



**COULSON & ASSOCIATES LTD.**  
ENVIRONMENTAL INSPECTION & CONSULTING SERVICES

**2018**

**PHASE I ENVIRONMENTAL SITE  
ASSESSMENT**

**4100 7<sup>th</sup> CONCESSION, WINDSOR, ONTARIO**



**Submitted to: MR. SANJEEV BANSAL**

**APRIL 2018**

## EXECUTIVE SUMMARY

In April 2018, Coulson & Associates Limited (CAL) was retained by Mr. Sanjeev Bansal to prepare a Phase I Environmental Site Assessment (ESA I) of the property at 4100 7<sup>th</sup> Concession in Windsor, Ontario, referred to hereafter as the 'Site' or 'Property'.

A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. In general, the purpose of this study is to identify actual and potential site contamination by the evaluation and reporting of existing information collected through:

- A review of the current and historical use of the subject property.
- A review of records available from the municipality and government regulatory agencies in general accordance with the CSA – Z768-01 guidelines "*Phase I Environmental Site Assessment*" – November 2012.
- A site reconnaissance and examination of the properties and any buildings which may be present.
- A review of the current and historical use of the surrounding property and their impact on the environmental conditions of the subject property.
- Conduct interviews with property owner(s).
- Review previous environmental site assessments where available.
- Preparation of the final report, conclusions and recommendations.

Based on information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has revealed no significant evidence of potential or actual environmental contamination of the subject property.

No further investigation or remedial action is required at this time.

**CONTENTS**

**EXECUTIVE SUMMARY ..... 1**

**1.0 INTRODUCTION ..... 5**

    1.1 TERMS OF REFERENCE.....5

    1.2 SCOPE OF WORK.....5

    1.3 LIMITING CONDITIONS .....5

**2.0 SITE DESCRIPTION..... 6**

    2.1 LOCATION .....6

    2.2 SITE AND AREA CHARACTERISTICS .....6

    2.3 DESCRIPTION OF IMPROVEMENTS .....6

    2.4 UTILITY SERVICES .....7

        2.4.1 GENERAL.....7

        2.4.2 SANITARY SEWERS/WASTEWATER.....7

        2.4.3 STORMWATER .....7

**3.0 RECORDS REVIEW ..... 7**

    3.1 HISTORICAL RESEARCH .....7

    3.2 SURROUNDING PROPERTIES .....8

    3.3 MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE .....8

    3.4 CITY OF WINDSOR .....9

    3.5 FIRE INSURANCE PLANS.....9

    3.6 AERIAL PHOTOGRAPHS.....9

    3.7 INVENTORY OF COAL GASIFICATION PLANTS WASTE SITES IN ONTARIO .....9

    3.8 PREVIOUS ENVIRONMENTAL REPORTS .....9

    3.9 HAZARDOUS WASTE INFORMATION NETWORK (HWIN) .....10

**4.0 SITE RECONNAISSANCE.....11**

    4.1 CURRENT SITE OPERATIONS.....11

    4.2 HISTORICAL SITE OPERATIONS .....11

4.3 WASTEWATER DISCHARGE.....11

4.4 WASTE MANAGEMENT.....11

4.5 AIR EMISSIONS.....11

4.6 UNDERGROUND/ABOVEGROUND FUEL STORAGE TANKS (USTS, ASTS).....11

4.7 UREA FORMALDEHYDE FOAM INSULATION (UFFI) MATERIALS.....12

4.8 REGISTERED PCB WASTE STORAGE SITES FOR THE YEAR 2004.....12

4.9 ASBESTOS CONTAINING MATERIALS.....12

4.10 OZONE DEPLETING SUBSTANCES.....12

4.11 CHEMICAL STORAGE AND HANDLING.....12

4.12 SITE IN-FILLING.....12

4.13 DRAINS AND SUMPS.....13

4.14 RETAIL FUEL OUTLETS AND DRY CLEANERS.....13

5.0 CONCLUSION AND RECOMMENDATIONS.....14

REFERENCES.....15

APPENDIX A.....16

    SITE PLAN AND PHOTOGRAPHS.....16

APPENDIX B.....22

    ASSESSOR QUALIFICATIONS.....22

APPENDIX C.....23

    PROPERTY DOCUMENTS.....23

LIST OF TABLES

TABLE 1 – HISTORICAL SITE LAND USES.....9

TABLE 2 – ADJACENT PROPERTIES AND LAND USE.....10

LIST OF FIGURES

FIGURE 1 – SITE PLAN.....16

FIGURE 2 – SURROUNDING PROPERTIES.....17

FIGURE 3 – AREA MAP.....18

LIST OF PHOTOS

PHOTO 1 -VIEW FROM THE NORTH.....19

PHOTO 2 - VIEW FROM THE WEST.....19

PHOTO 3 - VIEW FROM THE EAST.....20

PHOTO 4 - VIEW FROM THE SOUTH.....20

PHOTO 5 - SOLID WASTE DUMPSTER.....21

## 1.0 INTRODUCTION

### 1.1 TERMS OF REFERENCE

In April 2018, Coulson & Associates Limited (CAL) was retained by Mr. Sanjeev Bansal to prepare a Phase I Environmental Site Assessment of the properties at 4100 7<sup>th</sup> Concession in Windsor, Ontario, referred hereafter as the 'Site' or the 'Property'. The Phase I study area consisted of neighbouring properties within 250 meters from the boundaries of the Site

