



March 31, 2017

Huntington Construction & Development Inc.
878 Boyd Avenue
Ottawa, ON K2A 2E3

E-mail: dnoble@huntingtonproperties.ca

Attention: Mr. Derek Noble

Re: Phase I Environmental Site Assessment Update
44 Iber Road, Ottawa, Ontario
Pinchin File: 202958

Pinchin Ltd. (Pinchin) was retained on March 10, 2017, through an Authorization to Proceed signed by Mr. Derek Noble of Huntington Construction & Development Inc. (Client), to conduct a Phase I Environmental Site Assessment (ESA) Update of the property located at 44 Iber Road, Ottawa, Ontario (hereafter referred to as the Site).

The Site is developed with a single-storey multi-tenant commercial building (Site Building). The southwest portion of the Site consists of a storage yard for building materials.

Pinchin was advised by the Client that the purpose of the Phase I ESA Update was for due diligence requirements as part of a Site Plan Approval application with the City of Ottawa.

UPDATE

Pinchin reviewed, and is providing the Client with an update of the findings of the report previously prepared for the Site, entitled "*Phase I Environmental Site Assessment, 44 Iber Road, Ottawa, ON*" prepared by Pinchin for the Client, and dated December 16, 2014 (the 2014 Pinchin Phase I ESA Report).

The 2014 Pinchin Phase I ESA Report consisted of historical reviews, regulatory database searches, as well as interior and exterior assessments of the Site and surrounding properties. In addition, the 2014 Pinchin Phase I ESA Report reviewed a Phase I ESA previously prepared for the Site by WESA Inc. in 2011. Based on the results of the 2014 Pinchin Phase I ESA Report, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) was recommended at that time.

Pinchin previously identified the potential for non-friable asbestos-containing materials (ACMs) to be present at the Site based on the date of construction of the Site Building (i.e., approximately 1987).

Pinchin did not conduct an asbestos survey as part of the 2014 Pinchin Phase I ESA Report, nor was any



destructive or intrusive sampling or inspection conducted as part of this 2014 Pinchin Phase I ESA Report. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program (AMP) has not been developed for or implemented at the Site.

SCOPE OF WORK

The Phase I ESA Update was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in the Standard Limitations portion of this Update letter.

The scope of work did not include a health and safety, engineering or structural evaluation of the Site. The scope of a Phase I ESA Update does not include sampling or testing of any kind including that of air, soil, groundwater, surface water or building materials.

FINDINGS

Based on a review of the 2014 Pinchin Phase I ESA Report, Pinchin was of the opinion that the following items should be addressed and/or updated in the Phase I ESA Update:

- Site Reconnaissance and Interviews;
- Regulatory Correspondence;
- Hazardous Materials;
- Aboveground Storage Tanks (ASTs);
- Underground Storage Tanks (USTs);
- Polychlorinated Biphenyls (PCBs);
- ACMs;
- Lead-Containing Paints;
- Ozone-Depleting Substances (ODS);
- Mould or Microbial Contamination;
- Heating and Cooling Systems; and
- Oil/Water Separators.



It should be noted that Pinchin did not contact Opta Information Intelligence (Opta), the Ontario Ministry of the Environment and Climate Change (MOECC) and EcoLog Environmental Risk Information Service Ltd. (ERIS) during this Phase I ESA Update. Based on the information provided by these businesses and regulatory agency during the 2014 Pinchin Phase I ESA Report and the fact that the Site and surrounding land uses are consistent with the 2014 Pinchin Phase I ESA Report; it is Pinchin's opinion that this information did not need to be updated during this Phase I ESA Update.

Site Reconnaissance and Interviews

Pinchin conducted a Site reconnaissance on March 17, 2017, and was accompanied by Ms. Lisa Westphal, Project Manager with Huntington Construction & Development Inc. and associated with the Site for approximately two years, hereafter referred to as the Site Representative.

The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Building and exterior areas of the Site while accompanied by the Site Representative. It should be noted that Pinchin did not gain access to the tenant space occupied by Olympia Gymnastics, as the tenant space was locked and the Site Representative did not possess a key. At the time of the Site reconnaissance, the ground surface was partially snow-covered and the weather was clear. The Site reconnaissance was documented with notes and photographs.

The Site is located on the west side of Iber Road, approximately 325 metres (m) southeast of the intersection between Iber Road and Hazeldean Road, in Ottawa, Ontario. Pinchin observed that the Site and surrounding area appeared to be generally similar to the findings noted during Pinchin's previous Site reconnaissance conducted in 2014, consisting of vacant, parkland, residential, commercial and light industrial land uses.

A waste oil AST is located at the property located adjacent to the south elevation of the Site; however, the AST is located approximately 20 m south-southeast of the Site and this property is situated hydraulically transgradient in relation to the inferred groundwater flow direction from the Site. Based on the distance between this AST and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this AST is unlikely to result in potential subsurface impacts at the Site.

A self-contained generator is located at the property located adjacent to the north elevation of the Site; however, the self-contained generator is located approximately 70 m north-northwest of the Site. Based on the distance between this self-contained generator and the Site, it is Pinchin's opinion that this self-contained generator is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's observations of the surrounding properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.



Regulatory Correspondence

Ontario Ministry of the Environment and Climate Change

As noted in the 2014 Pinchin Phase I ESA Report, an MOECC Freedom of Information (FOI) request was submitted to the MOECC for a search of the MOECC's environmental files. Pinchin noted that, at the time of writing the 2014 Pinchin Phase I ESA Report, no response had been received from the MOECC.

However, while writing this Phase I ESA Update, Pinchin reviewed the MOECC response from the previous FOI request filed in 2014. The MOECC response indicated that there were no environmental concerns for the Site. Based on the information provided by the MOECC during the 2014 Pinchin Phase I ESA, Pinchin did not submit another FOI request to the MOECC during this Phase I ESA Update. A copy of the former MOECC response is attached.

Pinchin conducted a search of the MOECC *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search of the properties located within a 250 m radius of the Site, a Record of Site Condition (RSC) has not been filed for the Site or neighbouring properties.

Technical Standards & Safety Authority (TSSA)

As noted in the 2014 Pinchin Phase I ESA Report, the TSSA was contacted to establish the status of the Site with respect to their files, to identify outstanding instructions, incident reports, fuel/oil spills or contamination records associated with the Site. Discussions with the TSSA indicated that their files did not contain any evidence of USTs, fuel spills or contamination records at the Site. Pinchin conducted an additional search request through the TSSA for any records pertaining to the Site and properties adjacent to the Site (i.e., 27, 34, 45, 54, 57 and 59 Iber Road). Based on email correspondence with Ms. Ruchi Chohan of the TSSA on March 23, 2017, no additional records were found with respect to the Site or the properties adjacent to the Site. However, it should be noted that at the time of writing this report, no response had been received from the TSSA regarding an archival search for the Site. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the TSSA and their initial response are attached.

City of Ottawa

Pinchin reviewed the "Mapping and Assessment of Former Industrial Sites" report that was prepared by Intera Technologies Inc. (Intera) for the City of Ottawa. The Intera report consists of a study that lists former industrial sites that may have potentially impacted the soil and/or groundwater at their respective locations. The sites identified within the study are categorized as Group I, Group II or Group III. Low priority sites are identified as Group III as it is unlikely that significant waste quantities remain present at



these properties today and, therefore, the potential for environmental impact is low. Medium priority sites are identified as Group II as they are presently likely to have waste quantities remaining; however, the sites' location with respect to surface waste is such that significant environmental impacts are not likely to occur. High priority sites are identified as Group I as there is documentation demonstrating that wastes are present at these sites, and that the potential for environmental impact is high.

The 1988 Intera report was consulted and the Site and surrounding properties were not included as part of the study area.

EcoLog Environmental Risk Information Service Ltd.

Based on the information provided by EcoLog ERIS during the 2014 Pinchin Phase I ESA Report and the fact that the Site land use has not changed since the 2014 Pinchin Phase I ESA Report, Pinchin did not contact EcoLog ERIS as part of this Phase I ESA Update. As noted in the 2014 Pinchin Phase I ESA Report, a report was received from EcoLog ERIS for the following databases, as they pertain to the Site and surrounding properties:

- "Ontario Inventory of PCB Storage Sites", dated 1987 to October 2004;
- "Ontario Regulation 347 Waste Generators Summary", dated 1986 to April 2014;
- "Ontario Spills", dated 1988 to February 2014; and
- "Waste Disposal Sites - MOE CA Inventory", dated 1970 to August 2014.

In addition, Pinchin reviewed the following publications prepared by Intera for the MOECC:

- "Inventory of Coal Gasification Plant Waste Sites in Ontario", dated April 1987; and
- "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", dated November 1988.

