

DATABASE REPORT

Soil and landfill

Address provided  : 2250 Sherbrooke Street East, Montréal, QC, Canada


Report ordered by: John Doe

Report date: 02 March 2020

Report number: 5550650

Last update: March 01, 2020




User's position of the marker based on coordinates for the address provided  :

38.0 metres

GEOGRAPHIC COORDINATES USED TO GENERATE THIS DATABASE REPORT :

Latitude: 45.5330203

Longitude: -73.5619523

 The address provided when the order was placed is for informational purposes only. Only the geographic coordinates confirmed by the user (latitude and longitude in the blue rectangle) are used to generate the report.

HOW TO READ THIS REPORT

This report was generated using the geographic coordinates that were CONFIRMED BY THE CLIENT upon payment for the report. If the client repositions the marker and confirms the new position, the database report will be created based on the latitude and longitude of the new marker position.

The « last update » signifies the last date that ImmoProof collected the data available in the public databases described in the table below.

Since contaminants can migrate, the report indicates the results for the geographic coordinates (latitude and longitude) provided, as well as all database entries for any location within a 150-meters radius of the site under assessment.

The note « no record » in the results does not guarantee that the property is free of contaminants. This only means that the property was not listed in the database at the time the report was generated.

Note that a new record in one of the seven public databases can be added at any time.

Although Immoproof.ca uses the latest technology and database information to insure the quality of the information it provides, this report may contain involuntary error or omission. Immoproof.ca invites you to communicate any correction you deem appropriate

REPORT SUMMARY

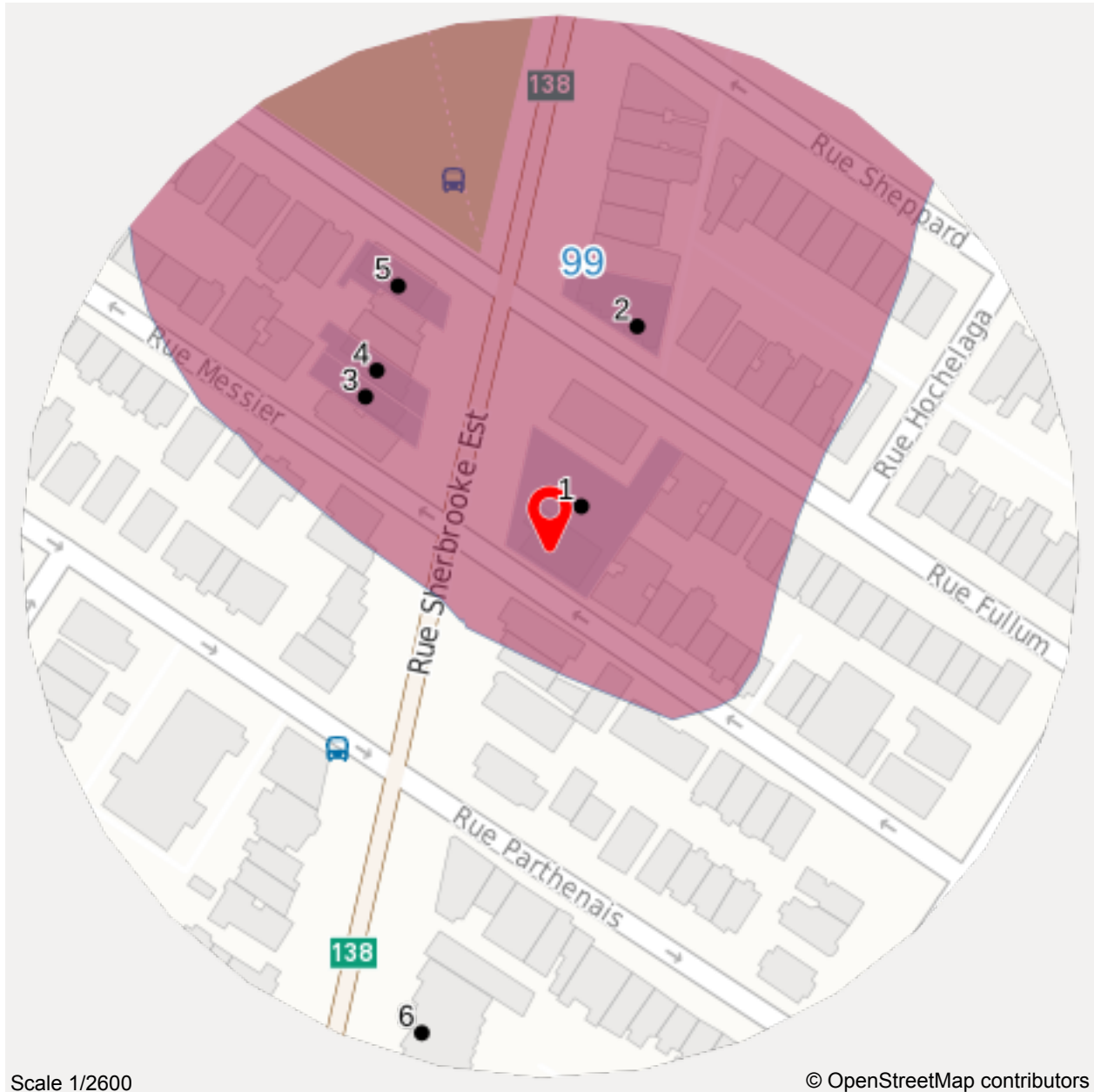
Database name	Record(s) within 150 metres
Répertoire des terrains contaminés	6
Federal Contaminated Sites Inventory	no record
Répertoire des dépôts de sols et de résidus industriels	no record
Pipeline incidents	no record
Former landfills and surface deposits for Montreal and Trois-Rivières	1
Lieux d'enfouissement technique (LET) autorisés	no record
Notice to the Land Register for Montreal boroughs*	aucune
Total	7