### 1.2 SCOPE OF WORK

In April 2018, the following tasks were undertaken:

- A search of the databases of the Ministry of Environment and Energy including waste disposal site inventory, waste site identification, water wells records, polychlorinated biphenyl (PCB) storage, coal gasification sites, etc.
- A file search at the Building Department at the City of Windsor to review past permits issued on the property.
- A review of available historical records including environmental databases, aerial photographs, fire insurance maps and city directories.
- A review of past and current property usage and adjacent properties.
- A site reconnaissance and examination of the subject property and surroundings to identify the presence of actual and / or potential environmental contaminants.
- A review of previous environmental site assessments where available.
- Preparation of the final report.

### 1.3 LIMITING CONDITIONS

This Phase I ESA was performed in accordance with the intent of the current guideline document for Phase I Environmental Site Assessments as produced by the Canadian Standards Association (CAN/CSA Z768-01-2012) and Ontario Regulation 153/04.

This report is based on information gathered by CAL staff during the Phase I ESA. No chemical analysis of the soil, groundwater or any other material was carried out as part of this investigation.

CAL employs sound environmental auditing principles in the development of ESAs, however, cannot guarantee the accuracy and reliability of all information provided by others even though efforts were taken to verify authenticity. Therefore, CAL waives any responsibility for undisclosed environmental concerns that may result in additional cost for remediation. It is understood that site conditions, environmental or otherwise, are not static and that this report documents site conditions at the time of subsurface investigation.

This report has been prepared for Mr. Sanjeev Bansal. Any use made of this report by a third party are the responsibility of that party and CAL accepts no damages whatsoever which may be suffered by a third party as a result of that use. This report is confidential between CAL and the client and permission to distribute must be obtained.

## 2.0 SITE DESCRIPTION

### 2.1 LOCATION

The legal description of the property is CON 7 PT LOT 16, RPR16823 PART 2. The Site is located on the south-east corner of the 7<sup>th</sup> Concession and Baseline Road in Windsor, Ontario. The property is approximately 3.04 acres in size and has a 300-foot frontage on the 7<sup>th</sup> Concession. The Site lies in an urban setting of primarily residential commercial land uses and is zoned commercial holding CH.

A site plan, Figure 1, showing the subject property and surroundings is included in Appendix A. Selected photographs taken during the site reconnaissance are included in Appendix A.

### 2.2 SITE AND AREA CHARACTERISTICS

The site lies within the Essex Clay Plain which was deposited during the retreat of ice sheets. The topography across the Site is relatively flat with virtually no overall relief. The surficial materials overlying the Site are comprised of Brookston Clay, consisting of relatively poor natural drainage and the presence of sand and gravel. The characteristic permeability of these soils is moderate to low. The Ministry of the Environment has classified the subject site area as low susceptibility to contamination due to the low permeability of the soil.

The depth to bedrock ranges from approximately 33 to 48m below existing grade. The Site is underlain by bedrock of the Detroit formation, which is composed of sedimentary limestone and shale.

The groundwater flow direction, based on topographic features and knowledge gained from other sites in the area, is expected to be north towards the Detroit River. Locally, however, the shallow groundwater flow may be influenced by underground utility trenches, conduits and structures, variations in soil type and minor fluctuations in topography.

### 2.3 DESCRIPTION OF IMPROVEMENTS

The site is improved with a stone lot for transport truck parking.

There are no other improvements to the site.

**2.4 UTILITY SERVICES**

A review of the site services was completed in context of the requirements for a Phase I Assessment and is outlined in the sections below.

**2.4.1 GENERAL**

Typical municipal services such as hydro, water, gas and telephone are available in the area of the site.

**2.4.2 SANITARY SEWERS/WASTEWATER**

Sanitary sewers may be available. The City of Windsor has not responded at the time of the investigation.

There is no commercial/industrial wastewater being produced on the properties.

**2.4.3 STORMWATER**

Storm water runoff discharges into drainage ditches along 7<sup>th</sup> Concession and Baseline Road. They discharge indirectly into the Detroit River.

**3.0 RECORDS REVIEW**

**3.1 HISTORICAL RESEARCH**

Historical information describing the site was obtained from a search of records at the City of Windsor Public Library and City Directories.

A list of historical land uses is included in Table 1 below.

**TABLE 1- HISTORICAL SITE LAND USES**

Period	Land Use	Description
2016 to Present	Commercial	Stone Parking Lot
Pre 2016	Commercial	Vacant



**3.2 SURROUNDING PROPERTIES**

Neighbouring properties in the vicinity of the subject property have been involved in commercial and residential land uses as follows:

**TABLE 1- ADJACENT PROPERTIES- ZONING AND LAND USE**

Boundary Side of Site	Zoning	Description	Current Activity	Potential Environmental Concerns
North	C	Commercial	Lube Shop	Low
South	R	Residential	Single Family Dwelling	Low
East	R	Residential	Single Family Dwellings	Low
West	C	Commercial	Vacant	Low

No visual evidence of environmental impact from neighbouring sites was observed and past use of the properties does not present any significant environmental concerns.