Based on Pinchin's review of the report provided by EcoLog ERIS for the 2014 Pinchin Phase I ESA Report, nothing was identified that is likely to result in potential subsurface impacts at the Site. A copy of the former EcoLog ERIS report is attached.

Opta Information

Based on the information provided by Opta during the 2014 Pinchin Phase I ESA Report and the fact that the Site land use has not changed since the 2014 Pinchin Phase I ESA Report, Pinchin did not contact Opta as part of this Phase I ESA Update. As noted in the 2014 Pinchin Phase I ESA Report, Opta was contacted to obtain Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports (PURs) and Property Underwriters' Plans for the Site.



A response was received from Opta, dated December 1, 2014, indicating that no FIPs, two PURs (1995 and 2003) and no PUPs were located for the Site. Based on Pinchin's review of the information provided by Opta for the 2014 Pinchin Phase I ESA Report, nothing was identified that is likely to result in potential subsurface impacts at the Site. A copy of the former Opta response is attached.

Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning and building maintenance (e.g., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. All chemicals observed on-Site were stored within manufacturer-supplied containers in various locations throughout the Site Building.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above. The interior concrete floor slabs were observed to be in good condition (i.e., no cracking or pitting) and the chemicals appeared to be stored in an orderly fashion. No floor drains or catch basins were present in the vicinity of the chemical storage areas.

Aboveground Storage Tanks

No ASTs were observed on-Site, and none were reported by the Site Representative.

Underground Storage Tanks

No evidence of USTs was observed on-Site, and none were reported by the Site Representative.

Polychlorinated Biphenyls

The use of PCBs as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (>500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.



As noted in the 2014 Pinchin Phase I ESA Report, given the year of construction of the Site Building (i.e., approximately 1987), it is unlikely that PCBs are present in on-Site electrical equipment. No transformers were observed on-Site and none were reported by the Site Representative; however, a pad-mounted oil-cooled transformer is located adjacent to the southeast corner of the Site (near the Site boundary). The transformer is owned and maintained by Ottawa Hydro. Although the ground surface was partially snow-covered during Pinchin's Site reconnaissance, limiting exterior observations, no staining was observed on the concrete pad in the vicinity of the transformer.

No hydraulic equipment was observed on-Site and none was reported.

Asbestos-Containing Materials

ACMs are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

As noted in the 2014 Pinchin Phase I ESA Report, given the year of construction of the Site Building (i.e., approximately 1987), there is a potential for non-friable ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA Update, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA Update. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program (AMP) has not been developed for or implemented at the Site.

Prior to any renovation or demolition activities, a designated substance (including asbestos) survey would be required.

Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used interior and exterior surfaces, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. The current limit set by the federal government is 90 ppm. In 1991, paint manufacturers



initiated a voluntary program to limit lead in paint to 600 ppm, which is considered an action level by the provincial labour regulator; however, even today, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road markings.

As noted in the 2014 Pinchin Phase I ESA Report, given the year of construction of the Site Building (i.e., approximately 1987), there is a potential for paints containing lead to be present in significant levels (i.e., greater than 600 ppm) on interior and exterior surfaces. Pinchin did not conduct a survey of lead in painted surfaces as part of this Phase I ESA Update, and the Site Representative advised Pinchin that no surveys have been previously conducted at the Site. During Pinchin's Site reconnaissance, painted surfaces (where observed), were in good condition (i.e., no peeling or flaking).

Prior to any demolition or renovation activities, a designated substance (including lead) survey would be required.

Ozone-Depleting Substances

The bulk storage of ODSs was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

Rooftop heating/ventilation/air-conditioning (HVAC) units, a suspended exterior electrically-powered air conditioning unit and residential refrigeration units were observed on-Site. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA Update. Visible mould or water-damaged areas were not observed at the time of the Site reconnaissance. The Site Representative was not aware of the presence of mould in the Site Building. In addition, the Site Representative was not aware of any historical leaks in the Site Building or past flooding events.



Heating and Cooling Systems

As noted in the 2014 Pinchin Phase I ESA Report, heating and cooling within the Site Building is provided by natural gas-fired HVAC units, supplemental electric heaters and an electrically-powered air conditioning unit.

Oil/Water Separators

As noted in the 2014 Pinchin Phase I ESA Report, no oil/water separators were observed at the Site and none were reported by the Site Representative.

CONCLUSIONS

Based on the results of the 2014 Pinchin Phase I ESA Report and this Phase I ESA Update completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

Given the year of construction of the Site Building (i.e., approximately 1987), there is a potential for non-friable ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA Update, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA Update. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an AMP has not been developed for or implemented at the Site.

TERMS AND LIMITATIONS

This Phase I ESA Update was performed in order to identify potential issues of environmental concern associated with the Site located at 44 Iber Road, Ottawa, Ontario, at the time of the Site reconnaissance. This Phase I ESA Update was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Phase I ESA Update, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of Huntington Construction & Development Inc., subject to the terms, conditions and limitations contained within the duly authorized work plan for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.



If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA Update did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA Update.



CLOSURE

The conclusions and recommendations represent the best judgment of the assessor based on the previous 2014 Pinchin Phase I ESA Report and the findings completed by Pinchin, as well as the current environmental standards.

This report has been issued without having received a response to a request for information from the TSSA. Our conclusions and recommendations may be amended based on information obtained from this regulatory agency.

We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Pinchin Ltd.

Prepared by:

Reviewed by:

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202958 Phase I ESA Update 44 Iber Road Ottawa ON Huntington

Template: Phase I ESA Stage 1 PSI Update Report Template, EDR, December 30, 2016

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
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Fax: (416) 314-4285

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

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

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Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc.: (416) 314-4285



February 28, 2017

Skyler Besley
Pinchin Environmental
1001 - 555 Legget Dr, Tower A
Kanata, ON K2K 2X3

Dear Skyler Besley:

RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2014-06975, Your Reference #: 100305

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 44 Iber Rd, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 26 pages @ \$0.20/page	\$5.20
• Delivery	\$3.00
• Total	\$38.20
• Deposit Received	- \$30.00
• BALANCE WAIVED (NOT REQUIRED)	\$8.20

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$60.00. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form-credit-card-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

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

If you have any questions regarding this matter, please contact Mitchel Boughs at mitchel.boughs@ontario.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "M Boughs". The signature is fluid and cursive, with the first name "M" being large and prominent.

for Christopher Mastropietro
FOI Manager (A)

Attachments



OCCURENCE REPORT

Ministry of the
Environment

Location of Occurrence:
GOULBOURN TOWNSHIP
44 IBER ST, STITTSVILLE

Reg: 4 Dist: OT Municipality: 20604

Entered: 2000/07/26 14:25
ORIS No. 9940004478

Received By:
CAROL BOOTH

Occurrence Type: N
Subtype: 04

Work Plan: WH

Reported By:
DRAIN ALL LTD.

Telephone No. 613-739-1070 x
Alternate No. x

Address:
2705 STEVENAGE DRIVE
GLOUCESTER, ONTARIO
Postal Code: K1G 3N2

Syn: ISSUED EMERGENCY GENERATOR NUMBER

Brief Summary:

ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST NO. PP33026-4 FOR WASTE CLASS 123C WASTE CORROSIVE LIQUIDS N O S (TRI/SODIUM PHOSPHATE)

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other
BF Date:

File Closed: Y Abatement: IEB Other
Suspected Violation:

Report Prepared By: CAROL BOOTH
Date: 2000/07/26

Approving Officer: PAUL KEHOE
Date: 2000/07/26

Specify number(s) for routing Original [] [] [] [] [] []

Specify number(s) for copy distribution [] [] [] [] [] [] [] []

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / _____ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

Continued [] Yes

7. Other _____

SAC Action Class: 1: 2:

Material 1: N/A

Amount:

Material 2:

Amount:

Material 3:

Amount:

Code:

UN No.:

Code:

UN No.:

Code:

UN No.:

Cause.....:

Reason.....:

Person in Control:

Owner.....:

Agencies Involved.....:

Clean up and Restoration Carried out by:

☒ Controller

☒ Owner

☐ [N] Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒

Regulation 362 ☒

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code...:

Code...:

Waste GenNum :

Waste GenNum :

Code...:

Code...:

Code...:

Code...:

Code...:



OCCURENCE REPORT

Ministry of the
Environment

Location of Occurrence:
GOULBOURN TOWNSHIP
44 IBER ST., STITTSVILLE

Reg: 4 Dist: OT Municipality: 20604

Entered: 2000/07/26 14:21
ORIS No. 9940004477

Received By:
CAROL BOOTH

Occurrence Type: N
Subtype: 04

Work Plan: WH

Reported By:
DRAIN ALL LTD

Telephone No. 613-739-1070 x
Alternate No. x

Address:
2705 STEVENAGE DRIVE
GLOUCESTER, ONTARIO
Postal Code: K1G 3N2

Syn: ISSUED EMERGENCY GENERATOR NUMBER

Brief Summary:

ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST NO PP33027-2 FOR WASTE CLASS 123C WASTE CORROSIVE LIQUID N.O.S. (TRISODIUM PHOSPHATE)

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other
BF Date:

File Closed: Y Abatement: IEB Other
Suspected Violation:

Report Prepared By: CAROL BOOTH
Date: 2000/07/26

Approving Officer: PAUL KEHOE
Date: 2000/07/26

Specify number(s) for routing Original [] [] [] [] [] []

Specify number(s) for copy distribution [] [] [] [] [] [] [] []

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / _____ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

Continued [] Yes

7. Other _____

SAC Action Class: 1: 2:

Material 1: N/A

Amount:

Material 2:

Amount:

Material 3:

Amount:

Code:

UN No.:

Code:

UN No.:

Code:

UN No.:

Cause.....:

Reason.....:

Person in Control:

Owner.....:

Agencies Involved.....:

Clean up and Restoration Carried out by:

☒ [v] Controller

☒ [v] Owner

☐ [N] Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒ [v]

Regulation 362 ☒ [v]

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code...:

Code...:

Waste GenNum :

Waste GenNum :

Code...:

Code...:

Code...:

Code...:

Code...:



OCCURENCE REPORT

Ministry of the
Environment

Location of Occurrence:
GOULBOURN TOWNSHIP
44 IBER ROAD

Reg: 4 Dist: OT Municipality: 20604

Entered: 2000/11/29 13:58
ORIS No. 9940005888

Received By:
CAROL BOOTH

Occurrence Type: N
Subtype: 04

Work Plan: WH

Reported By: DEREK WILKINSON
ENVIRONMENTAL ENGINEER

Telephone No. 519-648-2291 x
Alternate No. 416-458-0112 x

Address:
300 WOOLWICH ST. S.
BRESLAU, ONTARIO
Postal Code: N0B 1M0

Syn: ISSUED EMERGENCY GENERATOR NUMBER

Brief Summary:
ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST SS19128-1 FOR WASTE CLASS NUMBER 251L WASTE OILY WATER

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other
BF Date:

File Closed: Y Abatement: IEB Other
Suspected Violation:

Report Prepared By: CAROL BOOTH
Date: 2000/11/29

Approving Officer: PAUL KEHOE
Date: 2000/11/29

Specify number(s) for routing Original [] [] [] [] []

Specify number(s) for copy distribution [] [] [] [] [] []

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / _____ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

Continued [] Yes

7. Other _____

SAC Action Class: 1: 2:

Source:
VITROCOM CANADA LTD
K2S 1E8
Sector: Source: SIC:
UTM:
N: [5005000] E: [428000] Zone: [18]

Abstracts: 0
Diaries: 0

Batch: 3700
I. E. B. No.

Occurrence Date: 2000/11/06

Occurrence Time:

Report to MOE : 2000/11/06 00:00

MOE at Scene:

Assigned To: TOR RUSTAD

ERP Contacted:

Callout: []

NSP: []

ERP Name:

Material 1: N/A

Amount:

Material 2:

Amount:

Material 3:

Amount:

Code:

UN No.:

Code:

UN No.:

Code:

UN No.:

Cause. :

Reason. :

Person in Control:

Owner. :

Agencies Involved. :

Clean up and Restoration Carried out by:

☐ Controller

☐ Owner

☐ Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☐

Regulation 362 ☐

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code. . . :

Code. . . :

Waste GenNum :

Waste GenNum :

Code. . . :

Code. . . :

Code. . . :

Code. . . :

Code. . . :



OCCURENCE REPORT

Ministry of the
Environment

Location of Occurrence:
GOULBOURN TOWNSHIP
44 IBER ST, VITRACOM, STITTSVILLE

Reg: 4 Dist: OT Municipality: 20604

Entered: 2000/07/17 14:53
ORIS No.: 9940004257

Received By:
CAROL BOOTH

Occurrence Type: N
Subtype: 04

Work Plan: WH

Reported By:
DRAIN ALL LTD.

Telephone No.: 613-739-1070 x
Alternate No.: x

Address:
2705 STEVENAGE DRIVE
GLOUCESTER, ONTARIO
Postal Code: K1G 3N2

Syn: ISSUED EMERGENCY GENERATOR NUMBER

Brief Summary:

ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST NO. GG86216-7-3 FOR WASTE CLASS 123C WASTE CORROSIVE LIQUIDS N.O.S. (TRISODIUM PHOSPHATE)

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other
BF Date:

File Closed: Y Abatement: IEB Other

Suspected Violation:

Report Prepared By: CAROL BOOTH
Date: 2000/07/17

Approving Officer: PAUL KEHOE
Date: 2000/07/17

Specify number(s) for routing Original [] [] [] [] []

Specify number(s) for copy distribution [] [] [] [] [] []

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / _____ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

Continued [] Yes

7. Other _____

SAC Action Class: 1: 2:

Source:
M&D PLUMBING

Sector: Source: SIC:
UTM:
N: [5005000] E: [428000] Zone: [18]

Abstracts: 0
Diaries: 0

Batch: 3565
I. E. B. No.

Occurrence Date: 2000/07/13

Occurrence Time:

Report to MOE: 2000/07/13 00:00

MOE at Scene:

Assigned To: DAN HARRISON

ERP Contacted:

Callout: [] NSP: []

ERP Name:

Material 1: N/A

Amount:

Material 2:

Amount:

Material 3:

Amount:

Code:

UN No.:

Code:

UN No.:

Code:

UN No.:

Cause.:

Reason.:

Person in Control:

Owner.:

Agencies Involved:

Clean up and Restoration Carried out by:

☐ Controller

☐ Owner

☐ Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☐

Regulation 362 ☐

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code. . . :

Code. . . :

Waste GenNum :

Waste GenNum :

Code. . . :

Code. . . :

Code. . . :

Code. . . :

Code. . . :



OCCURENCE REPORT

Ministry of the
Environment

Location of Occurrence:
GOULBOURN TOWNSHIP
44 IBER ROAD, STITTSVILLE K2S 1E8

Reg: 4 Dist: OT Municipality: 20604

Entered: 2000/12/27 11:59
ORIS No. 9940006228

Received By:
CAROL BOOTH

Occurrence Type: N
Subtype: 04

Work Plan: WH

Reported By: DEREK WILKINSON
ENVIRONMENTAL ENGINEER

Telephone No. 519-648-2291 x
Alternate No. 416-458-0112 x

Address:
300 WOOLWICH ST S
BRESLAU, ONTARIO
Postal Code: N0B 1M0

Syn: ISSUED EMERGENCY GENERATOR NUMBER

Brief Summary:

ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST: SS16220-5 FOR WASTE CLASS NUMBER 251L WASTE (OILY WATER).

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other
BF Date:

File Closed: Y Abatement: IEB Other

Suspected Violation:

Report Prepared By: CAROL BOOTH
Date: 2000/12/27

Approving Officer: PAUL KEHOE
Date: 2000/12/27

Specify number(s) for routing Original [] [] [] [] [] []

Specify number(s) for copy distribution [] [] [] [] [] [] [] []

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / _____ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

Continued [] Yes

7. Other _____

SAC Action Class: 1: 2:

Source:
VITROCOM CANADA LTD.
K2S 1E8

Sector: Source: SIC:

UTM:

N: [5005000] E: [428000] Zone: [18]

Abstracts: 0
Diaries: 0

Batch: 3729
I. E. B. No.

