been demolished and the areas to the south of the rail lines on the southwestern portion of the site remain vacant.</p>

6.3 HISTORICAL REPORTS

Historical reports and records pertaining to the environmental condition of the site were requested from PEI TIE. No reports or records were provided to Stantec at the time of this report.



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7.0 SITE VISIT

Stephanie Griffin of Stantec conducted a site visit on May 12, 2020. Photographs of observed site features for each identified APEC have been included in Appendix B.

7.1 OPERATIONS

The site is currently occupied by a government garage serving Queen’s County, Charlottetown, PE. Site operations include office and administrative activities, and storage, servicing, and repair of road maintenance vehicles, equipment, and related materials. Site buildings include a maintenance building, an administration building, a gatehouse and two storage buildings.

It was reported during the site visit that there was historically a geotechnical laboratory in the administrative building on the northeastern portion of the site. Further details were not provided. Based on the historical usage of banned chemicals in geotechnical laboratories, the historical operations of the laboratory are considered to be a potential environmental concern to the site.

7.2 WASTE GENERATION

7.2.1 Solid and Liquid Wastes

7.2.1.1 Solid Wastes

Solid wastes are generated on site from vehicle maintenance, fuelling, and repair, and general administrative activities. Waste streams include domestic waste and recycling, hazardous wastes such as waste oil filters, used batteries, and chemical wastes. Table 7.1 summarizes solid and liquid waste streams and services by building.

Table 7.1 Waste Streams

Building(s)	Waste Streams
Maintenance Building	General waste and recycling – Picked up by Superior Sanitation
	Waste oil filters and containers – Picked up by State Chemical
	Waste oil – Picked up by local garages for use in waste oil furnace
	Waste antifreeze
	Used batteries
Administration Building	General waste and recycling – Picked up by Superior Sanitation



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7.2.1.2 Liquid Wastes

Liquid wastes are generated on site from vehicle maintenance, washing, fuelling, and repair. Liquid wastes include waste oil, waste oily water, and waste antifreeze. Liquid wastes are predominantly generated in the maintenance building and are serviced by State Chemical.

7.2.2 Wastewater Discharges, Septic Systems, Drains and Sumps

7.2.2.1 Drains and Discharges

Floor drains and grates were observed throughout the maintenance building. It was reported that they drain to an OWS on the central eastern section of the maintenance building. The access manhole for cleaning is located in a grass-covered area. The OWS is emptied by GNL Environmental Inc. as needed.

7.2.2.2 Sumps

No sump pits or pumps were observed during the site visit.

7.2.2.3 Septic Systems

Site buildings are connected to the municipality's sewer system. Septic systems were not observed during the site visit.

7.2.3 Air Discharges and Odours

No current sources of air emissions that are suspected to result in residual contamination to the site were identified to be present at the time of the site visit.

No strong, pungent, or unusual odours were identified during the site visit.

7.3 FUEL AND CHEMICAL STORAGE

7.3.1 Aboveground Storage Tanks

7.3.1.1 Maintenance Building

Several aboveground storage tanks (ASTs) were located in the interior and exterior of the maintenance building. The following tanks were observed during the site visit:

- Furnace oil tank, exterior of maintenance building, 4,745 L, no secondary containment
- Fuel dispenser adjacent to furnace 4,745 L oil tank, no secondary containment
- Furnace oil tank, exterior of maintenance building, ~900 L, no secondary containment
- Lube oil storage tank, interior of south maintenance bay section of maintenance building



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- Bulk diesel (5,000 L) and gasoline tank (10,000 L) with fuel-dispensing system, western exterior of the south bay section of maintenance building, concrete secondary containment
- Diesel AST for generator, western exterior of the south bay section of maintenance building, no secondary containment
- Waste oil tank, western exterior of the south bay section of maintenance building, concrete secondary containment

Storage tanks without secondary containment are considered to be a potential environmental concern to the site.

7.3.1.2 Administration Building

One single-walled non-metallic fuel oil tank was observed inside the administration building, with a capacity of 908 L and secondary containment.

7.3.2 Underground Storage Tanks

No underground storage tanks (USTs) were observed during the site visit.

Former USTs were located at the east exterior of the maintenance building, adjacent to the bay door. The area was currently being used for storage of plows and other vehicle equipment.

7.3.3 Other Storage Containers

Various other storage containers of chemical and petroleum products were observed during the site visit. Chemical and petroleum products such as windshield washing fluid, lubricants, hydraulic oil, solvents, cleaners, and paint were observed in storage and in use in the garage. Extra storage of materials was observed in the storage building. Products were observed in five 205 L containers and secondary containment was generally observed.

7.4 BUILDING SYSTEMS AND EQUIPMENT

7.4.1 Building Materials

Building materials were generally consistent throughout the buildings and included materials such as the following:

- Floor: concrete, concrete with rubber coating, vinyl and ceramic tile, laminate
- Wall: concrete block, drywall, wood, and metal sheet
- Ceiling: drywall, suspended acoustic tiles, wood, and steel decking
- Lighting: fluorescent
- Exterior: concrete foundation, vinyl and steel siding, asphalt shingles and metal roofing.

Building materials varied in age and condition.



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7.4.2 Heating and Cooling Systems

The maintenance building is heated by oil furnaces and boilers, and the administration building is heated by oil furnace.

7.4.3 Hydraulic Equipment

No hydraulic equipment related to building systems was observed. Lifts observed in the maintenance garage were not hydraulic.

7.5 EXTERIOR SITE OBSERVATIONS

7.5.1 Surface Features

The surface features surrounding the site buildings consist predominantly of asphalt in poor condition. Many cracks and potholes were observed in the asphalt lot with areas of water pooling.

The area to the southwest of the site buildings is occupied by Joseph A. Ghiz Memorial Park and consists of grass cover, trees, landscaping, and a gravel recreational trail. A drainage channel has been dug in the grass covered area bordering the site leading to a culvert.

No areas of stressed vegetation were observed during the site visit.

Due to a recent rain before the site visit, surface features were wet at the time of the site visit and therefore made it difficult to identify areas of staining.

7.5.2 Fill Materials

It was reported that fill materials of unknown origin were imported to the site to extend the lands to the east. The area surrounding the maintenance and administrative buildings was referred to as a landfilled area suggesting waste was historically dumped or imported on the north portion of the site. It was reported that the fill material below surface was black with waste tires, timber, and bottles observed.

7.5.3 Wells

7.5.3.1 Groundwater Monitoring Wells

Groundwater monitoring wells were not observed during the site visit.

7.5.3.2 Drinking Water Wells

Drinking water on site is serviced by the municipality. No drinking water wells were observed during the site visit.

7.5.3.3 Oil and Gas Wells

No oil and gas wells were observed during the site visit.



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7.6 HAZARDOUS BUILDING MATERIALS

The following substances are regulated through federal, provincial or territorial regulations and may represent a health concern, and/or require proper handling, storage and disposal. A description of the history of each material and the applicable governing regulations is provided in each of the following subsections.

Based on the age of some site buildings, potential hazardous buildings (e.g., asbestos-containing materials, polychlorinated biphenyls, lead-based materials, etc.) may be present.

7.6.1 Asbestos

Asbestos-containing materials (ACMs) are grouped into two classifications, friable and non-friable materials. When these materials break apart, asbestos fibres are then released into the atmosphere. Non-friable ACMs are materials that by the nature of their manufacturing and/or construction do not readily allow the release of asbestos fibres. Some non-friable materials such as plaster, drywall joint compound and ceiling tiles that are considered to be non-friable in an undisturbed state can more readily release fibres when damaged or disturbed.

The common use of friable (crumbles easily by hand pressure) asbestos-containing materials (ACMs) in construction generally ceased voluntarily in the mid 1970s but was only banned through legislation in the mid-late 1980s. Asbestos was used in thousands of building products and the common uses of friable ACMs included boiler and pipe insulation, and spray-on fireproofing. Asbestos was also used in many manufactured products such as floor tiles, ceiling tiles, transite cement products and various other construction materials. Some cement drain piping currently used in the construction of buildings still contains asbestos (non-friable). Vermiculite used as insulation may be contaminated with asbestos fibres.

Based on the age of the site buildings and observed building materials, ACMs may be present. It was reported that asbestos sampling had been conducted though no reports or results were provided.

7.6.2 Polychlorinated Biphenyls

From the 1930s to the 1970s, PCBs were widely used as coolants for electrical equipment, including transformers and capacitors, and in a number of industrial materials, including sealing and caulking compounds, inks, and paint additives. The use of PCBs was prohibited in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. Regulations now require that PCB-containing equipment be taken out of service prior to regulated deadlines.

Fluorescent lighting was observed throughout the assessed buildings. Based on the age of the buildings and observations made during the site visit, PCB-containing equipment may be present.



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7.6.3 Lead-Based Materials

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act. Lead based water supply pipes were used greater than 50 years ago. Between 1930 and 1986, most buildings used copper pipe with lead-solder joints. Other lead-based products include wall shielding (x-ray rooms).

Based on the age of the site buildings, lead-based materials may be present.

7.6.4 Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation (UFFI) was used as an insulation product for existing houses between the mid-1970s and its ban in Canada in 1980. It was not commonly used for commercial or industrial buildings.

Based on the site buildings, UFFI may be present at the site. No evidence of the application of UFFI was observed during the site visit.

7.6.5 Ozone-Depleting Substances

Refrigeration and air conditioning equipment in place before 1998 may contain refrigerants containing ozone-depleting substances (ODS). Non-ODS refrigerants have been developed and are available to replace these materials in newer equipment.

Based on the age of the buildings, there is potential for equipment to contain ODS.

7.7 SPECIAL ATTENTION ITEMS

7.7.1 Radon Gas

Radon is a radioactive gas associated with uranium rich black shale and/or granite bedrock. Radon emits alpha particles and produces several solid radioactive products called radon daughters. Harmful levels of radon and radon daughters can accumulate in confined air spaces, such as basements and crawl spaces.

Between 2007 and 2009, the provincial government undertook a study to establish baseline radon concentrations on PEI from a selection of public and private buildings over a 3-month period. Results indicated that 8% of samples taken exceeded the national guideline of an average annual concentration of 200 becquerels per cubic metre, as published by Health Canada (revised June 2007). Radon gas testing would need to be conducted to determine radon levels on the site.

7.7.2 Mould

The growth of mould in indoor environments is typically due to a moisture problem related to building envelope or mechanical system deficiencies or design and can produce adverse health effects. There is no practical way to eliminate all mould and mould spores in the indoor environment. The way to control mould is to control moisture.



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No visual evidence of suspected mould growth was observed in the accessed areas of the on-site buildings at the time of the site visit.

7.7.3 Electromagnetic Frequencies

Electrical currents induce electromagnetic fields. No scientific data supports definitive answers to questions about the existence or non-existence of health risks related to electromagnetic fields.

No high-voltage transmission lines or electrical substations, which could generate significant electromagnetic fields, were identified on or adjacent to the site.

7.7.4 Noise and Vibration

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

No significant sources of noise or vibration were identified.

7.7.5 Mercury

Mercury is typically found in a variety of building materials including paints, thermostats and mercury-vapour lamps.

Fluorescent lighting was observed on site and is known to be mercury-containing.

7.8 NEIGHBOURING PROPERTIES

The current activities on neighbouring properties observed at the time of the site visit are presented below:

7.8.1 North

Properties to the north of the northeastern portion of the site consist of industrial and commercial properties. Emco, a HVAC provider, is located to the north followed by Red Shores Racetrack and Casino.

Properties to the north of the southwestern portion of the site are residential.

7.8.2 East

An Irving Bulk Plant with six bulk petroleum storage tanks is located to the east, and an Irving gas station is located to the northeast across Riverside Drive from the northeastern portion of the site.

7.8.3 South

A Tim Horton's and a Wendy's are located to the south of the northeastern portion of the site.



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A large parking lot and commercial and residential properties are located to the south of the southwestern portion of the site.

7.8.4 West

A large parking lot followed by a residential neighborhood is located to the west of the northeastern portion of the site.

Residential properties are located to the west of the southwestern portion of the site.