There is no history of heavy industrial activity on the subject property or adjacent properties.

There were several zoning by-law violations on the property in 2003 and 2016.

**3.3 MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE**

A review of the Waste Disposal Site Inventory Files indicated there were no active or closed landfill sites within 0.5 kilometers of the property. There were no wells on the property, active or closed. A file search was completed on the MOECC Brownfields Environmental Site Registry. A Record of Site Condition (REC) has not been filed on the subject property or any properties within 250 meters.

CAL contacted the Southwest Region office of the MOECC for an Index Review Report on the property, which identifies orders and approvals for the Site and surrounding properties. A response has not been received, however, should subsequent information of significance be received that would alter the conclusions of this report, the Client will be notified.

### 3.4 CITY OF WINDSOR

Information received from the Public Works Department indicates that there are no records of spills or violations of sewer use bylaws on the subject properties. The City of Windsor does not maintain records of environmental regulatory non-compliance. Building permits were reviewed at the City of Windsor Building Department. There were no building permits for underground fuel tanks. There were several zoning by-law violations on the property in 2003 and 2016.

### 3.5 FIRE INSURANCE PLANS

Fire insurance plans assist in the identification of historic land use and commonly indicate the existence and location of underground and above ground storage tanks.

Fire insurance plans were not available for this area.

### 3.6 AERIAL PHOTOGRAPHS

Aerial photographs are reviewed to generally document the development of the property and adjacent land and to identify potential solid waste disposal areas.

Aerial photographs were reviewed for the year 1975. The air photo shows the site as undeveloped. Surrounding areas are residential and commercial.

There are no environmental concerns with the subject property use or adjacent property use during that time.

### 3.7 INVENTORY OF COAL GASIFICATION PLANTS WASTE SITES IN ONTARIO

The inventory was published by the MOE in 1988 to document the industrial activities in Ontario produced or used coal tar and other related tars. The information included in this inventory includes facility type, size, land use, site operators, and potential environmental impacts. CAL reviewed the document and no coal tar or waste sites were listed as being present within 1 kilometer of the Site.

### 3.8 PREVIOUS ENVIRONMENTAL REPORTS

There are no records of previous environmental site assessments being carried out on the subject property.

### 3.9 HAZARDOUS WASTE INFORMATION NETWORK (HWIN)

Regulations 347 of the Ministry of the Environment defines a waste generation site as any site involved in the production, collection or storage of regulated wastes. A generator of regulated waste is required to register the site and each regulated waste produced. The review of HWIN data base indicated the following:

- The Site was not identified in the HWIN data base from 1986 to 20016.
- One waste generator – the automotive lubrication shop north of the subject property was identified as a generator of waste oil. No other generators were identified within a 250-m radius of the Site or within the Phase I study area.

## 4.0 SITE RECONNAISSANCE

### 4.1 CURRENT SITE OPERATIONS

A site reconnaissance was undertaken on April 13, 2018.

The property has been developed with a stone lot for parking transport trucks.

### 4.2 HISTORICAL SITE OPERATIONS

Prior to construction of the current parking lot, the property was agricultural.

There are no environmental concerns with the past use of the property.

### 4.3 WASTEWATER DISCHARGE

There are currently no wastewater discharges at the Site.

### 4.4 WASTE MANAGEMENT

Solid non-hazardous waste is collected in a dumpster serviced by a private waste management company (Photo #5).

### 4.5 AIR EMISSIONS

There were no air emissions that would require a Provincial Certificate of Approval at the time of inspection.

### 4.6 UNDERGROUND/ABOVEGROUND FUEL STORAGE TANKS (USTS, ASTS)

The Technical Standards and Safety Authority (TSSA) of the Ontario Ministry of Consumer and Commercial Relations regulates fuel storage at industrial facilities in Ontario.

The TSSA was contacted by e-mail and requested to supply any available information concerning the presence of petroleum storage tanks, fuel spill records or fuel-related incidents which may be registered on the Site. CAL was informed by the TSSA that there were no USTs registered for the Site. In addition, there are no records of incidents or spills having occurred at the Site or surrounding properties. The property has never been registered as a retail fuel outlet.

#### 4.7 UREA FORMALDEHYDE FOAM INSULATION (UFFI) MATERIALS

UFFI materials were used as spray foam insulation until their use was discontinued in the early 1980's.

No Urea Formaldehyde Foam Insulation was observed during the site visit.

#### 4.8 REGISTERED PCB WASTE STORAGE SITES FOR THE YEAR 2004

The past uses of PCBs in electrical equipment such as transformers and capacitors were common prior to 1979 until the Federal Environmental Contaminants Act prohibited their use. No such equipment or fixtures were observed at the Site.

The MOE maintains an inventory of all known PCB storage sites in Ontario. CAL reviewed the MOE computer database on Registered PCB Waste Storage Sites for the year 2004 (the most current year at the time of this report). The Site and surrounding properties were not listed as PCB waste storage sites.

#### 4.9 ASBESTOS CONTAINING MATERIALS

Prior to 1985, asbestos containing materials such as fireproofing, textured finishes, mechanical insulation, floor tiles, acoustic ceilings, vinyl sheet flooring and cement sheets were used in construction.