Occurrence Date: 2000/12/27

Occurrence Time:

Report to MOE : 2000/12/27 00:00

MOE at Scene:

Assigned To: DAN HARRISON

ERP Contacted:

Callout: []

NSP: []

ERP Name:

Material 1: N/A

Amount:

Material 2:

Amount:

Material 3:

Amount:

Code:

UN No.:

Code:

UN No.:

Code:

UN No.:

Cause.....:

Reason.....:

Person in Control:

Owner.....:

Agencies Involved.....:

Clean up and Restoration Carried out by:

☒ [v] Controller

☒ [v] Owner

☐ [N] Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒ [v]

Regulation 362 ☒ [v]

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged :

(Other than to Owner/Controller) :

Nature of Damage:

Code...:

Code...:

Waste GenNum :

Waste GenNum :

Code...:

Code...:

Code...:

Code...:

Code...:

INCIDENT REPORT

Reference Number:	4342-7ZHLNL	File Storage Number:	SI 100
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	3246-7ZHM49 <input type="checkbox"/>
Originating Document:		Created by:	Amanda Denault
Incident Report Reference Number:		4342-7ZHLNL <input type="checkbox"/>	
Date Created:	2010/01/08	Date Completed:	2011/08/03
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program:	Air	Activity:	Air Program Self Assessment

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

☐ Yes ☒ No ☐ To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:

First Name	Last Name
Amanda	Denault

Contact Mailing Address

Municipality:

N/A

Reported By:

MOE Information

Date & Time Reported to MOE:	2009/11/25 10:52		
Office Receiving Incident Report:	Hamilton District Office		
Incident Info Received By:	Amanda Denault		
MOE Response:	No Field Response	Site Region:	Eastern
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Information

Show Map

Times Fiber Canada Limited

Mailing Address: 580 O'Brian Rd, Renfrew, Ontario, Canada, K7V 4A6

Physical Address: 580 O'Brian Rd, Renfrew, Town, County of Renfrew, Ontario, Canada, K7V 4A6

Telephone: (613)432-8566

Client #: 8586-6PWHF2, Client Type: Corporation, NAICS: 335929

+ + + +

Nu-Tech Precision Metals Inc.

Mailing Address: 460 McCartney Street, Arnprior, Arnprior, Ontario, Canada, K7S 3H2

Physical Address: 460 McCartney Street, Arnprior, Arnprior, Town, County of Renfrew, Ontario, Canada, K7S 3H2

Telephone: (613)623-6544

Client #: 6699-5Z6Q3U, Client Type: Corporation, NAICS: 332999

Additional Address Info: Arnprior

+ + + +

Lee Valley Tools Limited

Mailing Address: 1090 Morrison Dr, Ottawa, Ontario, Canada, K2C 1C2

Physical Address: 1090 Morrison Dr, Ottawa, City, Ontario, Canada, K2C 1C2

Telephone: (613)596-0350, Extension: 1340, FAX: (613)596-1963, email: imc@leevalley.com

Client #: 4260-5MCKWS, Client Type: Corporation, NAICS: 49311

+ + + +

Veritas Tools Inc.

Mailing Address: 1080 Morrison Dr, Ottawa, Ontario, Canada, K2H 8K7

Physical Address: 1080 Morrison Dr, Ottawa, City, Ontario, Canada, K2H 8K7

Telephone: (613)596-1922

Client #: 9700-7ABGPF, Client Type: Corporation, NAICS: 333518

+ + + +

Irvcon Limited

Mailing Address: 1145 Pembroke St E, Pembroke, Ontario, Canada, K8A 7R4

Physical Address: 1145 Pembroke St E, Pembroke, City, County of Renfrew, Ontario, Canada, K8A 7R4

Telephone: (613)732-7311, FAX: (613)735-2615, email: roofing@nrtco.net

Client #: 2022-5BPHKU, Client Type: Corporation

+ + + +

Vitrocom (Canada) Inc.

Mailing Address: 44 Iber Rd, Stittsville, Ontario, Canada, K1S 1E8

Physical Address: 44 Iber Road, Stittsville, Ottawa, City, Ontario, Canada, K1S 1E8

Telephone: (613)831-6887, FAX: (613)831-6480

Client #: 1387-4M7Q7S, Client Type: Corporation

Additional Address Info: Stittsville

+ + + +

Ideal Roofing Company Limited

Mailing Address: 1418 Michael St, Ottawa, Ontario, Canada, K1B 3R2

Physical Address: 1418 Michael St, Ottawa, City, Ontario, Canada, K1B 3R2

Telephone: (613)746-3206

Client #: 0572-7A7J55, Client Type: Corporation, NAICS: 332323

+ + + +

Floral Metal Products Limited

Mailing Address: 161 Colonnade Rd geographical City of Nepean, Ottawa, Ontario, Canada, K2E 7J4

Physical Address: 161 Colonnade Rd geographical City of Nepean, Ottawa, City, Ontario, Canada, K2E 7J4

Telephone: (613)226-3645

Client #: 5627-7A4Q7G, Client Type: Corporation, NAICS: 332323

Additional Address Info: geographical City of Nepean

+ + + +

1067077 Ontario Inc., Business/Facility Name: Wirecraft Manufacturing Inc.

Mailing Address: 170 Renfrew Street W., Renfrew Ontario, Renfrew, Ontario, Canada, K7V 2Y6

Physical Address: 170 Renfrew Street W., Renfrew Ontario, Renfrew, Town, County of Renfrew, Ontario, Canada

Telephone: (613)432-9277

Client #: 2331-5LNPSG, Client Type: Corporation

Additional Address Info: Renfrew Ontario

+ + + +

Fendor Glass & Aluminum(1993) Inc.

Mailing Address: 335 Roosevelt Ave, Ottawa, Ontario, Canada, K2A 1Y9

Physical Address: 335 Roosevelt Ave, Ottawa, City, Ontario, Canada

Telephone: (613)722-6581

Client #: 1564-7A4PMM, Client Type: Corporation, NAICS: 332321

+ + + +

AGF-Raymond Rebar Inc.

Mailing Address: 3419 Hawthorne Rd Geographical City of Gloucester, Ottawa, Ontario, Canada, K1G 4G2

Physical Address: 3419 Hawthorne Rd Geographical City of Gloucester, Ottawa, City, Ontario, Canada, K1G 4G2

Telephone: (613)736-1500

Client #: 9571-79ZLYB, Client Type: Corporation

Additional Address Info: Geographical City of Gloucester

+ + + +

DEW Engineering and Development Limited

Mailing Address: 3429 Hawthorne Rd, Ottawa, Ontario, Canada, K1G 4G2

Physical Address: 3429 Hawthorne Rd, Ottawa, City, Regional Municipality Of Ottawa-Carleton, Ontario, Canada, K1G 4G2

Telephone: (613)736-5100, Extension: 112, FAX: (613)736-1348

Client #: 1128-4L2KJ2, Client Type: Corporation

+ + + +

Superior Roof Truss

Mailing Address: 4794 Bank St, Ottawa, Ontario, Canada, K1T 3W7

Physical Address: 4794 Bank St, Ottawa, City, Ontario, Canada, K1T 3W7

Telephone: (613)822-8787

Client #: 4069-7DHLE9, Client Type: Corporation, NAICS: 321214

+ + + +

Hangers of Canada Ltd.

Mailing Address: 9 Hershey Dr, Smiths Falls, Ontario, Canada, K7A 4T1

Physical Address: 9 Hershey Dr, Smiths Falls, Separated Town, County of Lanark, Ontario, Canada, K7A 4T1

Telephone: (613)284-2224

Client #: 9823-7A7J22, Client Type: Corporation, NAICS: 33251

+ + + +

SRB Technologies (Canada) Inc.

Mailing Address: 320 - 140 Boundary Rd, Pembroke, Ontario, Canada, K8A 6W5

Physical Address: 320 - 140 Boundary Rd, Pembroke, City, County Of Renfrew, Ontario, Canada, K8A 6W5

Telephone: (613)732-0055, FAX: (613)732-0056

Client #: 1561-4KEHUN, Client Type: Corporation, NAICS: 332999

Site(s)

Information

Show Map

Times Fibre Canada Limited

Address: 580 O'Brian Rd, Renfrew, Town, County of Renfrew, K7V 4A6

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 368468.66, UTM Northing: 5036647.0, Latitude: 45.47096, Longitude: -76.6827

Site #: 8163-6PWHQ4

+ + + +

Nu-Tech Precision Metals Inc.

Address: 460 McCartney Street, Arnprior, Arnprior, Town, County of Renfrew, K7S 3H2

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 395332.44, UTM Northing: 5030909.5, Latitude: 45.423874, Longitude: -76.33791

Site #: 8838-5Z6QHT

+ + + +

Lee Valley Tools

Address: 110 Iber Rd, Ottawa, City, K2S 1E9

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 428880.38, UTM Northing: 5014187.0, Latitude: 45.277584, Longitude: -75.906746

Site #: 8374-7DHNFK

+ + + +

Veritas Tools

Address: 1080 Morrison Dr, Ottawa, City, K2H 8K7

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 437783.97, UTM Northing: 5021732.0, Latitude: 45.346336, Longitude: -75.79419

Site #: 3365-7ABGRH

+ + + +

1145 Pembroke Street East

Address: 1145 Pembroke St E, Pembroke, City, County of Renfrew, K8A 7R4

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 338513.53, UTM Northing: 5075958.0, Latitude: 45.818275, Longitude: -77.078735

Site #: 4147-5BPHLQ

+ + + +

130 Iber Road

Address: 130 Iber Rd, Ottawa, City

District Office: Ottawa

Site #: 8193-6PFN9K

+ + + +

Ideal roofing

Address: 1418 Michael St, Ottawa, City, K1B 3R2

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 450689.34, UTM Northing: 5029529.0, Latitude: 45.41754, Longitude: -75.63024

Site #: 3897-7A7J9N

+ + + +

Floral Metal Products

Address: 161 Colonnade Rd geographical City of Nepean, Ottawa, City, K2E 7J4

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 444595.94, UTM Northing: 5021228.5, Latitude: 45.342377, Longitude: -75.707184

Site #: 9524-7A4Q9S

+ + + +

1067077 Ontario Inc a/o Wirecraft Manufacturing

Address: 170 Renfrew Street W, Renfrew Ontario, Renfrew, Town, County of Renfrew

District Office: Ottawa

Site #: 2234-5LNPW3

+ + + +

Fendor Glass

Address: 335 Roosevelt Ave, Ottawa, City

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 440697.06, UTM Northing: 5026942.0, Latitude: 45.393482, Longitude: -75.75763

Site #: 9818-7A4PRW

+ + + +

AGF-Raymond Rebar Inc.