7.8.5 Summary

The site is generally surrounded by industrial properties to the east, commercial properties to the north and south, and residential properties to the west.

Current use of the properties to the east by a bulk plant and gas station is considered to be a potential environmental concern to the site.



Interviews
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8.0 INTERVIEWS

Stantec made attempts to conduct interviews with persons knowledgeable about the site and its history between May and July 2020. Stantec was able to interview Wilfred MacDonald on May 12 and in July 2020 during the site visit and through e-mail following the site visit.

General and historical information such as dates of construction, former operations, etc., was gathered during the interviews, as well as areas of potential environmental concern. APECs identified during the interviews conducted are summarized in Table 8.1

Table 8.1 Summary of APECs Identified During Interviews

APEC	Description
Former dump at the site and importation of fill of unknown origin.	It was reported that fill materials of unknown origin were imported to the site to extend the lands to the east. The area surrounding the maintenance and administrative buildings was referred to as a landfilled area suggesting waste was historically dumped or imported on the north portion of the site. It was reported that the fill material below surface was black with waste tires, timber, and bottles observed.
Spills reported on the site	It was reported that there were two spills that occurred at the site. Soil was reportedly removed and disposed of off-site. No further details were provided.
Former asphalt lab on the site	It was reported that there was a former asphalt lab operating in the administrative building on the site. Based on the approximate age of the building and operations, there is a potential for the former use of Perchloroethylene, a chlorinated solvent.



9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1 IDENTIFIED AREAS OF POTENTIAL CONCERN

Based on the information gathered and observations made, the Phase I ESA has identified the following evidence of potential or actual environmental contamination associated with the site and surrounding properties.

- Specific Areas of Potential Environmental Concern (APECs)
- Based on the age of some site buildings, potential hazardous building materials (e.g., asbestos-containing materials, polychlorinated biphenyls, lead-based materials etc.) may be present.

Table 9.1 summarizes further conclusions in the form of a list of specific APECs recommended for further investigation, an explanation of the nature and location of the APEC and associated potential contaminants of concern (PCOC). The table also identifies the drawing on which the APEC is shown and the section of the report where the APEC is discussed.

9.2 RECOMMENDATIONS

Table 9.1 summarizes APEC-specific recommendations. Stantec recommends prioritizing APECs based on the potential for human and environmental risks followed by the design of detailed work plans for further investigation, where required.

Should renovation or demolition be planned in the buildings, a Hazardous Materials Assessment should be completed prior to demolition activities.



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Table 9.1 Areas of Potential Environmental Concern

APEC #	Source/Location	Drawing # (Appendix A)	Report Section Reference	APEC	Description	PCOC	Recommendations
APEC #1	Northeast portion of the site PID #365593	Drawing #4	6.1.1 6.1.4	Historical and current use of the site as a government garage including the storage, maintenance, fuelling and repair of equipment, vehicles, and materials used to maintain transportation systems including storage and use of petroleum products	<ul style="list-style-type: none"> Site has been occupied by a government garage for ~70 years (1950-current) Storage, maintenance, and repair of vehicles on site including the use and storage of petroleum and chemical products Presence of seven ASTs containing gasoline, heating fuel, diesel, and waste oil, some without secondary containment Presence of an OWS in the maintenance garage PEI EWCC records of two active ASTs and seven removed USTs between 1962 and 2017 PEI EWCC records of two spills of gasoline and heating oil 	PHCs, VOCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #2	West and southwestern portions of the site PID #365593 and 336537	Drawing #4	6.1.1	Historical presence and operation of former rail lines that traversed the borders of the site	<ul style="list-style-type: none"> Former rail lines were present to the west of the northeastern portion of the site and to the north and south of the southwestern portion of the site between <1903-1990 	Metals, PAHs, PHCs	Phase II ESA - conduct shallow soil sampling in the areas surrounding the former rail lines to confirm or refute the presence of PCOC.
APEC #3	Northeastern portion of the site PID #365593	Drawing #4	7.5.2	Former use of the site for dumping of waste and importation of fill materials of unknown origin on the northeastern portion of the site	<ul style="list-style-type: none"> It was reported that fill materials of unknown origin were imported to the site to extend the lands to the east. The area surrounding the maintenance and administrative buildings was referred to as a landfilled area suggesting waste was historically dumped or imported on the north portion of the site. It was reported that the fill material below surface was black with waste tires, timber, and bottles observed. 	Metals, PHCs, VOCs, PAHs, PCBs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #4	Northeastern portion of the site PID #365593	Drawing #4	8.0	Former asphalt materials testing laboratory operations in the Administrative building	<ul style="list-style-type: none"> It was reported that there was a former asphalt lab operating in the administrative building on site. Based on the approximate age of the building and operations, there's a potential for the former use of Perchloroethylene, a chlorinated solvent. 	PHCs, VOCs, PAHs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #5	Off-site ~20 m to the east of the northeastern portion of the site PID #776658	Drawing #4	6.1.1	Historical and current operation of a bulk storage plant and service station owned by Irving Oil Co. located in close proximity to the site	<ul style="list-style-type: none"> Bulk storage of petroleum products on the property located ~ 20 m to the east of the site Irving Oil Co. plant and service station operated on the property from <1956 to current day Six large storage tanks of petroleum products are present on the property PEI EWCC records of 11 ASTs on the property, one removal of a UST in 2011 PEI EWCC records of 25 releases of petroleum products to the property between 1997 and 2012 resulting in ~70,000 L released 	PHCs, PAHs, Metals	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #6	Off-site South adjacent to the southwestern portion of the site PID #365668 and 825943	Drawing #4	6.1.1 6.1.4	Historical operation of a bulk storage plant owned by Imperial Oil Limited located adjacent to the site	<ul style="list-style-type: none"> Bulk storage of petroleum products on the property located adjacent to the south of the southwestern portion of the site Five large storage tanks were present containing furnace oil, stove oil, diesel oil, and gasoline PEI EWCC records of 18 former USTs between 1955 and 2002, some unsupervised removals? PEI EWCC record of a 50,000 L spill of gasoline with follow-up environmental assessments Property listed on the Contaminated Sites Registry 	PHCs, PAHs, Metals	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.



PHASE I ENVIRONMENTAL SITE ASSESSMENT: QUEENS COUNTY HIGHWAY DEPOT, CHARLOTTETOWN, PE

Conclusions and Recommendations
December 14, 2020

Table 9.1 Areas of Potential Environmental Concern

APEC #	Source/Location	Drawing # (Appendix A)	Report Section Reference	APEC	Description	PCOC	Recommendations
APEC #7	Off-site South adjacent to the northeastern portion of the site PID #365643	Drawing #4	6.1.1	Historical operation of an asphalt manufacturer, Corporation Asphalt, with the former presence of an underground storage tank adjacent to the site	<ul style="list-style-type: none"> Presence of an asphalt plant, identified on a FIP in 1956 An underground storage tank was identified on the property 	PHCs, VOCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #8	Off-site South adjacent to the southwestern portion of the site PID #365619	Drawing #4	6.1.1 and 6.1.4	Historical storage of coal by H.B.Weeks Coal Yard located adjacent to the site and historical presence of four USTs with identified contaminated soil remaining.	<ul style="list-style-type: none"> H.B. Weeks Coal Yard was identified on FIPs in 1956 and 1963. Two large coal sheds were identified on the property PEI EWCC records of removals of four USTs between 1950 and 1990 PEI EWCC record of contaminated soil identified during a diesel tank removal with some remaining on the property 	PAHs, PHCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #9	Off-site ~15 m west of the southwestern portion of the site PID #345488	Drawing #4	6.1.4	Current and historical presence of an AST on the property with a 'major spill' reported in 2001 by PEI EWCC located in close proximity and up-gradient to the site	<ul style="list-style-type: none"> A 'major spill' of unreported quantity occurred on March 14, 2001 as a result of a corroded home heating oil tank. A remedial excavation was dug, and confirmatory samples were collected. Samples exceeded the Tier I criteria and a risk assessment was completed. The Department granted closure on December 30, 2003. 	PHCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.
APEC #10	Off-site ~50 m to the northwest of the northeastern portion of the site PID #365585	Drawing #4	6.1.1	Historical operation of a concrete plant owned by M.F. Schurman Co. Limited with the presence of a UST located in close proximity to the site	<ul style="list-style-type: none"> A concrete plant owned by M.F. Schurman Co. Limited producing ready-mix concrete was identified in the 1953 and 1963 FIPs A UST is indicated on the 1963 FIP next to two garages, one indicated as a repair garage. 	PHCs, VOCs	Conduct a detailed Phase II ESA including the installation of groundwater monitoring wells and the collection of soil and groundwater samples.



December 14, 2020

10.0 CLOSURE

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential liabilities associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

The opinions in this report can only be relied upon as they relate to the condition of the portion of the identified property that was assessed at the time the work was conducted. Activities at the property subsequent to Stantec's assessment may have significantly altered the property's condition. Stantec cannot comment on other areas of the property that were not assessed.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the property's environmental condition. This report should not be construed as legal advice.

This report has been prepared for the exclusive use of the client identified herein and any use by any third party is prohibited. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

This report is limited by the following:

- Limited access to persons knowledgeable about the site and its history for interview.
- This Phase I ESA did not include a Hazardous Materials Survey, Designated Substances Survey, or Indoor Environment Survey, and does not include a review or audit of operational environmental compliance issues, or any environmental management systems which may exist for the site.
- The available information sources were limited.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures should be confirmed and Stantec assumes no liability for damage to them.



PHASE I ENVIRONMENTAL SITE ASSESSMENT: QUEENS COUNTY HIGHWAY DEPOT, CHARLOTTETOWN, PE

December 14, 2020

The conclusions are based on the site conditions encountered by Stantec at the time the work was performed at the specific testing and/or sampling locations, and conditions may vary among sampling locations. Factors such as areas of potential concern identified in previous studies, site conditions (e.g., utilities) and cost may have constrained the sampling locations used in this assessment. In addition, analysis has been carried out for only a limited number of chemical parameters, and it should not be inferred that other chemical species are not present. Due to the nature of the investigation and the limited data available, Stantec does not warrant against undiscovered environmental liabilities nor that the sampling results are indicative of the condition of the entire site. As the purpose of this report is to identify site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, Stantec specifically disclaims any responsibility to update the conclusions in this report.

This report was prepared by Danielle Manuel, B.Sc., E.Pt. and reviewed by Don Carey, M.Sc., P.Eng.

Regards,

Stantec Consulting Ltd.



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PHASE I ENVIRONMENTAL SITE ASSESSMENT: QUEENS COUNTY HIGHWAY DEPOT, CHARLOTTETOWN, PE

December 14, 2020

11.0 REFERENCES

- Agriculture Canada, Land Resource Research Institute, 1985. Geological Map of Prince Edward Island. 1:1000,000.
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- Natural Resources Canada, 1973. Surficial Deposits of Prince Edward Island. Map Number 1366A. Scale 1:126,720.
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- Prince Edward Island Environment Water and Climate Change, 2020. Site-Specific Environmental Review Request. Received May 14, 2020.