No asbestos containing materials were identified during the inspection.

#### 4.10 OZONE DEPLETING SUBSTANCES

Chlorofluorocarbons (CFCs) are ozone depleting substances which are commonly used in air conditioning systems and refrigeration units. CFCs cannot be released to the atmosphere and must be disposed of by a licensed technician. No CFC containing units were observed on the subject property.

#### 4.11 CHEMICAL STORAGE AND HANDLING

No evidence of chemical spills (unusual staining, stressed vegetation) was observed at the time of the inspection and this is consistent with the environmental review.

#### 4.12 SITE IN-FILLING

There was no evidence of significant in-filling at the site. The site is generally graded level with the surrounding properties.

#### 4.13 DRAINS AND SUMPS

There are no basements or underground structures and no sumps or floor drains were observed.

#### 4.14 RETAIL FUEL OUTLETS AND DRY CLEANERS

No retail fuel outlets or dry cleaners have operated on the site and none have been located within 250 meters of the site.

**5.0 CONCLUSION AND RECOMMENDATIONS**

Based on information gathered and observations made during this investigation, the Phase I Environmental Site Assessment has revealed no significant evidence of potential or actual environmental contamination on the subject property.

It is recommended that no further investigation or remedial action is required at this time.

Respectfully Submitted

Coulson and Associates Limited



Mike Coulson, M.Sc., C.E.A.- Certified Environmental Assessor

President



Kel Coulson, M.A.Sc., P.Eng

Technical Reviewer

## REFERENCES

**Environmental Site Assessments, Canadian Standards Association (CSA- Z768-01) 2012**

**Soil Map of Essex County, Department of Soils, Ontario Agricultural College, 1947**

**City of Windsor- Interviews**

**City Directories – 1990 to present**

**Ministry of Environment and Climate Change records including:**

- **Waste Disposal Site Inventory**
- **Inventory of Coal Gasification Plant Waste Sites**
- **Water Well Records**
- **Waste Site Identification Study**

**Air Photographs –1975**

**Fire Insurance Maps – not available**

**Interview – City of Windsor building department**

**Google Earth ™ Satellite Imagery**

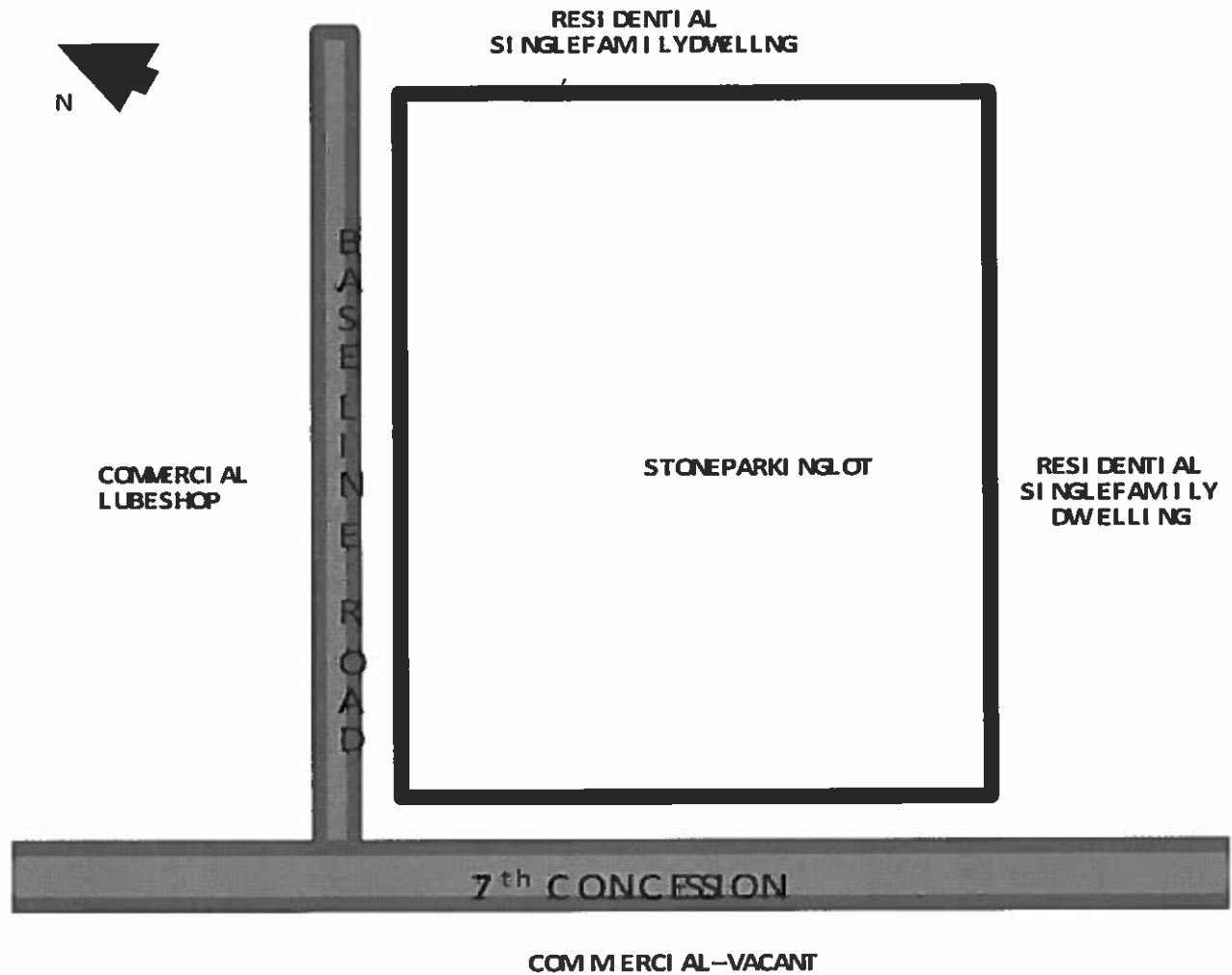
**Ministry of Environment and Climate Change – Brownfields Environmental Registry**