 The ImmoProof.ca report in no way replaces a Phase 1 site environmental assessment.








* List of Montreal boroughs covered by this report:

Ahunsic	Parc Extension	Ville Marie
Cartierville	Saint-Michel	Ville Mont-Royal
Hochelaga-Maisonneuve	Plateau Mont-Royal	Villeray
LaSalle	Rosemont-Petite Patrie	
Montréal-Est	Saint-Michel	
Outremont	Verdun	

MAP



Legend

 Linear contamination from MELCC	 Records (see table below)	 150 meters
 Contamination from MELCC databases	 Pipeline	
 Former landfills, quarries and surface deposits for Montreal, Laval and Trois-Rivières	 Geolocation marker (confirmed latitude and longitude)	

DATABASE REPORT DETAILS

Répertoire des terrains contaminés du Ministère de l'Environnement du Québec [Contaminated Site Management System]

Location	File ID	Soil details	Groundwater details	Rehabilitation status
1- 2250, rue Sherbrooke Est Montréal (Québec)	GTC-10733	Hydrocarbures aromatiques polycycliques*, Hydrocarbures pétroliers C10 à C50, Métaux*	Hydrocarbures aromatiques polycycliques*	Non débutée
2- 2300, rue Sherbrooke Est Montréal (Québec)	GTC-11629	Benzo(a)anthracène, Benzo(b+j+k)fluoranthène, Benzo(c)phénanthrène, Dibenzo(a,i)pyrène, Hydrocarbures pétroliers C10 à C50		Non débutée

All requests to consult a GTC file must be directly addressed to the appropriate **regional office**.

Soil quality after rehabilitation

The Ministry of Environment provides three levels of generic criteria for several substances. **Levels (A, B, C)** can be defined as follows.

Level A: Soil is not contaminated and no restrictions are placed on its use.