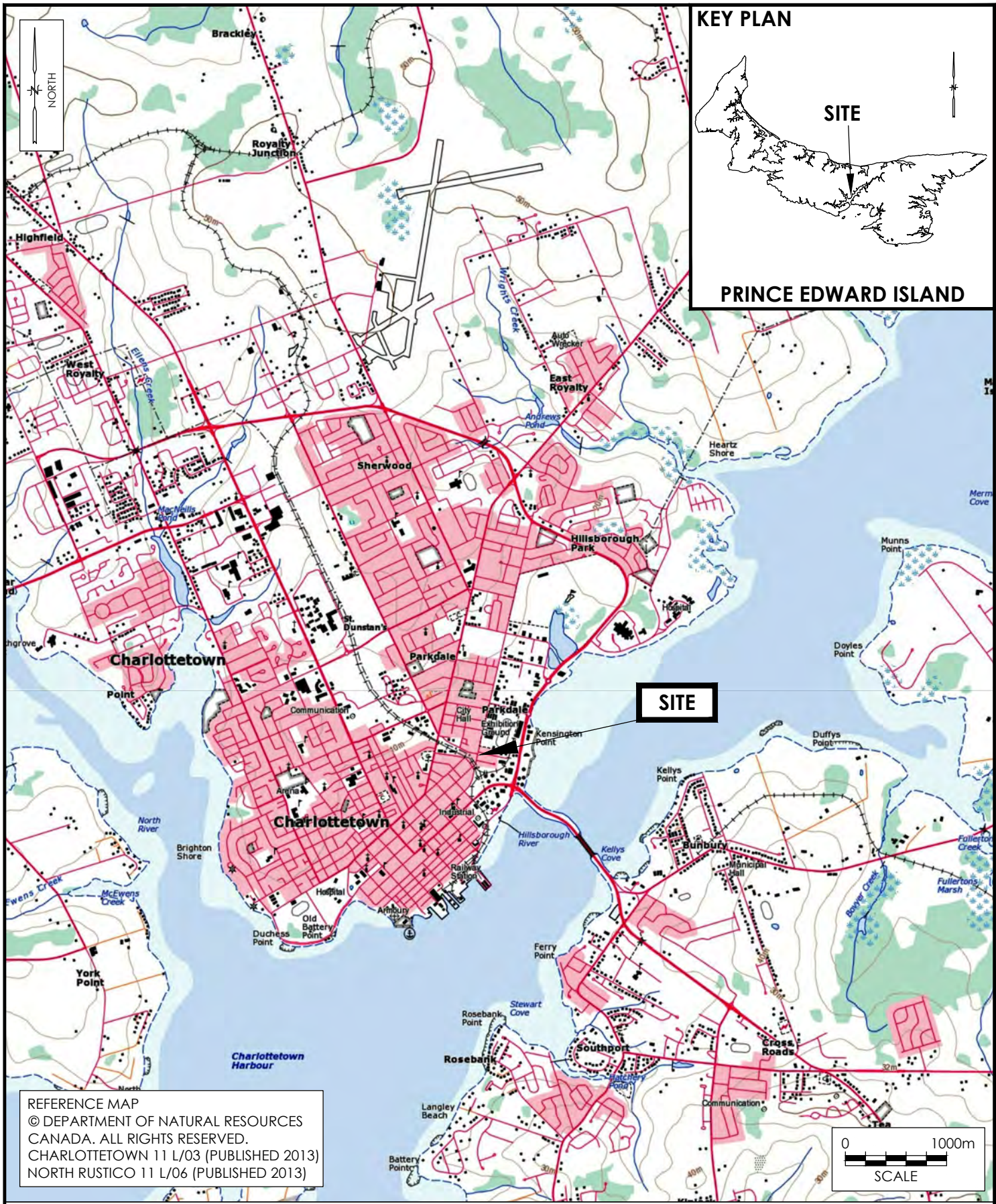
**PHASE I ENVIRONMENTAL SITE ASSESSMENT: QUEENS COUNTY HIGHWAY DEPOT, CHARLOTTETOWN,
PE**

December 14, 2020

Appendix A SITE DRAWINGS AND AERIAL PHOTOGRAPHS



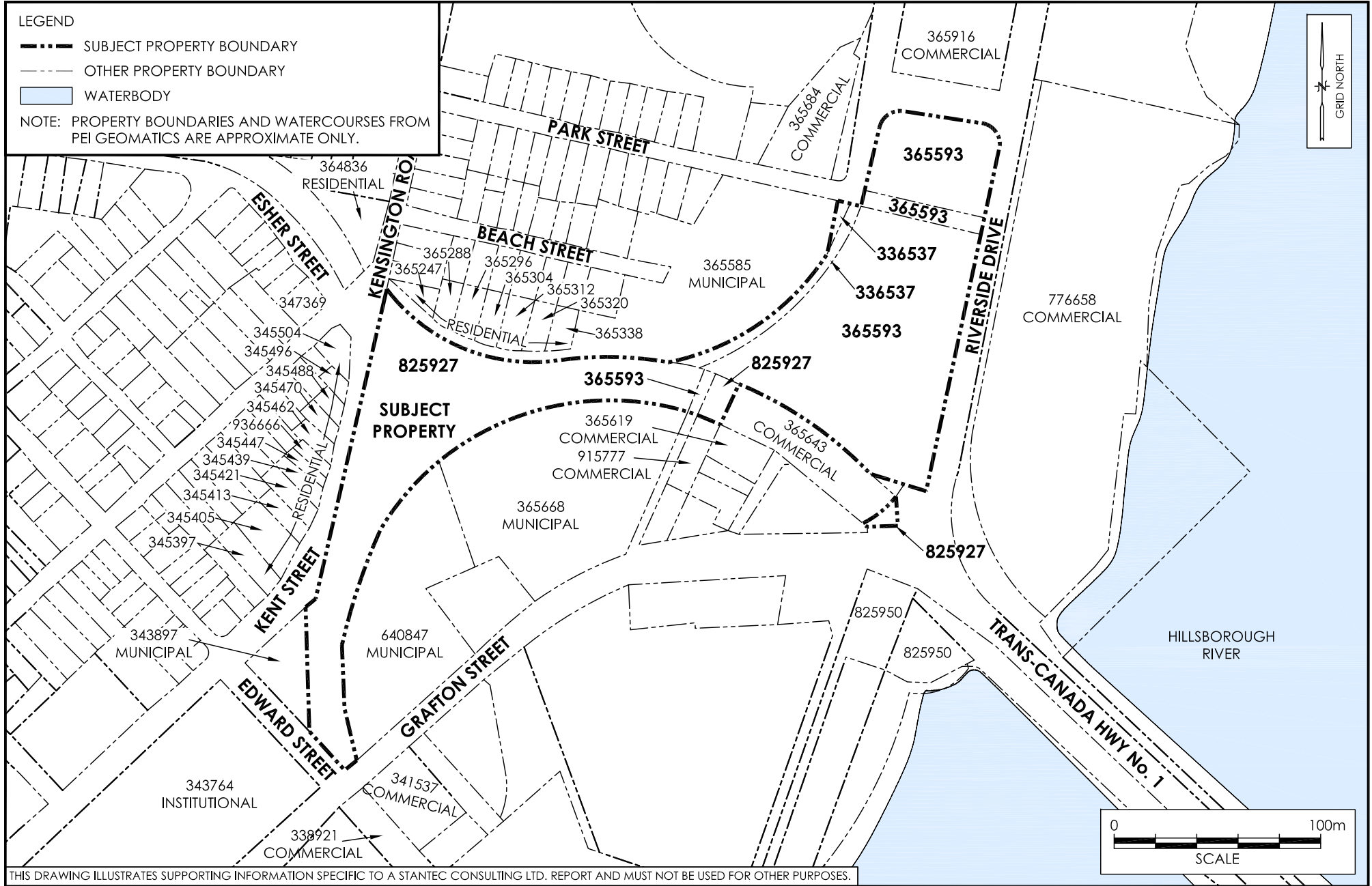
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REFERENCE MAP
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 CHARLOTTETOWN 11 L/03 (PUBLISHED 2013)
 NORTH RUSTICO 11 L/06 (PUBLISHED 2013)



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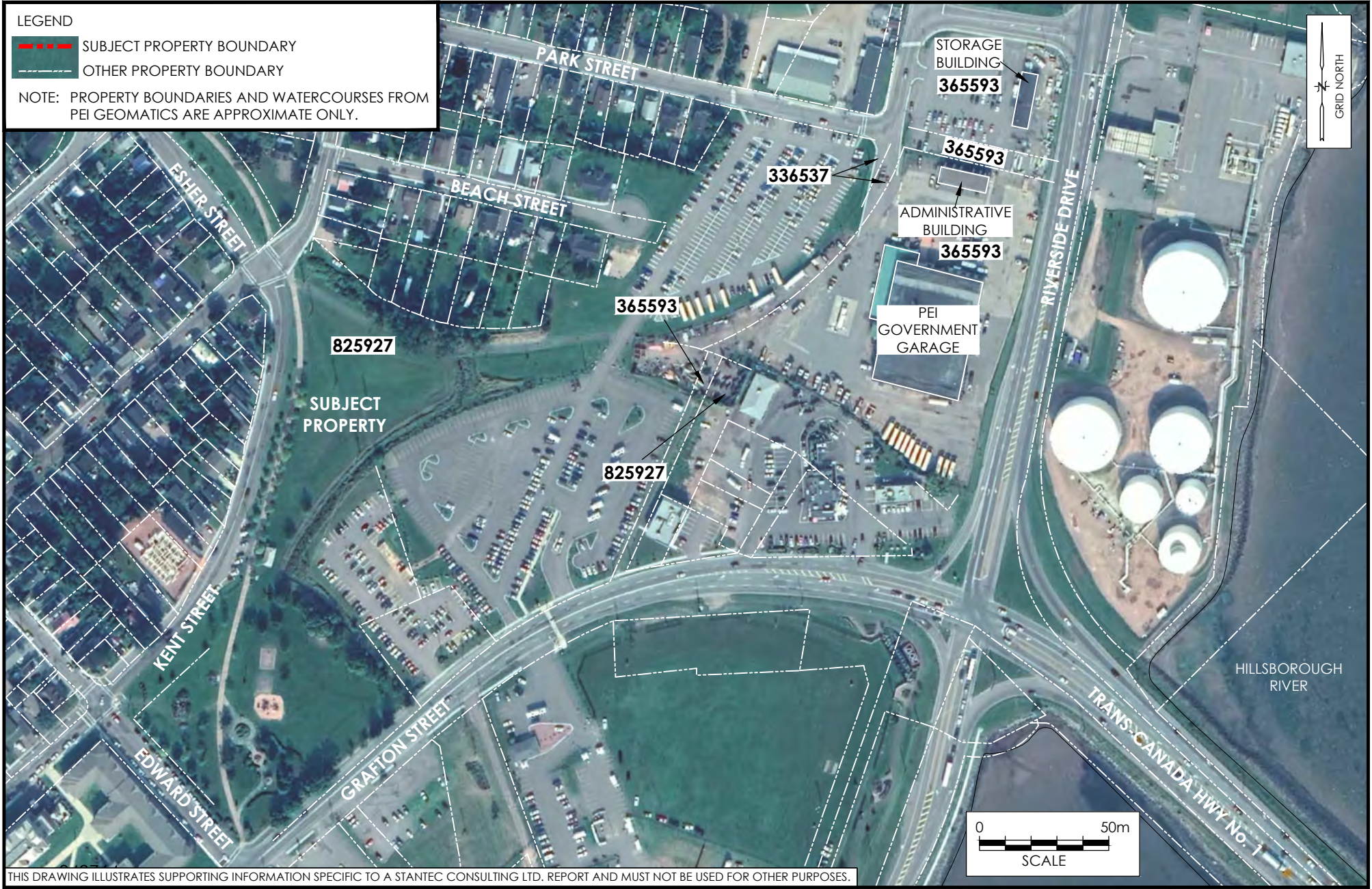
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	Date: 21-AUG-2020	
	Dwn. By: WJD	
	App'd By: SG	



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<p>SUBJECT AND ADJOINING PROPERTIES PHASE I ENVIRONMENTAL SITE ASSESSMENT QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI</p>	Job No.: 121431113	Dwg. No.: 2
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	Date: 21-AUG-2020	
	Dwn. By: WJD	
Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY	App'd By: SG	

LEGEND
 SUBJECT PROPERTY BOUNDARY
 OTHER PROPERTY BOUNDARY
 NOTE: PROPERTY BOUNDARIES AND WATERCOURSES FROM PEI GEOMATICS ARE APPROXIMATE ONLY.