**Technical Standards & Safety Authority**

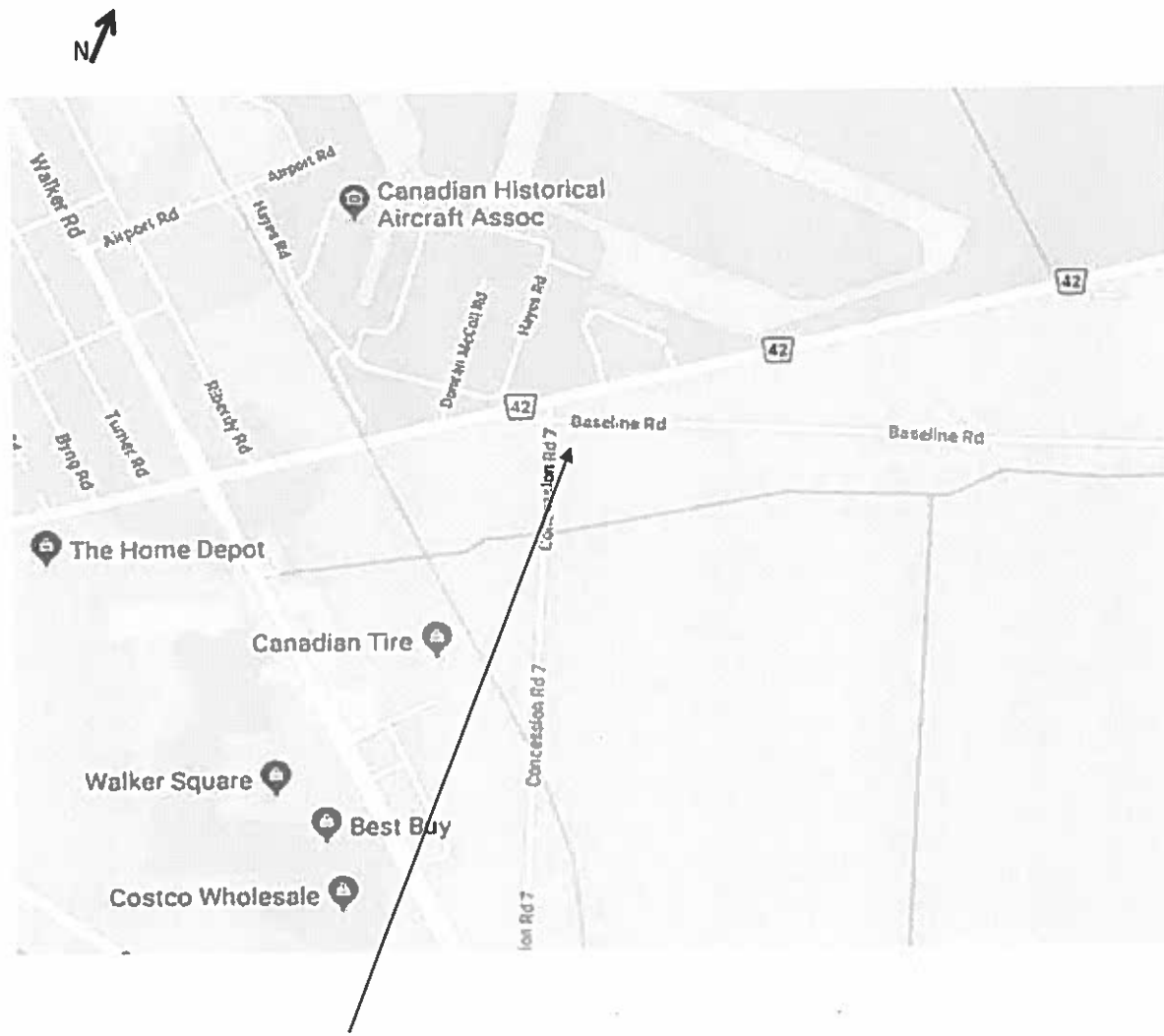


APPENDIX A

SITE PLAN AND PHOTOGRAPHS



<p><b>COLLSON &amp; ASSOCIATES</b>  <b>844 SMEETON DRIVE</b>  <b>WINDSOR, ONTARIO</b>  <b>NBS 3X5</b></p>	<p><b>FIGURE 1 SITEPLAN</b>  <b>4100 7<sup>th</sup> CONCESSION</b>  <b>WINDSOR, ONTARIO</b></p>	<p><b>PHASE I</b>  <b>ENVIRONMENTAL</b>  <b>ASSESSMENT</b></p>
<p><b>CLIENT: MR. SANJEEV BANSAL</b>  <b>DATE: 17/04/18</b></p>	<p><b>SCALE: NTS</b>  <b>CHECKED BY: KC</b></p>	<p><b>PROJECT 18-28</b>  <b>DRAWN BY: MC</b></p>