Address: 3419 Hawthorne Rd Geographical City of Gloucester, Ottawa, City, K1G 4G2

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 453244.7, UTM Northing: 5025036.0, Latitude: 45.377277, Longitude: -75.59716

Site #: 7555-79ZM33

+ + + +

DEW Engineering and Development Ltd.

Address: 3429 Hawthorne Rd, Ottawa, City

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 453295.22, UTM Northing: 5024922.5, Latitude: 45.37626, Longitude: -75.596504

Site #: 9715-7TDLSD

+ + + +

Superior Roof Truss

Address: 4794 Bank St, Ottawa, City, K1T 3W7

District Office: Ottawa

LIO GeoReference: Zone: 18, UTM Easting: 453412.0, UTM Northing: 5018832.0, Latitude: 45.321445, Longitude: -75.59444

Site #: 0797-7DHLH5

+ + + +

Hangers of Canada

Address: 9 Hershey Dr, Smiths Falls, Separated Town, County of Lanark, K7A 4T1
District Office: Ottawa
LIO GeoReference: Zone: 18, UTM Easting: 421178.4, UTM Northing: 4971920 5, Latitude: 44.896347, Longitude: -75.99828
Site #: 6192-7A7J4C

+ + + +
SRB Technologies
Address: 320 - 140 Boundary Rd, Pembroke, City, County Of Renfrew, K8A 6W5
District Office: Ottawa
LIO GeoReference: Zone: 18, UTM Easting: 335305.84, UTM Northing: 5066611.5 Latitude: 45.733448, Longitude: -77.11681
Site #: 3527-4KEHW5

Incident Information

Incident Summary: Group 6 Self Assessment Air Program FY 2009/10
cannot be longer than 60 characters

Incident Description: Group 6 includes facilities from the Barrie, Peterborough, Cornwall, Kenora, Kingston, London, North Bay, Ottawa, Owen Sound, Sudbury, Timmins and Windsor District Offices, from NAICS 313, 324, 331, 332, and 335 that were not inspected in the past 3 fiscal years and are not planned for inspection in 09/10. This mail-out was completed on November 25, 2009.

Links & Comments:

Attachments Names: Group 6 Cornwall Letters.doc; Group 6 Ottawa Letters.doc; Group 6 Peterborough Letters.doc

Date & Time of Incident Incident Date Confirmation? Actual
2009/11/25

Source Type:

Sector Type:

Nearest Watercourse:

Watershed Category
Code:

Environmental Impact:

Nature of Impact:

Incident Cause:

Incident Reason:

Damaged Party: No

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:

Owner of Material:

Estimated Clean Up Cost:

Who Cleaned Up:

% Clean Up: %

Agencies Involved:

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?

Yes

☒ No

☐ To be determined

Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated)

Date

AttainList

Offence(s)

Suspected Violation(s)/Offence(s):

Act - Regulation - Section,
Description
{General Offence}

Provincial Officer:

Name:

Amanda Denault

Badge No:

Work Unit:

District/Area Office:

Hamilton District Office

Date:

2010/08/01

Signature:



Supervisor:

Name:

Wally Rozenberg

Work Unit:

District/Area Office:

Operational Services Unit

West Central Region

Date:

2011/08/03

Signature:

COMMENT / MEMORANDUM TO FILE**Memo Details**

Date: 2010/08/04
Module Incident Reporting Main Document Reference Number: 4342-7ZHLNL
Client: Hangers of Canada Ltd
Client Number: 9823-7A7J22

Site(s):
Subject: APSA telephone survey- Hangers
Created by: Steve Martindale
File Storage Number: SI 100

Document Links and
Comments: Contacted company, forwarded to Sean Dinsmore. No call back after 2
messages

Attachment Names:

COMMENT / MEMORANDUM TO FILE

Memo Details

Date: 2010/08/04
Module Incident Reporting Main Document Reference Number: 4342-7ZHLNL
Client: Superior Roof Truss
Client Number 4069-7DHL9

Site(s):
Subject: APSA telephone survey- Superior
Created by: Steve Martindale
File Storage Number: SI 100

Document Links and Comments:

Contacted company (Paul Byrne).
Did you receive the Air Program Self Assessment documents? **Yes**
Did you use the survey to assess your company? **Yes**
What is your opinion of the Air Program Self Assessment documents? In other words did you find the handbook and the questionnaire were helpful, clear, appropriate and easy to understand? **Yes**
Is there anything else that you would like to add about the Air Program Self Assessment documents that you think would improve them? This could include formatting or content of the documents. **No**
Have you made any changes at your facility as a result of completing the Air Program Self Assessment questionnaire? **No. Current site has no emissions, but future site will require CofA**
Do you anticipate periodically using the Air Program Self Assessment Questionnaire to assess your facility? **Yes**

Attachment Names:

COMMENT / MEMORANDUM TO FILE**Memo Details**

Date: 2010/08/04
Module Incident Reporting Main Document Reference Number: 4342-7ZHLNL
Client: SRB Technologies (Canada) Inc
Client Number: 1561-4KEHUN

Site(s):
Subject: APSA telephone survey- SRB Tech
Created by: Steve Martindale
File Storage Number: SI 100

Document Links and Comments: Contacted company (Stephane Levesque), didn't receive survey, sent another copy. No further contact.

Attachment Names:




[HOME](#) | [AIR](#) | [WATER](#) | [LAND](#) | [ABOUT US](#) | [NEWS & PUBLICATIONS](#)

[central site](#) | [feedback](#) | [search](#) | [site map](#) | [français](#)

[User Management](#) | [Company Mgmt](#) | [Manifests](#) | [Site Data](#) | [HELP](#) | [Logout](#)




[Administration](#)

Generator Details

Registration/Notification Number

ON5520611

Legal Company Name

Primary Name: VIRTOCOM

Division Name: NA

Company Operating Name

Primary Name: VIRTOCOM

Division Name: NA

Mailing Address

Division Building: NA

Post Box Number: NA

Address Line 1: 44 Iber Road

Address Line 2: NA

Town/City: Ottawa

Postal Code / Zip Code: K2S 1E8

County: (if inside Ontario) OTTAWA CARLTON (RM)

Province/State (If inside Canada/US) ONTARIO

County: (if outside Ontario) NA

Province / State (If outside Canada / US) NA

Country: Canada

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA

Post Box Number: NA

Address Line 1: 44 Iber Road

Address Line 2: NA

Town/City: Ottawa

Postal Code / Zip Code: K2S 1E8

County: (if inside Ontario) OTTAWA CARLTON (RM)

Province / State (If inside Canada / US) ONTARIO

County: (if outside Ontario) NA

Province / State (If outside Canada / US) NA

Country: Canada

Company Official


 Ministry of the
Environment
[central site](#) | [feedback](#) | [search](#) | [site map](#) | [français](#)
[HOME](#) | [AIR](#) | [WATER](#) | [LAND](#) | [ABOUT US](#) | [NEWS & PUBLICATIONS](#)
[User Management](#) | [Company Mgmt](#) | [Manifests](#) | [Site Data](#) | [HELP](#) | [Logout](#)
hwin

Administration

Search

Go

Company Name: VIRTOCOM

Company Number: ON5520611 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

Active On-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
114 - A	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Liquid	Off-Site	Active
122 - C	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Liquid	Off-Site	Active
148 - A	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Liquid	Off-Site	Active
212 - H	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Liquid	Off-Site	Active
251 - L	View Details	N/A					Liquid	Off-Site	Active
252 - L	View Details	N/A					Liquid	Off-Site	Active
331 - I	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Liquid	Off-Site	Active

[Back](#)



Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

135 St. Clair Avenue West
Suite 100
Toronto ON M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto ON M4V 1P5

March 21, 1994

MR. I. WASTLE
SOURCE ONE PROCESS FINISHING INC.
44 IBER ROAD
STITTSVILLE, ONT
K2S 1E8

Dear MR. I. WASTLE:

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration Report dated **March 1, 1994**. The Generator Registration Number assigned to your company is:

ON1825600

for the site located at:

**44 IBER ROAD
STITTSVILLE, ONT**

A list of acknowledged waste number(s) is attached as Schedule "A". The format of this schedule has been modified since July 1993. A waste number now appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule "A", and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at a uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must not be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) **you have selected** be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.