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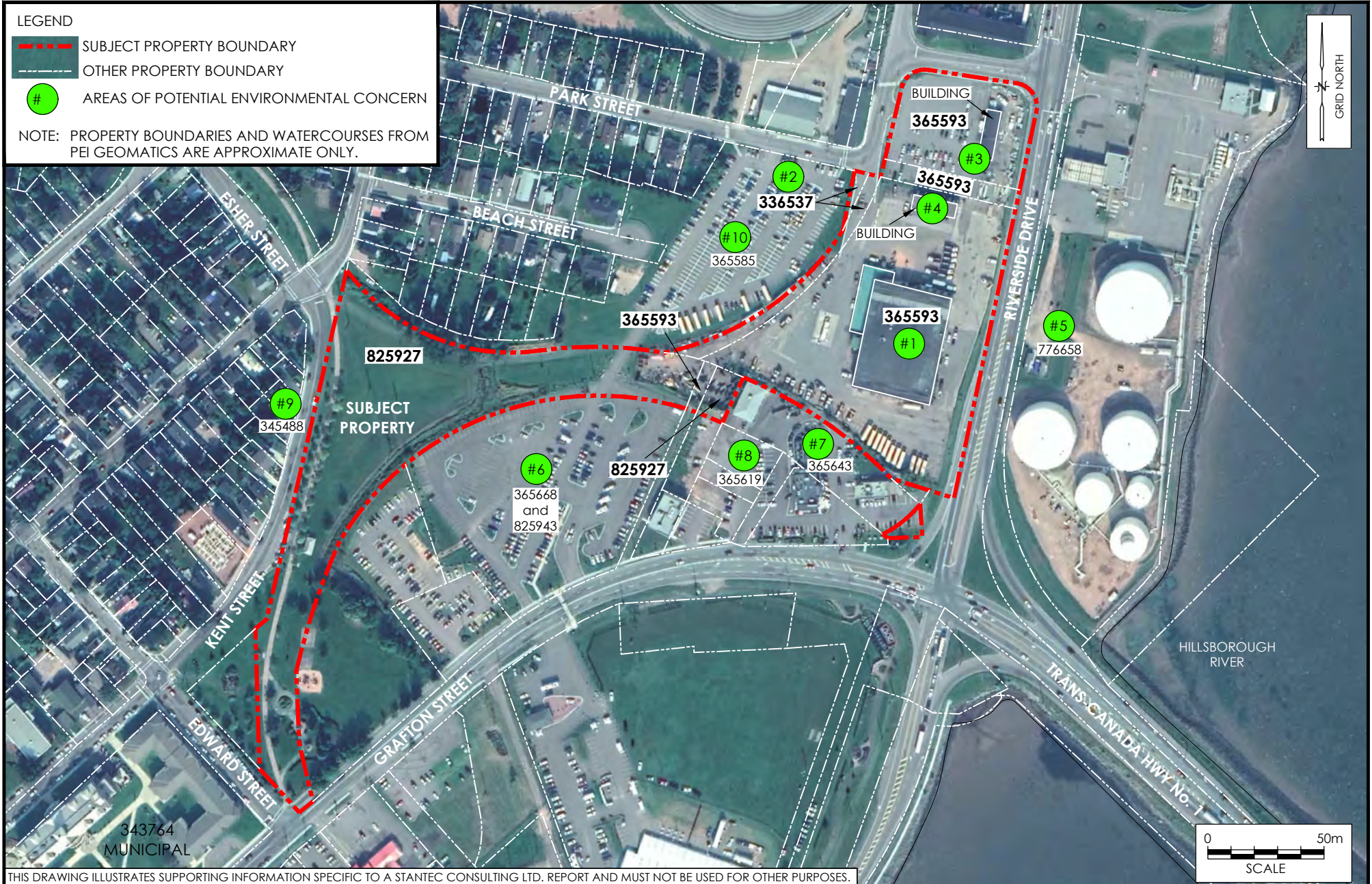
SITE PLAN
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI

Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

Job No.: 121431113
Scale: 1 : 2000
Date: 21-AUG-2020
Dwn. By: WJD
App'd By: SG

Dwg. No.: 3





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AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI

Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

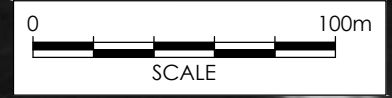
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Date:	20-AUG-2020
Dwn. By:	WJD
App'd By:	SG

Dwg. No.: 4

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AERIAL PHOTO - 1935
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI

Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

Job No.:	121431113
Scale:	1 : 2500
Date:	21-AUG-2020
Dwn. By:	WJD
App'd By:	SG

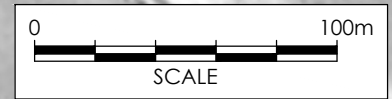
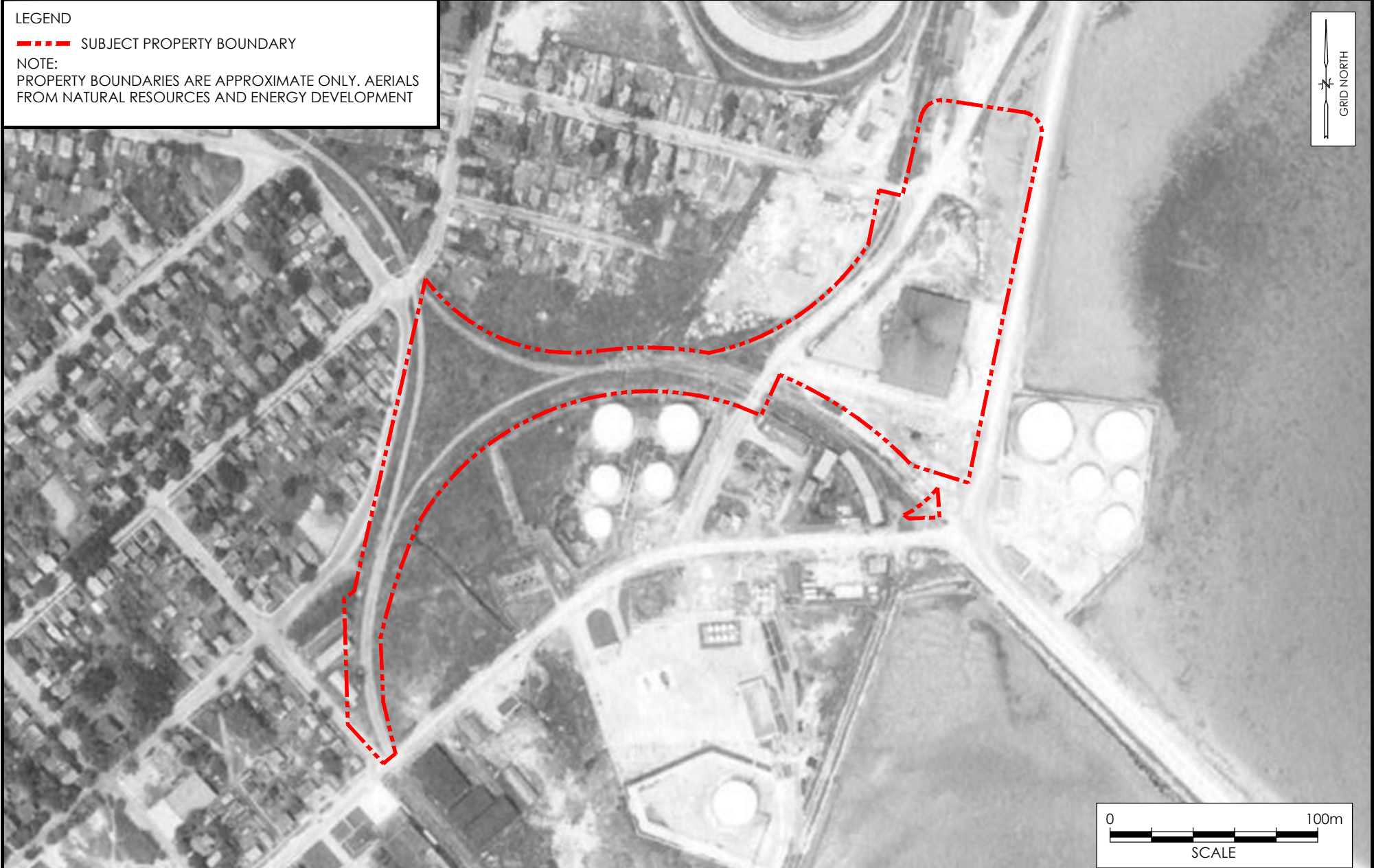
Dwg. No.: A1



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AERIAL PHOTO - 1958
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI

Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

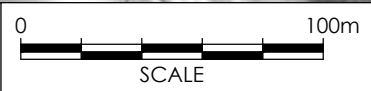
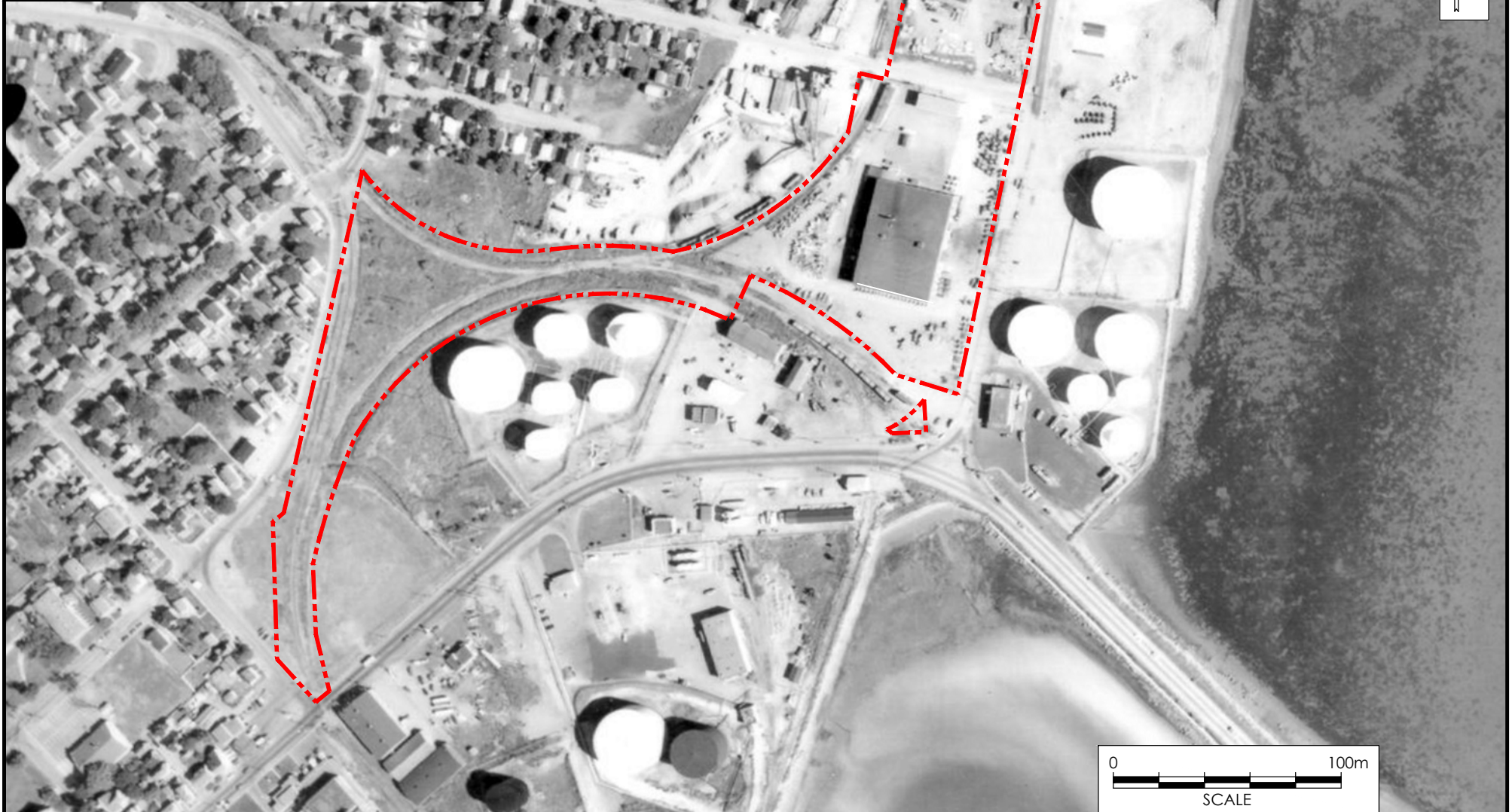
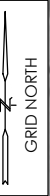
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Date:	21-AUG-2020
Dwn. By:	WJD
App'd By:	SG