**SUBJECT PROPERTY**

<p><b>COULSON &amp; ASSOCIATES</b>  <b>844 SMEETON DRIVE</b>  <b>WINDSOR, ONTARIO</b>  <b>N8S 3X5</b></p>	<p><b>FIGURE 2</b>  <b>SURROUNDING</b>  <b>PROPERTIES</b>  <b>4001 7<sup>th</sup> CONCESSION</b>  <b>WINDSOR, ONTARIO</b></p>	<p><b>PHASE I</b>  <b>ENVIRONMENTAL</b>  <b>ASSESSMENT</b></p>
<p><b>CLIENT: MR. SANJEEV BANSAL</b>  <b>DATE: 16/04/18</b></p>	<p><b>SCALE: NTS</b>  <b>CHECKED BY: KC</b></p>	<p><b>PROJECT 18-27</b>  <b>SOURCE: GOOGLE</b>  <b>MAPS 2016</b></p>



SUBJECT PROPERTY

<p><b>COULSON &amp; ASSOCIATES</b>  <b>844 SMEETON DRIVE</b>  <b>WINDSOR, ONTARIO</b>  <b>N8S 3X5</b></p>	<p><b>FIGURE 3 AREA MAP</b>  <b>4100 7<sup>th</sup> CONCESSION</b>  <b>WINDSOR, ONTARIO</b></p>	<p><b>PHASE I</b>  <b>ENVIRONMENTAL</b>  <b>ASSESSMENT</b></p>
<p><b>CLIENT: MR. SNJEEV BANSAL</b>  <b>DATE: 17/04/18</b></p>	<p><b>SCALE: NTS</b>  <b>CHECKED BY: KC</b></p>	<p><b>PROJECT 18-28</b>  <b>SOURCE: GOOGLE</b>  <b>MAPS 2016</b></p>