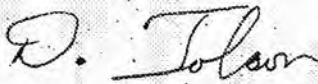
It is important to note that under Subsection 18(4) of Regulation 347, a supplementary Generator Registration Report must be submitted to the Ministry within 15 days for any of the following reasons:

1. if the name, address or telephone number of your company or generating site changes, or
2. if there is a significant change in the description, the waste number, or the physical or chemical characteristics of your registered waste(s), or
3. if you generate a hazardous or liquid industrial waste that has not been registered with the Ministry, even if its waste number is already listed on Schedule "A".

Your Generator Registration Report has been forwarded to the District Office of this Ministry that is closest to your generating site. Staff of the District Office conduct post-registration audits and may contact you for additional information or may visit your site.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Regulation 347 officer at the appropriate Regional Office of the Ministry.

Regional Offices:	Southwestern (London)	(519) 661-2200
	West-Central (Hamilton)	(416) 521-7640
	Central (Toronto)	(416) 424-3000
	Southeastern (Kingston)	(613) 549-4000
	Northeastern (Sudbury)	(705) 675-4501
	Northwestern (Thunder Bay)	(807) 475-1205



Director
Regulation 347, R.R.O., 1990
Environmental Protection Act

SCHEDULE "A"

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration for the following site:

44 IBER ROAD
STITTSVILLE, ONT

identified by Generator Registration Number ON1825600, dated in Toronto, March 21, 1994.

WASTE STREAM

WASTE NUMBER

1. ACID WASTE - OTHER METALS	113C
2. ALKALINE WASTES - OTHER METALS	122C
3. NEUTRALIZED WASTES - HEAVY MET	131H
4. PAINT/PIGMENT/COATING RESIDUES	145I

End of record.

File Copy for ON2542600 SCHEDULE 'A' - FILE COPY

November 22, 2000

**VITROCOM (CANADA) INC.
44 IBER ROAD**

**STITTSVILLE, ON
K1S 1E8**

Attention: MR. D. BAXTER

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration report dated November 6, 2000. The Generator Registration Number assigned to your company is:

ON2542600

for the site located at: 44 IBER ROAD

STITTSVILLE
ON

A list of acknowledged waste number(s) is attached as Schedule 'A'. A waste number appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule 'A', and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must not be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.

SCHEDULE 'A'

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration report dated November 6, 2000 for the following site:

VITROCOM (CANADA) INC.
44 IBER ROAD

STITTSVILLE
ON

identified by Generator Registration Number ON2542600, dated in Toronto, November 22, 2000.

<u>WASTE STREAM</u>	<u>WASTE NUMBER</u>
ACID WASTE - OTHER METALS	113C
OTHER INORGANIC ACID WASTES	114A
OTHER SPECIFIED INORGANICS	146T
ALIPHATIC SOLVENTS	212H
HALOGENATED SOLVENTS	241L
OIL SKIMMINGS & SLUDGES	251L
EMULSIFIED OILS	253L
WASTE COMPRESSED GASES	331I

----- End of List -----

Brook, Kristen

From: Ruchi Chohan <rchohan@tssa.org> on behalf of Public Information Services <publicinformationservices@tssa.org>
Sent: Thursday, March 23, 2017 1:40 PM
To: Frommann, Kurt
Subject: RE: Tank Search - Pinchin Project #202958

Hello Kurt,

Thank you for your inquiry. Going forward, could you please submit the database searches and archival searches separately.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a nice day!

Ruchi

-----Original Message-----

From: Frommann, Kurt [mailto:kfrommann@Pinchin.com]
Sent: Thursday, March 23, 2017 1:17 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Tank Search - Pinchin Project #202958

Hello,

Can you please complete a web search for tanks at the following addresses in Ottawa, ON??

- 27, 34, 44, 45, 54, 57 and 59 Iber Road.

Also, can you please complete an archival search for 44 Iber Road. VISA Payment attached.

Thanks,

Kurt Frommann, B.A., EMAPG
Project Technologist, Environmental Due Diligence & Remediation Pinchin Ltd. | T: 613.592.3387 ext. 1820 |
C:613.410.6956

-----Original Message-----

From: ottcopier@pinchin.com [mailto:ottcopier@pinchin.com]
Sent: Thursday, March 23, 2017 12:54 PM

To: Frommann, Kurt <kfrommann@Pinchin.com>

Subject: Scanned image from MY32

Reply to: Ottawa Copier <ottcopier@pinchin.com> Device Name: MY32 Device Model: MX-3140N

Location: 555 LEGGET DRIVE, MY32-141690

File Format: PDF (Medium)

Resolution: 300dpi x 300dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

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<http://www.adobe.com/>

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DATABASE REPORT

Project Property: *Phase I ESA
44 Iber Rd
Ottawa ON K2S1E8
100305*

P.O. Number:

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

Order #: *20141125005*

Requested by: *Pinchin Ltd*

Date: *November 26, 2014*

Ecolog ERIS Ltd.
Environmental Risk Information
Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com
www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *Phase I ESA
44 Iber Rd Ottawa ON K2S1E8*

P.O. Number: *100305*

Coordinates:

Latitude: *45.280064*
Longitude: *-75.909736*
UTM Northing: *5,014,465.19*
UTM Easting: *428,649.09*
UTM Zone: *UTM Zone 18T*

Elevation: *344 FT
105.00 M*

Order Information:

Order No.: *20141125005*
Date Requested: *28/11/2014*
Requested by: *Pinchin Ltd*
Report Type: *Quote - Custom-Build Your Own Report*

Additional Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	<i>N</i>	-	-	-
AGR	<i>Aggregate Inventory</i>	<i>N</i>	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	<i>N</i>	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	<i>N</i>	-	-	-
AUWR	<i>Automobile Wrecking & Supplies</i>	<i>N</i>	-	-	-
BORE	<i>Borehole</i>	<i>N</i>	-	-	-
CA	<i>Certificates of Approval</i>	<i>N</i>	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	<i>N</i>	-	-	-
CHEM	<i>Chemical Register</i>	<i>N</i>	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	<i>N</i>	-	-	-
CONV	<i>Compliance and Convictions</i>	<i>N</i>	-	-	-
CPU	<i>Certificates of Property Use</i>	<i>N</i>	-	-	-
DRL	<i>Drill Hole Database</i>	<i>N</i>	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	<i>N</i>	-	-	-
EBR	<i>Environmental Registry</i>	<i>N</i>	-	-	-
ECA	<i>Environmental Compliance Approval</i>	<i>N</i>	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	<i>N</i>	-	-	-
EHS	<i>ERIS Historical Searches</i>	<i>N</i>	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	<i>N</i>	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	<i>N</i>	-	-	-
FCON	<i>Federal Convictions</i>	<i>N</i>	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	<i>N</i>	-	-	-
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	<i>N</i>	-	-	-
FST	<i>Fuel Storage Tank</i>	<i>N</i>	-	-	-
FSTH	<i>Fuel Storage Tank - Historic</i>	<i>N</i>	-	-	-
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	<i>Y</i>	3	21	24
HINC	<i>TSSA Historic Incidents</i>	<i>N</i>	-	-	-
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	<i>N</i>	-	-	-
INC	<i>TSSA Incidents</i>	<i>N</i>	-	-	-
LIMO	<i>Landfill Inventory Management Ontario</i>	<i>N</i>	-	-	-
MINE	<i>Canadian Mine Locations</i>	<i>N</i>	-	-	-
MNR	<i>Mineral Occurrences</i>	<i>N</i>	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	<i>N</i>	-	-	-
NCPL	<i>Non-Compliance Reports</i>	<i>N</i>	-	-	-
NDFT	<i>National Defence & Canadian Forces Fuel Tanks</i>	<i>N</i>	-	-	-
NDSP	<i>National Defence & Canadian Forces Spills</i>	<i>N</i>	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	<i>N</i>	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	TSSA Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	N	-	-	-
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	N	-	-	-
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	0	2	2
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	N	-	-	-
		<hr/>			
		Total:	3	23	26