Dwg. No.: A2

LEGEND

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AERIAL PHOTO - 1974
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI

Job No.:	121431113
Scale:	1 : 2500
Date:	21-AUG-2020
Dwn. By:	WJD
App'd By:	SG

Dwg. No.: **A3**

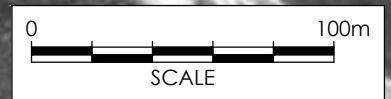
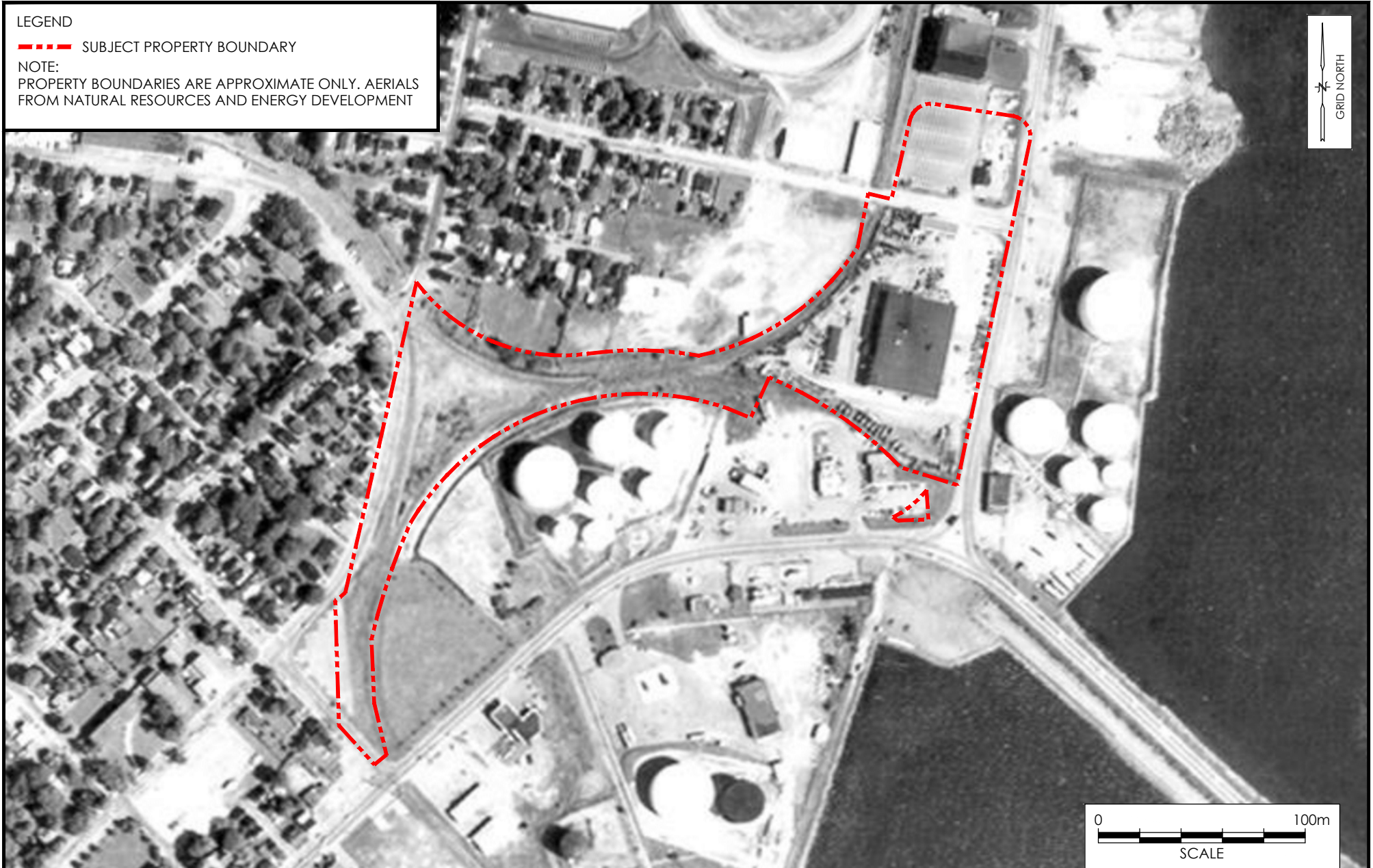


Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

LEGEND

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AERIAL PHOTO - 1990
PHASE I ENVIRONMENTAL SITE ASSESSMENT
QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI

Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

Job No.: 121431113
Scale: 1 : 2500
Date: 21-AUG-2020
Dwn. By: WJD
App'd By: SG

Dwg. No.: A4

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<p>AERIAL PHOTO - 2000 PHASE I ENVIRONMENTAL SITE ASSESSMENT QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI</p>		Job No.: 121431113	<p>Dwg. No.: A5</p>
		Scale: 1 : 2500	
<p>Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY</p>		Date: 21-AUG-2020	
		Dwn. By: WJD	
		App'd By: SG	

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AERIAL PHOTO - 2010
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 QUEENS COUNTY HIGHWAY DEPOT, RIVERSIDE DRIVE, CHARLOTTETOWN, PEI

Client: PEI DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

Job No.:	121431113
Scale:	1 : 2500
Date:	21-AUG-2020
Dwn. By:	WJD
App'd By:	SG



Dwg. No.: A6

**PHASE I ENVIRONMENTAL SITE ASSESSMENT: QUEENS COUNTY HIGHWAY DEPOT, CHARLOTTETOWN,
PE**

December 14, 2020

Appendix B PHOTOGRAPH LOGS



Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 1			
Photo Location:			
Queens County Highway Depot			
Direction:			
Northeast			
Survey Date:	5/12/2020		
Comments:	Maintenance building lot (fleet storage)		
Photograph ID: 2			
Photo Location:			
Queens County Highway Depot			
Direction:			
Southeast			
Survey Date:	5/12/2020		
Comments:	Walking path (dental clinic, Wendy's and Tim Hortons in background)		

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE

Photograph ID: 3	
Photo Location: Queens County Highway Depot	
Direction: Northeast	
Survey Date: 5/12/2020	
Comments: Building (DP Murphy Inc. Construction Division)	

Photograph ID: 4	
Photo Location: Queens County Highway Depot	
Direction: East	
Survey Date: 5/12/2020	
Comments: Irving Bulk Plant	

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE

Photograph ID: 5	
Photo Location: Queens County Highway Depot	
Direction: Northwest	
Survey Date: 5/12/2020	
Comments: Maintenance bldg and lot (fleet storage)	



Photograph ID: 6	
Photo Location: Queens County Highway Depot	
Direction: East	
Survey Date: 5/12/2020	
Comments: Park (Joseph A Ghiz Memorial)	



Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 7			
Photo Location:			
Direction:			
Survey Date:			
Comments:			
Photograph ID: 8			
Photo Location:			
Direction:			
Survey Date:			
Comments:			


Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 9			
Photo Location: Queens County Highway Depot			
Direction: Southwest			
Survey Date: 5/12/2020			
Comments: Drainage ditch and culvert			
Photograph ID: 10			
Photo Location: Queens County Highway Depot			
Direction: North			
Survey Date: 5/12/2020			
Comments: Administration building			



Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 11			
Photo Location: Queens County Highway Depot			
Direction: Southwest			
Survey Date: 5/12/2020			
Comments: Maintenance building and former UST location			
Photograph ID: 12			
Photo Location: Queens County Highway Depot			
Direction: Southeast			
Survey Date: 5/12/2020			
Comments: Maintenance building - ASTs and fuel dispensing system			

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 13			
Photo Location:			
Direction:			
Survey Date:			
Comments:			
Queens County Highway Depot			
West			
5/12/2020			
Maintenance building - furnace oil tank (for wash area)			
Photograph ID: 14			
Photo Location:			
Direction:			
Survey Date:			
Comments:			
Queens County Highway Depot			
-			
5/12/2020			
Maintenance building - interior south maintenance bay section			

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 15			
Photo Location: Queens County Highway Depot			
Direction: -			
Survey Date: 5/12/2020			
Comments: Maintenance building - interior south maintenance bay section - waste oil and antifreeze storage			
Photograph ID: 16			
Photo Location: Queens County Highway Depot			
Direction: West			
Survey Date: 5/12/2020			
Comments: Maintenance building - western exterior south maintenance bay section - diesel/Gasoline AST			


Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 17			
Photo Location: Queens County Highway Depot			
Direction: Northeast			
Survey Date: 5/12/2020			
Comments: Maintenance building - western exterior south maintenance bay section - waste oil tank			
Photograph ID: 18			
Photo Location: Queens County Highway Depot			
Direction: -			
Survey Date: 5/12/2020			
Comments: Maintenance building - interior north maintenance bay section - cafeteria upper level (centre section)			

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 19			
Photo Location: Queens County Highway Depot			
Direction: -			
Survey Date: 5/12/2020			
Comments: Maintenance building - interior north maintenance bay section - oil storage room			
Photograph ID: 20			
Photo Location: Queens County Highway Depot			
Direction: -			
Survey Date: 5/12/2020			
Comments: Maintenance bldg - interior north maintenance bay section - waste oil storage			

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 21			
Photo Location: Queens County Highway Depot			
Direction: South			
Survey Date: 5/12/2020			
Comments: Maintenance building			
Photograph ID: 22			
Photo Location: Queens County Highway Depot			
Direction: -			
Survey Date: 5/12/2020			
Comments: Admin building - interior - fuel oil tank			

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE
Photograph ID: 23			
Photo Location:			
Queens County Highway Depot			
Direction:			
Southwest			
Survey Date:			
5/12/2020			
Comments:			
Admin and maintenance buildings			
Photograph ID: 24			
Photo Location:			
Queens County Highway Depot			
Direction:			
Northwest			
Survey Date:			
5/12/2020			
Comments:			
Storage building			

Client:	PEI TIE	Project:	121431113
Site Name:	Queens Highway Depot	Site Location:	Charlottetown, PE

Photograph ID: 25	
Photo Location: Queens County Highway Depot	
Direction: North	
Survey Date: 5/12/2020	
Comments: Neighbouring buildings	

**PHASE I ENVIRONMENTAL SITE ASSESSMENT: QUEENS COUNTY HIGHWAY DEPOT, CHARLOTTETOWN,
PE**

December 14, 2020

Appendix C SUPPORTING DOCUMENTATION



<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
365593	11L037F442	64 PARK ST CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND

Original Prop No:

PO BOX 2000
CHARLOTTETOWN
PE C1A 7N8

School District: 2001
Work Unit: 8706

Lot/Township #: 70
School Unit #: 3

<u>Parcel and Lease</u>	<u>Acreage</u>	<u>Assessment Values</u>	<u>Taxable</u>	<u>Designated Taxpayer and Mailing Address</u>
365593 - 0	6.3	Commercial: \$ 1685900	1685900	MANAGER BUILDING MAINTENANCE AND ACCOMODATIONS
Account Status: A		Non Commercial:	0	
		Residential:	0	
Farm Qual: N		Farm:	0	CHARLOTTETOWN PE PO BOX 200 C1A 7N8

Municipality: 2410 Charlottetown BIA
Region# and Assr: 04 MACKINNON DEAN

% in Municip: 100
Spec Prop Code: 209
MHI Number:

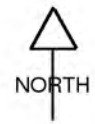
Owner ID Code: 434
Ownership Code: C61
Tax Exempt Code: 810

No. Farm Qual:
No. Referrals:
No. Transfers:
No. Tax Credits:
No. Building Permits:
No. Appeals:

Dates
Assessment Effective:
Last Inspection: 23-MAR-95
Last Owner Chg: 01-JAN-00
Initially Filed: 01-JAN-00
Dormant:

PEI GEOMATICS
INFORMATION CENTRE

Owner Name: GOVERNMENT OF PRINCE EDWARD ISLAND
Location: 64 PARK ST CHARLOTTETOWN



PROVINCE OF PEI DEPARTMENT OF
PROVINCIAL TREASURY
GEOMATICS INFORMATION CENTRE
11 KENT ST. CHARLOTTETOWN
PEI C1A 7N8

PHONE: 902-368-5178
FAX: 902-368-4399

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EXACT DIMENSIONS OR AREAS.