Level B: Maximum acceptable limit for land used for residential, recreational and institutional. Also included are commercial land located in a residential area. The institutional use includes uses such as hospitals, schools and daycares. Recreational use includes a large number of possible cases with different sensitivities. Thus, sensitive uses, such as playgrounds, should be managed according to the level B. For their part, recreational uses considered less sensitive as bike paths can be combined in C.

Level C: Maximum acceptable limit for commercial land, not located in a residential area, and for industrial land.

>C: Soil exceeds commercial/industrial standards and remedial action may be required for soil.

Répertoire des terrains contaminés du Ministère de l'Environnement du Québec [Contaminated Site Management System]

Location	File ID	Soil details	Groundwater details	Rehabilitation status
3- 2261, rue Sherbrooke Est Montréal (Québec)	GTC-11688	Benzo(a)anthracène, Benzo(b+j+k)fluoranthène, Benzo(c)phénanthrène, Hydrocarbures pétroliers C10 à C50, Méthyl naphthalènes (chacun), Phénanthrène		Non débutée
4- 2265, rue Sherbrooke Est Montréal (Québec)	GTC-11689	Benzo(a)anthracène, Benzo(b+j+k)fluoranthène, Benzo(c)phénanthrène, Hydrocarbures pétroliers C10 à C50, Phénanthrène		Non débutée

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Level C: Maximum acceptable limit for commercial land, not located in a residential area, and for industrial land.

>C: Soil exceeds commercial/industrial standards and remedial action may be required for soil.

Répertoire des terrains contaminés du Ministère de l'Environnement du Québec [Contaminated Site Management System]

Location	File ID	Soil details	Groundwater details	Rehabilitation status
5- 3400, rue Fullum Montréal (Québec)	GTC-11690	Arsenic (As), Benzo(a)anthracène, Benzo(b+j+k)fluoranthène, Benzo(c)phénanthrène, Cuivre (Cu), Hydrocarbures pétroliers C10 à C50, Plomb (Pb)		Non débutée
6- 2156, rue Sherbrooke Est Montréal, (Québec)	GTC-8891	Hydrocarbures aromatiques monocycliques * (pot), Hydrocarbures aromatiques polycycliques*, Hydrocarbures pétroliers C10 à C50		Terminée en 2007 Q:> B (Total)

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>C: Soil exceeds commercial/industrial standards and remedial action may be required for soil.

Federal Contaminated Sites Inventory

Site no.	Reporting organization	Soil details	Groundwater details	Status
no record				

All requests for information must be addressed to the **official contact person** for the reporting organization listed in the Contaminated Sites Inventory. This report contains information Licensed under the Open Government license - Canada.

Répertoire des dépôts de sol et de résidus industriels [Soil Deposit and Industrial Waste Inventory]

File name	Address	Contaminant type	Residue type
no record			

All requests to consult a GTC file must be directly addressed to the appropriate **regional office**.

Pipeline incidents

Incident no.	Type of incident	Residue	Date of reported event
no record			

All requests for information must be addressed to the **National Energy Board**. This report contains information licensed under the Open Government license - Canada.

Former landfills, quarries and surface deposits for Montreal, Laval and Trois-Rivières

No. and name

99

Information is inspired from various sources such as, but not limited to, Carte de localisation des anciennes carrières et dépôts de surface de l'île de Montréal, Inventaire et caractérisation des lieux d'élimination des déchets dangereux (GERLED), Carte de 2001 de la Ville de Montréal sur les anciennes carrières, historical Fortification Surveys plan. This information is not exhaustive and is provided for information purposes only.

Lieux d'enfouissement technique (LET) autorisés [Authorized engineered landfills and landfills in operation]

Operator	Operator's address
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no record	
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All requests for information must be directly addressed to the appropriate **regional office**.

Notice to the Land Register for selected Montreal boroughs (see details on page 3 *)

Address / Lot num.	Contamination notice	Decontamination notice	notice of land use restrictions
no record			

For more information, visit [Registre foncier du Québec](#) .

QUESTIONS?

We're happy to help!