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev diff m</i>	<i>Page Number</i>
1	GEN	VIRTOCOM	44 Iber Road Ottawa ON K2S 1E8	N/6.4	0.00	12
1	GEN	VITROCOM (CANADA) INC.	44 IBER ROAD STITTSVILLE ON K2S 1E8	N/6.4	0.00	12
1	GEN	SOURCE ONE PROCESS FINISHING INC.	44 IBER ROAD STITTSVILLE ON K2S 1E8	N/6.4	0.00	13

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
2	GEN	SHERIDAN EQUIPMENT	54 IBER ROAD GOULBOURN TWP. ON K2B 6M7	SE/68.3	0.00	13
2	GEN	BLACKWOOD HODGE (SEE & USE ON0158413)	54 IBER ROAD STITTSVILLE ON K2B 6M7	SE/68.3	0.00	14
2	GEN	Strongco Equipment	54 IBER ROAD Stittsville ON	SE/68.3	0.00	14
2	GEN	Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE/68.3	0.00	14
2	GEN	BLACKWOOD HODGE EQUIPMENT LTD.	54 IBER RD. STITTSVILLE ON K2S 1E8	SE/68.3	0.00	15
2	GEN	BLACKWOOD HODGE EQUIPMENT LTD. 05-273	54 IBER RD. STITTSVILLE ON K2S 1E8	SE/68.3	0.00	15
2	GEN	Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE/68.3	0.00	15
2	GEN	Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE/68.3	0.00	16
2	GEN	Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE/68.3	0.00	16
2	GEN	Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE/68.3	0.00	17
2	GEN	BLACK(SEE & USE ON0158413) 05-273	54 IBER RD. STITTSVILLE ON K2S 1E8	SE/68.3	0.00	18
2	SPL	ONTARIO HYDRO	54 IBER ROAD TRANSFORMER GOULBOURN TOWNSHIP ON	SE/68.3	0.00	18
3	GEN	Strongco Equipment	54 Iber Road Stittsville ON	SE/83.0	0.00	18
4	GEN	T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON	NE/175.0	-1.90	19
5	GEN	T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE/176.8	-1.65	20
5	GEN	T. A. MORRISON & CO. LTD.	27 Iber rd. Stittsville ON K2S 1E6	NNE/176.8	-1.65	20
5	GEN	T. A. MORRISON & CO. LTD.	27 Iber rd. Stittsville ON K2S 1E6	NNE/176.8	-1.65	21
5	GEN	T. A. MORRISON & CO. LTD.	27 IBER ROAD STITTSVILLE ON K2S 1E6	NNE/176.8	-1.65	22
5	GEN	T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE/176.8	-1.65	22
5	GEN	T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE/176.8	-1.65	23
5	GEN	T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE/176.8	-1.65	24
6	GEN	SMART TECHNOLOGIES INC.	3 IBER ROAD STITTSVILLE ON K2S 1E6	N/192.0	-2.00	24

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev Diff m</i>	<i>Page Number</i>
7	SPL	PUC	15 FINGERWOOD IN STITTSVILLE. SANITARY SEWER GOULBOURN TOWNSHIP ON	WSW/242.5	0.00	25

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 2014 has found that there are 24 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
VIRTOCOM	44 Iber Road Ottawa ON K2S 1E8	N	6.38	<u>1</u>
VITROCOM (CANADA) INC.	44 IBER ROAD STITTSVILLE ON K2S 1E8	N	6.38	<u>1</u>
SOURCE ONE PROCESS FINISHING INC.	44 IBER ROAD STITTSVILLE ON K2S 1E8	N	6.38	<u>1</u>
SHERIDAN EQUIPMENT	54 IBER ROAD GOULBOURN TWP. ON K2B 6M7	SE	68.34	<u>2</u>
BLACKWOOD HODGE (SEE & USE ON0158413)	54 IBER ROAD STITTSVILLE ON K2B 6M7	SE	68.34	<u>2</u>
Strongco Equipment	54 IBER ROAD Stittsville ON	SE	68.34	<u>2</u>
Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE	68.34	<u>2</u>
BLACKWOOD HODGE EQUIPMENT LTD.	54 IBER RD. STITTSVILLE ON K2S 1E8	SE	68.34	<u>2</u>
BLACKWOOD HODGE EQUIPMENT LTD. 05-273	54 IBER RD. STITTSVILLE ON K2S 1E8	SE	68.34	<u>2</u>
Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE	68.34	<u>2</u>
Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE	68.34	<u>2</u>
Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE	68.34	<u>2</u>
Strongco Equipment	54 Iber Road Stittsville ON K2S 1E8	SE	68.34	<u>2</u>
BLACK(SEE & USE ON0158413) 05-273	54 IBER RD. STITTSVILLE ON K2S 1E8	SE	68.34	<u>2</u>
Strongco Equipment	54 Iber Road Stittsville ON	SE	82.98	<u>3</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON	NE	175.04	<u>4</u>
T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE	176.85	<u>5</u>

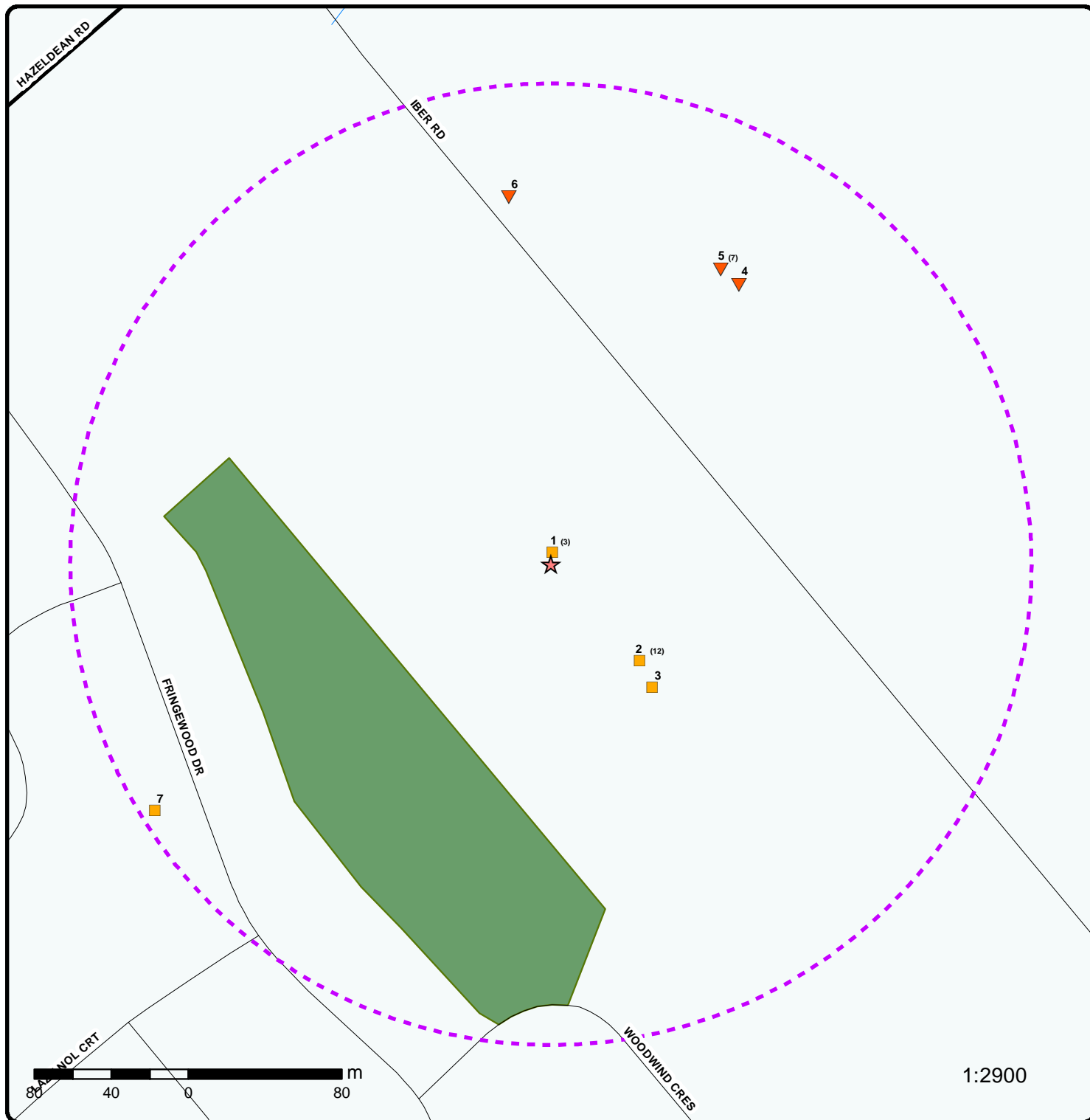
T. A. MORRISON & CO. LTD.	27 Iber rd. Stittsville ON K2S 1E6	NNE	176.85	5
T. A. MORRISON & CO. LTD.	27 Iber rd. Stittsville ON K2S 1E6	NNE	176.85	5
T. A. MORRISON & CO. LTD.	27 IBER ROAD STITTSVILLE ON K2S 1E6	NNE	176.85	5
T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE	176.85	5
T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE	176.85	5
T. A. MORRISON & CO. LTD.	27 Iber Road Stittsville ON K2S 1E6	NNE	176.85	5
SMART TECHNOLOGIES INC.	3 IBER ROAD STITTSVILLE ON K2S 1E6	N	191.98	6