SCALE: 1:2500
DATE: Feb 7, 2020
TIME: 09:30:00 AM
ACREAGE: 6.38
WORK UNIT: 8706

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
365668 - 000	A	CHARLOTTETOWN AREA DEVELOPMENT 4 POWNAL PO BOX 786 CHARLOTTETOWN PE C1A 7L9
825927 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 C1A 7N8
336537 - 000	A	
365643 - 000	A	D P MURPHY INC 250 BRACKLEY POINT C1A 6Y9
915777 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 C1A 7N8

Total number of neighbors of this parcel is: 5

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
365593	11L037F442	64 PARK ST CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND
		County:	PO BOX 2000 CHARLOTTETOWN PE C1A 7N8

Status: Active
Last Parcel Update: 01-JAN-00

Acres: 6.3
School District: 2001
Lot/Township: 70

DOCUMENTS FILED ON PARCEL:

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2010	OTHER AGREEMENTS	78	7017	5329	-
2009	DEED	11	9244	5289	-
2009	DEED	11	9245	5289	-
2005	OTHER AGREEMENTS	78	7399	5048	-
1991	MECHANICS' LIEN	57	19910570	13	74
1946	DEED	11	19460194	127	615

PLANS FILED ON PARCEL:

Plan No
N7 13108
N8 13495
N8 9753

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
365593	11L037F442	64 PARK ST CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 CHARLOTTETOWN
Acres:	6.3		

Assessment Values

Commercial Assessment: \$1685900.00
Non Commercial Assessment: \$0.00
Residential Assessment: \$0.00
Farm Assessment: \$0.00
Market Assessment Value: \$1685900.00
Municipal Assessment Value: \$1685900.00
Taxable Commercial: \$1685900.00
Taxable Non-Commercial: \$0.00
Taxable Residential: \$0.00
Taxable Farm: \$0.00

Tax Rates

Provincial Commercial Rate: \$1.50
Provincial Non-Commercial Rate: \$1.50
Municipal Commercial Rate: \$0.00
Municipal Non-Commercial Rate: \$0.00
Provincial Tax Credit: \$-.5

Summary of Annual Charges: _

* Provincial and Municipal Credits

Province of PEI Charges	\$0.00		Municipal	Provincial
Less Provincial Credits *	\$0.00		Provincial Tax Credit:	N/A \$0.00
Less Municipal Credits *	\$0.00	\$0.00	Farm Assessment Credit:	\$0.00 \$0.00
Municipality of Charlottetown		\$39787.24	Farm Use Credit:	\$0.00 \$0.00
Island Waste Mangement Corp. Charges		\$0.00	Owner-Occupied Residential Credit:	\$0.00 \$0.00
Annual Charges		\$39787.24	Environmental Building Credit:	\$0.00 \$0.00
			Environmental Land Credit:	\$0.00 \$0.00
				<u>\$0.00 \$0.00</u>

PE C1A 7N8

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
825927	11L037F442	CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND

Original Prop No:

PO BOX 2000
CHARLOTTETOWN
PE C1A 7N8

School District: 2001
Work Unit: 8706

Lot/Township #: 70
School Unit #: 3

<u>Parcel and Lease</u>	<u>Acreage</u>	<u>Assessment Values</u>	<u>Taxable</u>	<u>Designated Taxpayer and Mailing Address</u>
825927 - 0	4.86	Commercial:	0	GOVERNMENT OF PRINCE EDWARD ISLAND
Account Status: A		Non Commercial: \$ 266900	266900	
		Residential:	0	CHARLOTTETOWN
Farm Qual: N		Farm:	0	PE PO BOX 2000 C1A 7N8
Municipality: 2410	Charlottetown BIA			
Region# and Assr: 04	MACKINNON DEAN			<u>Dates</u>
% in Municip: 100				Assessment Effective:
Spec Prop Code: 209		No. Farm Qual:		Last Inspection:
MHI Number:		No. Referrals:		Last Owner Chg: 30-MAR-09
		No. Transfers:		Initially Filed: 16-OCT-95
Owner ID Code: 436		No. Tax Credits:		Dormant:
Ownership Code: C61		No. Building Permits:		
Tax Exempt Code: 925		No. Appeals:		



PROVINCE OF PEI DEPARTMENT OF
PROVINCIAL TREASURY
GEOMATICS INFORMATION CENTRE
11 KENT ST. CHARLOTTETOWN
PEI C1A 7NB

PHONE: 902-368-5178
FAX: 902-368-4399

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EXACT DIMENSIONS OR AREAS.

SCALE: 1:2500
DATE: Feb 7, 2020
TIME: 09:31:37 AM
ACREAGE: 4.89
WORK UNIT: 8706

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
365643 - 000	A	D P MURPHY INC 250 BRACKLEY POINT CHARLOTTETOWN PE C1A 6Y9
365668 - 000	A	CHARLOTTETOWN AREA DEVELOPMENT 4 POWNAL PO BOX 786 C1A 7L9
365593 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 C1A 7N8
365585 - 000	A	CITY OF CHARLOTTETOWN PO BOX 98 C1A 7K2
640847 - 000	A	
336537 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 C1A 7N8

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
343897 - 000	A	CITY OF CHARLOTTETOWN PO BOX 98 C1A 7K2
365619 - 000	A	D P MURPHY INC 250 BRACKLEY POINT C1A 6Y9
915777 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 C1A 7N8

Total number of neighbors of this parcel is: 9

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
825927	11L037F442	CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND
		County:	PO BOX 2000 CHARLOTTETOWN PE C1A 7N8

Status: Active
Last Parcel Update: 30-MAR-09

Acres: 4.86
School District: 2001
Lot/Township: 70

DOCUMENTS FILED ON PARCEL:

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2013	EASEMENT, RIGHT-OF-WAY	22	7651	5488	-
2013	AGREEMENT RE:USE OF LAND, IDENTIFICATION AGREEMENT	73	5519	5477	-
2010	EASEMENT, RIGHT-OF-WAY	22	7030	5329	-
2009	DEED	11	1950	5247	-
2009	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	1757	5245	-
2008	POWER OF ATTORNEY	35	2291	5189	-
2003	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	106	1401	7
2000	MORTGAGE	51	3505	1152	9
2000	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	2748	-	-
1996	EASEMENT, RIGHT-OF-WAY	22	2045	13	14
1996	MORTGAGE	51	924	894	42
1996	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	3151	909	15
1996	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	5836	839	45
1996	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	5837	839	46
1996	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	3231	909	46

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
1996	OTHER AGREEMENTS	78	925	804	26
1995	DEED	11	19950833	752	3
1995	DEED	11	19954769	780	52
-	REFER TO PARENT PROPERTY	PP	00336537	-	-

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
825927	11L037F442	CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND
Acres:	4.86		PO BOX 2000 CHARLOTTETOWN

Assessment Values

Commercial Assessment: \$0.00
Non Commercial Assessment: \$266900.00
Residential Assessment: \$0.00
Farm Assessment: \$0.00
Market Assessment Value: \$266900.00
Municipal Assessment Value: \$266900.00
Taxable Commercial: \$0.00
Taxable Non-Commercial: \$266900.00
Taxable Residential: \$0.00
Taxable Farm: \$0.00

Tax Rates

Provincial Commercial Rate: \$1.50
Provincial Non-Commercial Rate: \$1.50
Municipal Commercial Rate: \$0.00
Municipal Non-Commercial Rate: \$0.00
Provincial Tax Credit: \$-.5

Summary of Annual Charges: _

* Provincial and Municipal Credits

Province of PEI Charges	\$0.00		Municipal	Provincial
Less Provincial Credits *	\$0.00		Provincial Tax Credit:	N/A \$0.00
Less Municipal Credits *	\$0.00	\$0.00	Farm Assessment Credit:	\$0.00 \$0.00
Municipality of Charlottetown		\$0.00	Farm Use Credit:	\$0.00 \$0.00
Island Waste Mangement Corp. Charges		\$0.00	Owner-Occupied Residential Credit:	\$0.00 \$0.00
Annual Charges		\$0.00	Environmental Building Credit:	\$0.00 \$0.00
			Environmental Land Credit:	\$0.00 \$0.00
				<u>\$0.00 \$0.00</u>

PE C1A 7N8

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
336537	11L037F4-34	3 KENSINGTON RD CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND

Original Prop No:

PO BOX 2000
CHARLOTTETOWN
PE C1A 7N8

School District: 2001
Work Unit: 8710

Lot/Township #: 70
School Unit #: 3

<u>Parcel and Lease</u>	<u>Acreage</u>	<u>Assessment Values</u>	<u>Taxable</u>	<u>Designated Taxpayer and Mailing Address</u>
336537 - 0	5.596	Commercial:	0	GOVERNMENT OF PRINCE EDWARD ISLAND
Account Status: A		Non Commercial: \$ 34400	34400	
		Residential:	0	CHARLOTTETOWN
Farm Qual: N		Farm:	0	PE PO BOX 2000 C1A 7N8

Municipality: 2410 Charlottetown
Region# and Assr: 02 MACKINNON DEAN

% in Municip: 100
Spec Prop Code: 212

MHI Number:

Owner ID Code: 436
Ownership Code: C61
Tax Exempt Code: 925

No. Farm Qual:
No. Referrals:
No. Transfers:
No. Tax Credits:
No. Building Permits:
No. Appeals:

Dates
Assessment Effective:
Last Inspection: 19-SEP-95
Last Owner Chg: 19-JUL-94
Initially Filed: 01-JAN-00
Dormant:

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Acreage</u>	<u>Tax Payer/Lessee Name and Mailing Address</u>
336537 -101	A	2.36	GOVERNMENT OF PRINCE EDWARD ISLAND CHARLOTTETOWN PE PO BOX 2000

Total Number of leases for parcel is: 1



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11 KENT ST. CHARLOTTETOWN
PEI C1A 7N8

PHONE: 902-368-5178
FAX: 902-368-4399

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SCALE: 1:5000
DATE: Feb 7, 2020
TIME: 12:06:40 PM
ACREAGE: 3.66
WORK UNIT: 8710

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
278853 - 000	A	CAVENDISH AGRI SERVICES LIMITED 100 MIDLAND DIEPPE NB E1A 6X4
278739 - 000	A	ATLANTIC LOTTERY CORP/SOCIETE DES LOTERIES DE 922 MAIN PO BOX 5500 MONCTON E1C 8W6
1069855 - 000	A	REUNITED HOLDINGS LTD CHARLOTTETOWN PE C1A 7L1
365684 - 000	A	ATLANTIC LOTTERY CORP/SOCIETE DES LOTERIES DE 922 MAIN PO BOX 5500 MONCTON NB E1C 8W6
365593 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 CHARLOTTETOWN PE C1A 7N8
748616 - 000	A	

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
365585 - 000	A	CITY OF CHARLOTTETOWN PO BOX 98 C1A 7K2
825927 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 C1A 7N8
364919 - 000	A	COLM MALACHY & SANDRA ANNE MOONEY 15 BELMONT ST C1A 5G9
364950 - 000	A	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 C1A 7N8
791632 - 000	A	PEI HOUSING CORPORATION
922823 - 000	A	WILLIAM MEREDITH & OLIVE SARGEANT 22 ESHER ST C1A 5G4

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
364968 - 000	A	D C D AUTO ELECTRIC INC 97 OAK C1A 6V2
364984 - 000	A	JMJ FOODS INC PO BOX 638 C1A 7L3
363689 - 000	A	MURPHY INVESTMENTS LTD 96 KENSINGTON C1A 5J4
279331 - 000	A	COMMANDER HOLDINGS INC PO BOX 189 C1A 7K4
946103 - 000	A	SUSAN K STENSCH 14 ESHER ST C1A 5G4
364844 - 000	A	TAYLOR MUTTART HOLDINGS INC 8 ARBOUR LANE CORNWALL C0A 1H4