- See the FAQ section on our website: www.immoproof.ca
- Or email : info@immoproof.ca
- Give us a call (514) 882-1929

GLOSSARY

Répertoire des terrains contaminés du Québec [Contaminated Site Management System]

Data recorded since 1991. Updated on the 27th of each month by the MELCC

The Ministère de l'Environnement et de la Lutte contre les changements climatiques (MELCC) has compiled general and technical information on contaminated sites. It is not an exhaustive inventory, but rather a compilation of cases reported to the Ministère. The inventory is always changing, meaning that new files are added and updated on a regular basis. The inventory also contains information on sites that have been rehabilitated. The Ministère is responsible for managing contaminated site files and entering disclosed information into the inventory system. All requests for information must be directly addressed to the appropriate regional office.

Federal Contaminated Sites Inventory

Data updated annually by the Treasury Board Secretariat

The Federal Contaminated Sites Inventory includes information on all 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.

Répertoire des dépôts de sol et de résidus industriels [Soil Deposit and Industrial Waste Inventory]:

Sites inventoried by the MELCC updated on March 22 2016

The Ministère de l'Environnement et de la Lutte contre les changements climatiques (MELCC) has compiled general and technical information over the years on sites defined by the presence of:

- industrial waste landfills (landfills that fill a natural depression; lagoons developed with dikes or that were dug into the soil);
- former municipal landfills (solely those where solid waste issues involve a significant industrial component);
- pulp and paper residue deposits (solely those that received different types of pulp and paper industrial waste, as described in the Regulation respecting pulp and paper mills);
- mine waste disposal areas;
- landfills or containment cells for contaminated residues and soils.

Pipeline incidents

Data provided by the National Energy Board on incidents reported since January 2008

The National Energy Board provides data on incidents related to one-off events. As new information comes to light, whether following an investigation or not, the incident file is updated. As a result, some aspects of the incident may be modified such that the original incident reported no longer meets the criteria for reporting incidents pursuant to the regulations in effect. As a result, the data available on incidents is subject to change. Data is available on most pipelines subject to federal regulations (approximately 90% of the pipelines in operation since March 2017).

Former landfills, quarries and surface deposits for Montreal, Laval and Trois-Rivières

Data made available by the city of Montreal since 2016

Data for Trois-Rivières made available by the city of Trois-Rivières in September 2018

The city of Montreal publishes several documents and maps that provide approximate data on the location and contours of former quarries and surface deposits. The city of Montreal cannot guarantee the accuracy of the data in these documents, as the boundaries illustrated come from plans and historic sources. Note that the type and size of backfill materials are unknown.

Lieux d'enfouissement technique (LET) autorisés [Authorized engineered landfills and landfills in operation]

List provided by the MELCC and updated on March 22, 2016

These are residual materials management sites developed in accordance with the requirements of the Regulation respecting the landfilling and incineration of residual materials. This regulation sets out the standards and requirements applicable to the development of engineered landfills.

GERLED

Groupe d'études et de restauration des lieux d'élimination des déchets

In 1983, the Quebec « Ministère du Développement durable, de l'Environnement et des Parcs » (MDDEP) created GERLED (le Groupe d'étude et de restauration des lieux d'élimination de déchets dangereux) with the intention of creating an inventory list of hazardous waste disposal sites located within the territory of Québec. A list of these sites was published in 1984. As a result, the GERLED program was created whereby the Québec government could determine the level of contamination of each site, the potential health and environmental risks each site posed and implement any necessary corrective measures.

Fortification Surveys : région de Montréal

These historical plans created for and by the military between the years 1865 and 1872 represent large scale topographic maps of the Montreal region. They were realized at a moment where Great Britain was fearing an American invasion in the eastern part of Canada and more specifically along the Saint Laurent valley. A mapping program was established in order to have a better knowledge of the terrain to eventually built new fortifications. Those plans were realized by the Ordnance Survey (OS) of the war office.

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