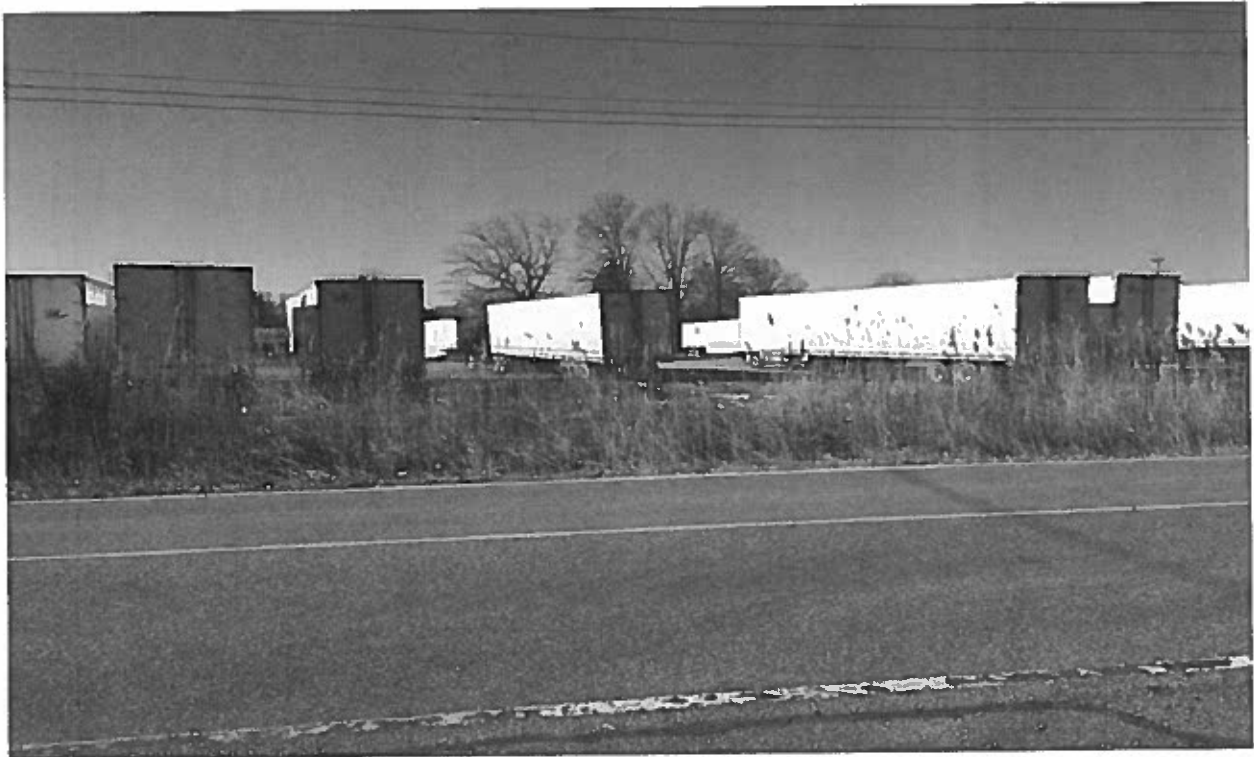
**PHOTO 1 - VIEW FROM THE WEST**



**PHOTO 2 - VIEW FROM THE SOUTH**



**PHOTO 3 – VIEW FROM THE NORTH**



**PHOTO 4 – VIEW FROM THE EAST**

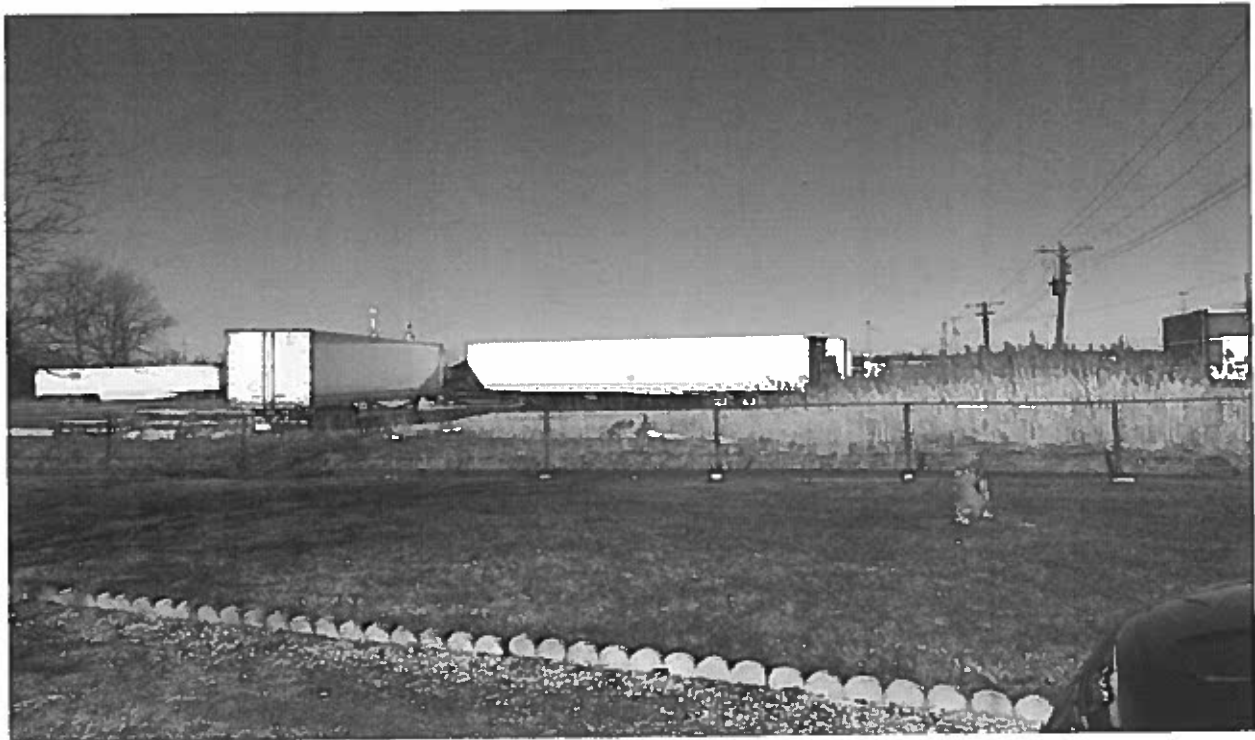


PHOTO 5 – SOLID WASTE DUMPSTER



## APPENDIX B

## ASSESSOR QUALIFICATIONS

Mike Coulson, M.Sc., CEA, President of Coulson & Associates Limited

Education: M.Sc. Environmental Science, University of Windsor – 1978

Certified Environmental Assessor

Relevant Environmental Assessment Experience:

- Conducted over 1,000 Phase I and Phase II Environmental Site Assessments and historical reviews for numerous properties in southwestern Ontario
- Drilling Supervisor for investigation of hydrocarbon contamination of soil and groundwater
- Conducted Environmental Site Remediation including removal and disposal of contaminated material, verification monitoring and technical reports.
- Conducted asbestos and designated substance surveys. Managed and supervised asbestos abatement and removal projects from occupied and vacant properties.
- Clients have included commercial banks, credit unions, real estate companies, law firms and private companies.