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
604488 - 000	A	MIRZAAGHA INVESTMENTS INC 475 WINDMILL DARTMOUTH NS B3B 1B2
279349 - 000	A	EASTERN SCHOOL DISTRICT PO BOX 8600 CHARLOTTETOWN PE C1A 8V7
918037 - 000	A	ADAM MCISAAC 20 ESHER ST C1A 5G4
364810 - 000	A	KAREN D CUDMORE & EUGENE SAUVE 12 ESHER
364935 - 000	A	JACINTHA LOUISA & JOSEPH MARIAN PEREIRA 19 BELMONT C1A 5G9
607895 - 000	A	ISLAND TRANSMISSION LTD PO BOX 5647 HUNTER RIVER C0A 1N0

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
364927 - 000	A	ALLISON & HAROLD & HESSELL MACLEAN & KEVIN & 17 BELMONT CHARLOTTETOWN C1A 5G9
364943 - 000	A	KENNETH & MYRA SAVIDANT 21 BELMONT
364992 - 000	A	CITY OF CHARLOTTETOWN PO BOX 98 C1A 7K2
923938 - 000	A	SASHA MULLALLY & ROBINSON ANDREW P 24 ESHER C1A 5G2
926329 - 000	A	STEPHEN POWERS 18 ESHER C1A 5G4
364836 - 000	A	ROGER BIRT INC 27 BRACKLEY PT C1A 6Y1

<u>Parcel and Lease</u>	<u>Stat</u>	<u>Owner Name & Mailing Address</u>
941633 - 000	A	BARRY DAVID & MARY ELIZABETH PAQUET 16 ESHER ST
		C1A 5G4
364828 - 000	A	DAVID TOOMBS 13A MYRTLE
		STRATFORD
		C1B 1P4

Total number of neighbors of this parcel is: 32

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
336537	11L037F4-34	3 KENSINGTON RD CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND
		County:	PO BOX 2000 CHARLOTTETOWN PE C1A 7N8

Status: Active
Last Parcel Update: 19-JUL-94

Acres: 5.596
School District: 2001
Lot/Township: 70

DOCUMENTS FILED ON PARCEL:

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2009	DEED	11	9244	5289	-
2009	DEED	11	9245	5289	-
1996	DEED	11	4050	826	12
1996	DEED	11	2505	815	3
1996	DEED	11	3354	820	44
1996	LEASE	21	7776	853	26
1996	LEASE	21	7652	852	37
1996	EASEMENT, RIGHT-OF-WAY	22	2044	13	13
1995	DEED	11	19951645	757	23
1995	DEED	11	19950833	752	3
1994	DEED	11	19945812	739	50
1994	DEED	11	19945813	739	51
1994	DEED	11	19944946	734	72
1994	DEED	11	19944053	730	8
1994	LEASE	21	19947228	746	27

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
1994	LEASE	21	19942347	30	79
1988	DEED	11	19883509	513	60
1987	DEED	11	19872533	473	92
1986	DEED	11	19867865	463	14
1985	DEED	11	19856124	428	8
1983	MORTGAGE	51	19835282	399	1
1982	MORTGAGE	51	19822008	-	-

PLANS FILED ON PARCEL:

Plan No

33837
N7 13108
N8 13495
N8 33837
N8 9753

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
336537	11L037F4-34	3 KENSINGTON RD CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 CHARLOTTETOWN PE C1A 7N8

Status: Active
Last Parcel Update: 19-JUL-94

Acres: 5.596
School District: 2001
Lot/Township: 70

DOCUMENTS FILED ON PARCEL:

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2009	DEED	11	9244	5289	-
2009	DEED	11	9245	5289	-
1996	DEED	11	4050	826	12
1996	DEED	11	2505	815	3
1996	DEED	11	3354	820	44
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1996	LEASE	21	7652	852	37
1996	EASEMENT, RIGHT-OF-WAY	22	2044	13	13
1995	DEED	11	19951645	757	23
1995	DEED	11	19950833	752	3
1994	DEED	11	19945812	739	50
1994	DEED	11	19945813	739	51
1994	DEED	11	19944946	734	72
1994	DEED	11	19944053	730	8
1994	LEASE	21	19947228	746	27
1994	LEASE	21	19942347	30	79
1988	DEED	11	19883509	513	60
1987	DEED	11	19872533	473	92
1986	DEED	11	19867865	463	14
1985	DEED	11	19856124	428	8
1983	MORTGAGE	51	19835282	399	1
1982	MORTGAGE	51	19822008	-	-

PLANS FILED ON PARCEL:

Plan No

33837

N7 13108

Plan No

N8 13495

N8 33837

N8 9753

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name & Mailing Address</u>
336537	11L037F4-34	3 KENSINGTON RD CHARLOTTETOWN	GOVERNMENT OF PRINCE EDWARD ISLAND PO BOX 2000 CHARLOTTETOWN
Acres:	5.596		

Assessment Values

Commercial Assessment: \$0.00
Non Commercial Assessment: \$34400.00
Residential Assessment: \$0.00
Farm Assessment: \$0.00
Market Assessment Value: \$34400.00
Municipal Assessment Value: \$34400.00
Taxable Commercial: \$0.00
Taxable Non-Commercial: \$34400.00
Taxable Residential: \$0.00
Taxable Farm: \$0.00

Tax Rates

Provincial Commercial Rate: \$1.50
Provincial Non-Commercial Rate: \$1.50
Municipal Commercial Rate: \$0.00
Municipal Non-Commercial Rate: \$0.00
Provincial Tax Credit: \$-.5

Summary of Annual Charges: _

* Provincial and Municipal Credits

Province of PEI Charges	\$0.00		Municipal	Provincial
Less Provincial Credits *	\$0.00		Provincial Tax Credit:	N/A \$0.00
Less Municipal Credits *	\$0.00	\$0.00	Farm Assessment Credit:	\$0.00 \$0.00
Municipality of Charlottetown		\$0.00	Farm Use Credit:	\$0.00 \$0.00
Island Waste Mangement Corp. Charges		\$0.00	Owner-Occupied Residential Credit:	\$0.00 \$0.00
Annual Charges		\$0.00	Environmental Building Credit:	\$0.00 \$0.00
			Environmental Land Credit:	\$0.00 \$0.00
				<u>\$0.00 \$0.00</u>

PE C1A 7N8



PROVINCE OF PEI DEPARTMENT OF
PROVINCIAL TREASURY
GEOMATICS INFORMATION CENTRE
11 KENT ST. CHARLOTTETOWN
PEI C1A 7N8

PHONE: 902-368-5178
FAX: 902-368-4399

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SCALE: 1:2500
DATE: Feb 11, 2020
TIME: 09:37:22 AM
ACREAGE: 0.46
WORK UNIT: 2706



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SCALE: 1:2500
DATE: Feb 11, 2020
TIME: 10:05:45 AM
ACREAGE: 6.38
WORK UNIT: 8706



Climate Change and
Environment Division

PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Environment,
Water and
Climate Change

Environnement,
Eau et
Changement climatique



Division du changement climatique et
de l'environnement

C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

Audit #7788

May 14, 2020

Mr. Alan Maynard
Department of Transportation, Infrastructure and Energy
P.O. Box 2000
Charlottetown, PE C1A 7N8
aemaynard@gov.pe.ca

Dear Mr. Maynard:

RE: Site - Specific Environmental Review Request

The Department has completed a review of our records as per the request made in your Environmental Records Review application dated March 12, 2020. We have the following information for the property or properties.

Property identified as PID # 365338

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2031.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365585

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.

- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365684

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365916

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2026.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID #776658

In connection with the above property:

- The Department has record of one 13500000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank is furnace oil.
- The Department has record of one 27000000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1973. The registered petroleum type stored in the tank is furnace oil.

- The Department has record of one 4800000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank is gasoline.
- The Department has record of one 2400000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank is kerosene.
- The Department has record of one 10000000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank is gasoline.
- The Department has record of one 4800000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank is gasoline.
- The Department has record of one 29000-litre underground petroleum storage tank. The tank is considered active, constructed of non-metallic material and was installed in 1992. The registered petroleum type stored in the tank is diesel.
- The Department has record of one 50283-litre underground petroleum storage tank. The tank is considered active, constructed of non-metallic material and was installed in 1992. The registered petroleum type stored in the tank is gasoline.
- The Department has record of one 50000-litre underground petroleum storage tank. The tank is considered active, constructed of non-metallic material and was installed in 1992. The registered petroleum type stored in the tank is gasoline.
- The Department has record of one 50000-litre underground petroleum storage tank. The tank is considered active, constructed of non-metallic material and was installed in 1992. The registered petroleum type stored in the tank is diesel.
- On October 29, 2001 the Department inspected the removal of a 2295-litre underground petroleum storage tank. The tank was constructed of non-metallic material and was installed in 1992. The registered petroleum type stored in the tank was furnace oil. No evidence of contaminated soil as a result of this tank removal.
- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year of this tank system is 2031.
- On January 31, 2013, an estimated 20 litres of diesel were released when the loading arm did not shut off properly. The cleanup was completed to the satisfaction of the Department.

- On May 1, 2012, 5-10 litres of product were spilled at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On January 20, 2011, an estimated 2-10 litres of gasoline leaked from a valve onto the underlying snow. The valve was repaired and the impacted snow was recovered for disposal. The cleanup was completed to the satisfaction of the Department.
- On June 9, 2010, a broken gasket resulted in 5-10 litres of product being released to a concrete pad and into an oil/water separator. The cleanup was completed to the satisfaction of the Department.
- On July 8, 2009, 50 litres of product were spilled at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On March 30, 2009, an air line came off a truck resulting in the release of an estimated 250 litres of diesel in the area of the loading rack. The majority of the product went through the oil/water separator. The cleanup was completed to the satisfaction of the Department.
- On October 1, 2008 a broken hose resulted in the release of 20 litres of gasoline to the concrete pad at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On January 28, 2008, an estimated 20 litres of fuel oil were released from a truck at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On November 29, 2007, 80-100 litres of fuel oil were lost when a driver pulled away before unhooking the loading arm at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On September 11, 2006, 10-15 litres were released onto the concrete pad at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On March 23, 2006, an estimated 20 litres of fuel oil were released onto the concrete pad at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On May 31, 2004, 2-3 litres of diesel were released onto the concrete pad at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On June 26, 2003, 20-30 litres of sludge were spilled while transferring from a truck to a tank. The cleanup was completed to the satisfaction of the Department.
- On January 22, 2003, 250 litres of fuel oil were released to the concrete pad at the loading rack. The product was contained to the pad and oil/water separator. The cleanup was completed to the satisfaction of the Department.

- On December 13, 2000, 40 litres of low sulfur diesel were spilled at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On October 24, 2000, an overfill resulted in the release of 20 litres of fuel oil. The cleanup was completed to the satisfaction of the Department.
- On June 14, 2000, 50 litres of diesel were released at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On May 24, 2000, 20 litres of fuel oil were released to the concrete pad at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On April 28, 2000, 40-50 litres of fuel oil were released at the loading rack. The cleanup was completed to the satisfaction of the Department.
- The Department has a record of the following hydrocarbon spill reported for the property. On February 15, 2000, an estimated 2 litres of diesel were released to the concrete pad at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On January 25, 2000, an overfill resulted in an estimated 40 litres of diesel being released to the snow, concrete pad and oil/water separator at the loading rack. The cleanup was completed to the satisfaction of the Department.
- On April 15, 1999, an overfill resulted in the release of 30 litres of gasoline. The spill was contained to asphalt. The cleanup was completed to the satisfaction of the Department.
- On November 25, 1997, a mechanical fault in an underground tank resulted in the release of 200 litres of gasoline. The Department has no record on file of closure with respect to this incident.
- On March 24, 1997, a misgauging of tanks resulted in an unknown volume of fuel oil being released. The cleanup was completed to the satisfaction of the Department.
- Between the dates of December 24-26, 1985, as much as 68180 litres of gasoline was released from a drain valve on a storage tank. The Department has no record of closure with respect to this incident.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 825950

In connection with the above property:

- This property comprises 22 hectares. Numerous Environmental Site Assessments have been done on this property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365643

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365619

In connection with the above property:

- On March 27, 1990 the Department inspected the removal of a 2200-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1950. The registered petroleum type stored in the tank was furnace oil. No evidence of contaminated soil as a result of this tank removal.
- On March 26, 1990 the Department inspected the removal of a 2275-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1965. The registered petroleum type stored in the tank was furnace oil. No evidence of contaminated soil as a result of this tank removal.
- On March 27, 1990 the Department inspected the removal of a 2275-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1965. The registered petroleum type stored in the tank was gasoline. Contaminated soil was observed upon removal of this tank removal.
- On March 28, 1990 the Department inspected the removal of a 9092-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed on an unknown

date. The registered petroleum type stored in the tank was diesel. Contaminated soil was observed upon removal of this tank removal.

- The contaminated soils were removed. The excavation extended to bedrock at which time groundwater was encountered. Evidence of contamination was still present, however the hole was backfilled.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 915777

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Properties identified as PID #s 365668 (and 825943)

In connection with the above property:

- On October 9, 2002, the Department inspected the removal of a 4,500-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1986. The registered petroleum type stored in the tank was unknown. No evidence of contaminated soil was observed as a result of this tank removal.
- On October 9, 2002, the Department inspected the removal of a 9,000-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1982. The registered petroleum type stored in the tank was furnace oil. No evidence of contaminated soil was observed as a result of this tank removal.
- On October 9, 2002, the Department inspected the removal of a 22,700-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1983. The registered petroleum type stored in the tank was unknown. No evidence of contaminated soil was observed as a result of this tank removal.
- On May 16, 1990, the Department inspected the removal of a 4,500-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1974. The

registered petroleum type stored in the tank was unknown. No evidence of contaminated soil was observed as a result of this tank removal.

- On November 17, 1993, the Department inspected the removal of a 9,092-litre underground petroleum storage tank. The tank was constructed of non-metallic material and was installed in 1988. The registered petroleum type stored in the tank was unknown. No evidence of contaminated soil was observed as a result of this tank removal.
- On October 9, 2002, the Department inspected the removal of a 22,700-litre underground petroleum storage tank. The tank was constructed of non-metallic material and was installed in 1988. The registered petroleum type stored in the tank was unknown. No evidence of contaminated soil was observed as a result of this tank removal.
- On October 9, 2002, the Department inspected the removal of a 23,000-litre underground petroleum storage tank. The tank was constructed of non-metallic material and was installed in 1991. The registered petroleum type stored in the tank was unknown. No evidence of contaminated soil was observed as a result of this tank removal.
- On May 18, 1988, the Department inspected the removal of a 9,000-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1962. The registered petroleum type stored in the tank was bunker 'C'. No evidence of contaminated soil was observed as a result of this tank removal.
- On October 9, 2002, a site professional supervised the removal of a 4,770,000-litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank was gasoline.
- On October 9, 2002 a site professional supervised the removal of an 8,586,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank was gasoline.
- On October 9, 2002 a site professional supervised the removal of a 3,816,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank was gasoline.
- On October 9, 2002 a site professional supervised the removal of a 4,770,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank was gasoline.
- On October 9, 2002 a site professional supervised the removal of a 8,586,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1955. The registered petroleum type stored in the tank was gasoline.
- On October 9, 2002 a site professional supervised the removal of a 1,590,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1975. The registered petroleum type stored in the tank was furnace oil.

- On October 9, 2002 a site professional supervised the removal of a 1,908,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1964. The registered petroleum type stored in the tank was furnace oil.
- The Department has record of an unsupervised removal of a 59,000 -litre aboveground petroleum storage tank. The tank was constructed of metallic material and the condition of the tank was unknown. The registered petroleum type stored in the tank was kerosene.
- The Department has record of an unsupervised removal of a 59,000 -litre aboveground petroleum storage tank. The tank was constructed of metallic material and the condition of the tank was unknown. The registered petroleum type stored in the tank was kerosene.
- On October 9, 2002 a site professional supervised the removal of a 10,653,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1960. The registered petroleum type stored in the tank was unknown.
- On October 9, 2002 a site professional supervised the removal of a 19,080,000- litre aboveground petroleum storage tank. The tank was constructed of metallic material and was installed in 1960. The registered petroleum type stored in the tank was unknown.
- On October 10, 2002 a site professional supervised the removal of a 22,700- litre underground petroleum storage tank. The tank was constructed of non-metallic material and was installed in 1986. The registered petroleum type stored in the tank was unknown.
- With respect to all of the aboveground tank removals, a contractor was hired to remove any contaminated soils under the direction of a site professional recognized by *Environmental Protection Act* Petroleum Hydrocarbon Remediation Regulations.
- The Department has issued a waste generator permit to this property.
- On May 23, 1992, an estimated release of 50,000 litres of gasoline was reported to the Department. A site professional was hired to respond to and remediate the spill. Numerous environmental assessments and risk management plans have been conducted with respect to this property and contamination remains in the soils and groundwater. As a result, the property was designated to the Department's Contaminated Site Registry on September 28, 2012 and the following conditions have been placed on this property.
 - A building exclusion zone and prohibition of installation of any utility lines in the plume area.
 - The property must remain capped with a layer of asphalt.
 - Any future owners must be responsible to follow a maintenance plan for the properties which includes regular inspection of the asphalt cap and confirmation that the designated use of the properties has not changed.

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. The tank system has no expiry.

Property identified as PID # 640847

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 341537

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2031.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 338921

In connection with the above property:

- The Department has record of one 4693000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1959. The registered petroleum type stored in the tank is furnace oil.
- The Department has record of one 68000-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1973. The registered petroleum type stored in the tank is furnace oil.

- The Department has record of one 45460-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1993. The registered petroleum type stored in the tank is furnace oil.
- The Department has record of one 45500-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1966. The registered petroleum type stored in the tank is furnace oil.
- The Department has record of one 113560-litre aboveground petroleum storage tank. The tank is considered active, constructed of metallic material and was installed in 1986. The registered petroleum type stored in the tank is furnace oil.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- A receiver number (PER0001) was issued to the property on March 10, 1987.
- A generator number (PEG0002) was issued to the property on July 21, 1986.
- A generator number (PEG0470) was issued to the property on January 13, 2004.

Property identified as PID # 343764

In connection with the above property:

- On June 28, 2001, a site professional inspected the removal of a 22700-litre underground petroleum storage tank. The tank was constructed of non-metallic material and was installed in 1989. The registered petroleum type stored in the tank was diesel. No evidence of contaminated soil was observed as a result of this tank removal.
- On June 28, 2001, a site professional inspected the removal of two 32203-litre underground petroleum storage tanks. The tanks were constructed of non-metallic material and were installed in 1989. The registered petroleum type stored in the tanks was gasoline. No evidence of contaminated soil was observed as a result of these tank removals.
- On June 28, 2001, a site professional inspected the removal of a 2295-litre underground petroleum storage tank. The tank was constructed of non-metallic material and was installed in 1989. The registered petroleum type stored in the tank was used oil. Evidence of contaminated soil was observed as a result of this tank removal.
- On November 2, 1989, the Department inspected the removal of a 18200-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1970. The registered petroleum type stored in the tank was gasoline. No evidence of contaminated soil was observed as a result of this tank removal.

- On October 31, 1989, the Department inspected the removal of a 18200-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1970. The registered petroleum type stored in the tank was gasoline. No evidence of contaminated soil was observed as a result of this tank removal.
- On November 4, 1989, the Department inspected the removal of a 18200-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1970. The registered petroleum type stored in the tank was gasoline. No evidence of contaminated soil was observed as a result of this tank removal.
- On October 31, 1989, the Department inspected the removal of a 22700-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1970. The registered petroleum type stored in the tank was gasoline. No evidence of contaminated soil was observed as a result of this tank removal.
- On November 6, 1989, the Department inspected the removal of a 2300-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1964. The registered petroleum type stored in the tank was used oil. Evidence of contaminated soil was observed as a result of this tank removal.
- On June 28, 2001, a site professional inspected the removal of two 9100-litre underground petroleum storage tanks. The tanks were constructed of metallic material and were installed on an unknown date. The registered petroleum type stored in the tank was N/A. Evidence of contaminated soil was observed as a result of this tank removal.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365593

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2031.
- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- On August 4, 1998, the Department inspected the removal of a 13000-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1983.

The registered petroleum type stored in the tank was gasoline. Evidence of contaminated soil was observed as a result of this tank removal.

- On December 1, 2010, the Department inspected the removal of a 22730-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1989. The registered petroleum type stored in the tank was diesel. Evidence of contaminated soil was observed as a result of this tank removal.
- On September 8, 2017, the Department inspected the removal of a 22730-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1989. The registered petroleum type stored in the tank was furnace oil. No evidence of contaminated soil was observed as a result of this tank removal.
- On September 11, 1989, the Department inspected the removal of an 8900-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1962. The registered petroleum type stored in the tank was gasoline. Evidence of contaminated soil was observed as a result of this tank removal.
- On September 14, 1989, the Department inspected the removal of a 22250-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1962. The registered petroleum type stored in the tank was diesel. No evidence of contaminated soil was observed as a result of this tank removal.
- On December 31, 1989, the Department inspected the removal of a 8900-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1976. The registered petroleum type stored in the tank was gasoline. No evidence of contaminated soil was observed as a result of this tank removal.
- On December 14, 2010, the Department inspected the removal of a 22959-litre underground petroleum storage tank. The tank was constructed of metallic material and was installed in 1998. The registered petroleum type stored in the tank was gasoline. No evidence of contaminated soil was observed as a result of this tank removal.
- On April 23, 2019, approximately 100 litres of heating oil leaked onto the concrete floor of the main shop area. The leak occurred as the result of a faulty valve on the tank. A contractor was hired to complete the cleanup. Some of the oil migrated down a drain and into the oil/water separator where it was collected. The remainder was recovered with absorbent materials. The cleanup was completed to the satisfaction of the Department at that time.
- On April 11, 2019, approximately 2 litres of heating oil was spilled as the result of overfilling the tank. The cleanup was completed to the satisfaction of the Department.
- The property has not been designated to the Department's contaminated sites registry.
- A generator number (PEG0041) was issued to the property on November 14, 1989.

Property identified as PID # 825927

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 336537

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 364836

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of metallic material. The expiry year for this tank system is 2029.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 347369

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345504

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2031.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345496

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.

- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345488

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- On March 14, 2001 a major spill occurred on this property as the result of a corroded home heating oil tank. A site professional was hired to oversee the remediation. An excavation was completed and confirmatory samples were collected. The samples exceeded the Tier 1 criteria, so a risk assessment was completed. Based on this, the Department granted site closure on December 30, 2003.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345470

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of non-metallic material. There is no expiry year for this tank system.
- On September 12, 2012, a small leak from an exterior tank was reported to the Department. The tank was removed and a minor cleanup of the gravel beneath the tank was done. The cleanup was completed to the satisfaction of the Department at that time.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345462

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of metallic material. The expiry year for this tank system is 2027.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 936666

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345447

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2028.
- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.

- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345439

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345421

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345413

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.

- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345405

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2016.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 345397

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 343897

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.

- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365247

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365288

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2033.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365296

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental*

Protection Act Home Heat Tanks Regulations. The tank is located outside and is constructed of metallic material. The expiry year for this tank system is 2023.

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365304

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2034.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365312

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Property identified as PID # 365320

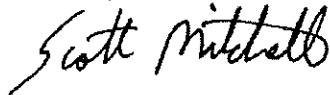
In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Please consider the enclosed summary as our acknowledgement that your payment submitted for the request meets the fee requirements pursuant to subsection 2(2) of the Environmental Records Review Regulations under the *Environmental Protection Act*.

If you have any questions regarding the above, please call the Department at (902) 368-5024.

Sincerely,



Hazardous Materials and Remediation Specialist