Kel Coulson, M.A.Sc., P.Eng. Technical Reviewer of Coulson & Associates Limited

Education: M.A.Sc. Chemical and Biological Engineering, University of British Columbia – 2009

B.A.Sc. Environmental Engineering, University of Windsor – 2004

Relevant Environmental Assessment Experience:

- Reviewed Environmental Site Assessments for municipal level government
- Conducted Phase I and Phase II Environmental Site Assessments and historical reviews for properties in Ontario and British Columbia
- Field Engineer for contaminated site investigations
- Conducted in-situ petroleum remediation of industrial sites using Multi-Phase Extraction and Pneumatic Fracturing techniques
- Assisted the completion of ISO 14000 audits

**APPENDIX C**

**PROPERTY DOCUMENTS**



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## Property Search Results

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### Property Information:

<b>Address:</b>	4100 7TH CON RD	<b>Area:</b>	3.04
<b>Status:</b>	Active	<b>Frontage:</b>	300
<b>Roll:</b>	3739-090-010-02500-0000	<b>Depth:</b>	441.95
<b>Legal Description:</b>	CON 7 PT LOT 16,RP 12R16823 PART 2; 3.04AC 300.00FR 441.95D	<b>Zone 1:</b>	CH

### Additional Information:

Description	Value
SPC File #	
Zoning ByLaw	18
Special Section	
Committee of Adjustment	B-036/98,B026/06,B-025/13
In Flood Area	No
Condo	
Easement	
PSR	
Building Development Fees	AREA 4 - NO CHANGE
Political Ward	9
IMS Area	Tecumseh
Sewer Surcharge Exempt	No
Sewer Surcharge Exempt Reason	
Heritage Status	No

ASSESSMENT ROLL VALUES ARE AVAILABLE ON THE MPAC WEBSITE

The information is limited by privacy constraints. Any zoning information or exact status should be confirmed in writing by the Building Department and/or Planning Department.



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## Completed and Outstanding Permits

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**NOTES:**  
Click on the heading to sort the grid by that heading.

Address: 4100 7TH CON RD

Permit	Type	SubType	WorkType	Status	Application	Issued	Final Date
17 134322 000 00 C	Corporate Inspections	General Inquiry		New Application	June 04, 2017		
17 133191 000 00 C	Corporate Inspections	General Inquiry		New Application	May 30, 2017		
17 114920 000 00 VPW	PW Violations		Construction Material/Equipment	Completed	February 23, 2017		February 24, 2017
16 169859 000 00 VY	ByLaw Violations	Zoning Bylaw		Prepare Legal	December 15, 2016		
03 280633 000 00 VY	ByLaw Violations	Other Bylaw		Completed	October 01, 2003	October 01, 2003	March 21, 2005
03 280632 000 00 VY	ByLaw Violations	Other Bylaw		Completed	September 15, 2003	September 15, 2003	May 26, 2004

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1976

1976



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
RECONNAISSANCE CHECKLIST**

Project Number...18-27...Investigator...MIKE COULSON.....

Date...APRIL 16/2018...Client...MR. SANJEEV BANSAL.....

Address...4100 7<sup>TH</sup> CONCESSION, WINDSOR.....

**1. Data Review**

M.O.E. Data Bases            Yes   No   Concerns.....NONE.....

P.C.B. Storage                Yes   No   Concerns.....NONE.....

Waste Disposal Inventory   Yes   No   Concerns.....NONE.....

Coal Gasification Site       Yes   No   Concerns.....NONE.....

**B. Local Regulatory**

Health Unit Report           Yes   No   Concerns.....NONE.....

Fire Dept. report            Yes   No   .....NONE.....

Bldg Dept permits           Yes   No   .....NONE.....

Fire Insurance Maps        Yes   No   Years...NOT AVAILABLE.....

City/County Directories    Yes   No   Years...1990-PRESENT.....

**Environmental Concerns**

.....NO ENVIRONMENTAL CONCERNS.....  
 .....  
 .....  
 .....



**D. Waste Material**

**Hazardous-Description**

..... *NONE* .....

.....

.....

**Non-Hazardous Description**

..... *SOLID NON HAZARDOUS WASTE IS* .....

..... *COLLECTED IN A DUMPSTER SERVICED BY* .....

..... *A PRIVATE WASTE MANAGEMENT COMPANY* .....

**E. Stains, Vegetation, Etc**

<b>Stained Soil</b>	<b>Yes</b>	<b><u>No</u></b>
<b>Stressed Vegetation</b>	<b>Yes</b>	<b><u>No</u></b>
<b>Oil Stains/Sheens</b>	<b>Yes</b>	<b><u>No</u></b>

**Description/Location**

.....

.....

.....

.....

.....

**F. Abutting Properties**

North ..... COMMERCIAL - LUBE SHOP .....

South ..... RESIDENTIAL - SINGLE FAMILY DWELLINGS .....

East ..... RESIDENTIAL - SINGLE FAMILY DWELLINGS .....

West ..... COMMERCIAL - VACANT .....

**G. Services**

Municipal Water	<u>Yes</u>	No
Well	Yes	<u>No</u>
Storm Sewers	Yes	<u>No</u>
Sanitary Sewers	Yes UNKNOWN	No
Septic System	Yes	<u>No</u>
Water Treatment	Yes	<u>No</u>
Air Discharges	Yes	<u>No</u>
C of A's	Yes	<u>No</u>

**Description** .....

.....

.....

.....

.....

.....

**H. Other Material**

Pesticide/Herbicide Storage                      Yes                      No

**I. Asbestos Containing Materials**

Friable Asbestos                      Yes                      No

Non-Friable                      Yes                      No

**Describe**

.....  
.....  
.....  
.....

**J. Designated Substances**

PCB'S    Yes                      No

**Describe**

.....  
.....  
.....

**Others**

..... *NONE* .....

.....

.....

.....