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2014 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
ONTARIO HYDRO	54 IBER ROAD TRANSFORMER GOULBOURN TOWNSHIP ON	SE	68.34	2
PUC	15 FINGERWOOD IN STITTSVILLE. SANITARY SEWER GOULBOURN TOWNSHIP ON	WSW	242.54	7

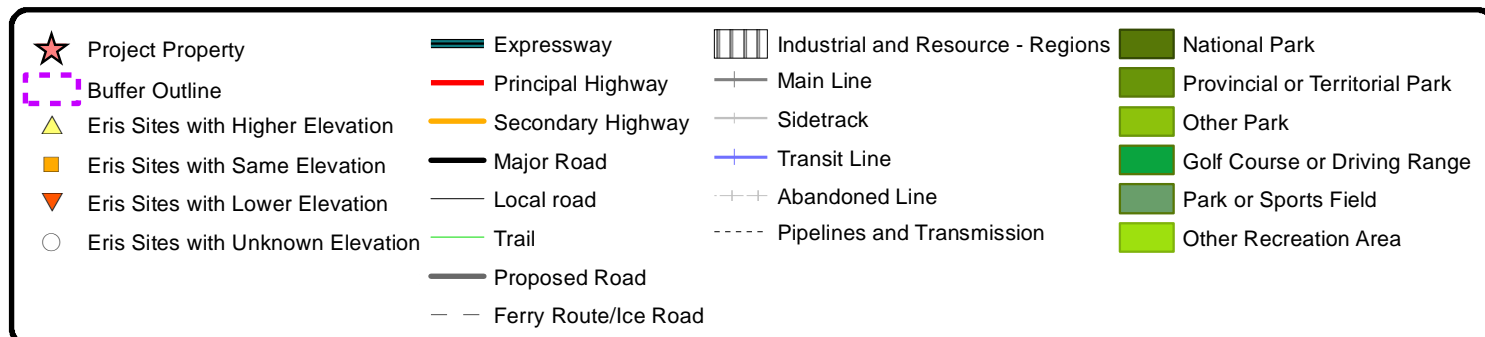
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
-------------------------------	-----------------------	-------------------------	--------------------------	-----------------------

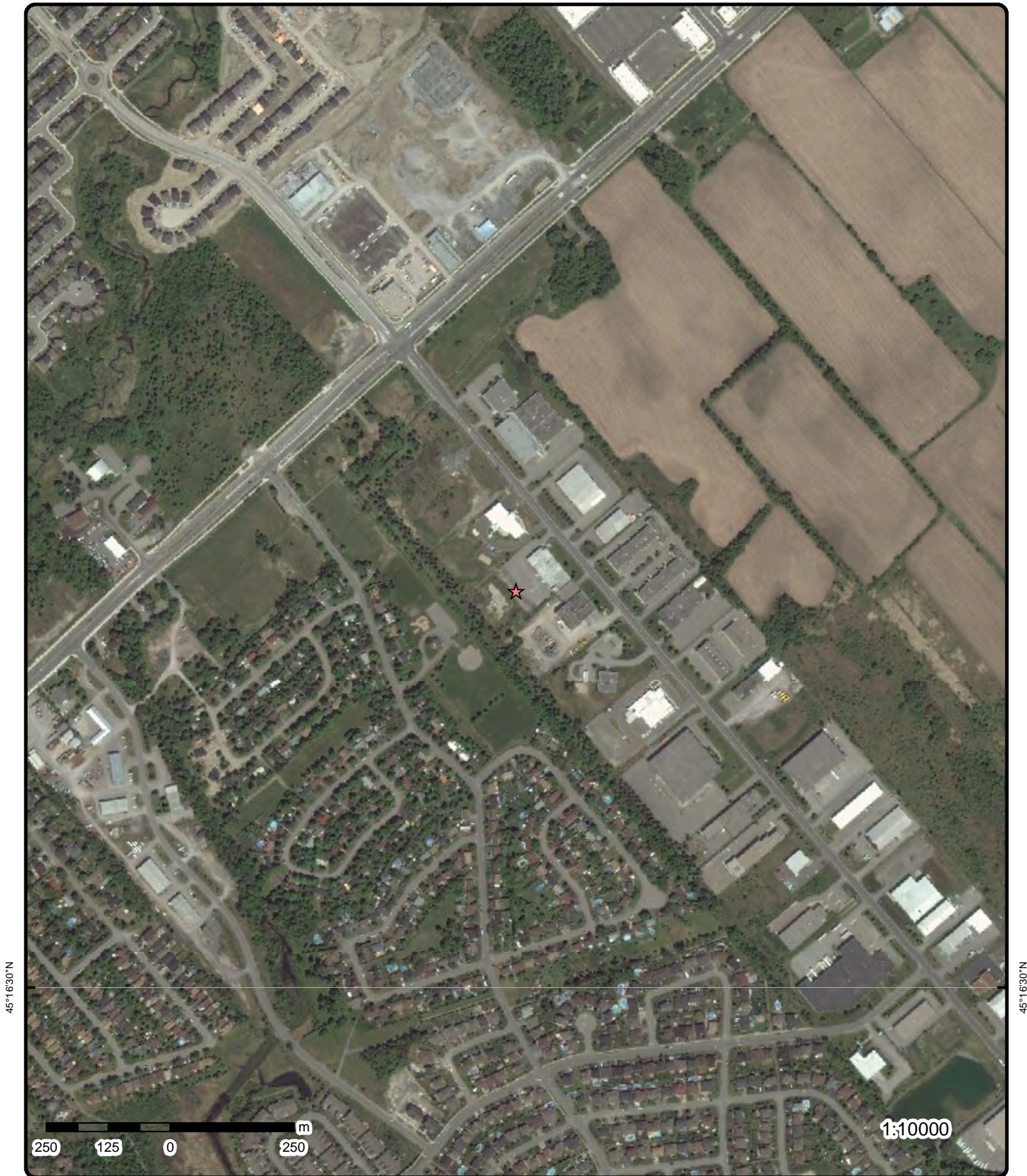


Map

Order No: 20141125005

Address: 44 Iber Rd, Ottawa, ON, K2S1E8





Aerial

Order No: 20141125005

Address: 44 Iber Rd, Ottawa, ON, K2S1E8

Source: ESRI World Imagery, Updated October 2014

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 3	N/6.4	105.0	VIRTOCOM 44 Iber Road Ottawa ON K2S 1E8	GEN
Generator #:		ON5520611			
Approval Yrs:		02,03,04			
SIC Code:					
SIC Description:					
--- Details ---					
Waste Code:		114			
Waste Description:		OTHER INORGANIC ACID WASTES			
+					
Waste Code:		122			
Waste Description:		ALKALINE WASTES - OTHER METALS			
+					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
1	2 of 3	N/6.4	105.0	VITROCOM (CANADA) INC. 44 IBER ROAD STITTSVILLE ON K2S 1E8	GEN
Generator #:		ON2542600			
Approval Yrs:		99,00,01			
SIC Code:		3562			
SIC Description:		GLASS PRODUCTS IND.			
--- Details ---					
Waste Code:		113			
Waste Description:		ACID WASTE - OTHER METALS			
+					
Waste Code:		114			
Waste Description:		OTHER INORGANIC ACID WASTES			
+					
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		241			
Waste Description:		HALOGENATED SOLVENTS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		253			
Waste Description:		EMULSIFIED OILS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			

<u>1</u>	3 of 3	N/6.4	105.0	SOURCE ONE PROCESS FINISHING INC. 44 IBER ROAD STITTSVILLE ON K2S 1E8	GEN
Generator #:		ON1825600			
Approval Yrs:		94,95,96,97,98,99,00,01			
SIC Code:		3041			
SIC Description:		COATING OF METAL PR.			
--- Details ---					
Waste Code:		113			
Waste Description:		ACID WASTE - OTHER METALS			
+					
Waste Code:		122			
Waste Description:		ALKALINE WASTES - OTHER METALS			
+					
Waste Code:		131			
Waste Description:		NEUTRALIZED WASTES - HEAVY METALS			
+					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			

<u>2</u>	1 of 12	SE/68.3	105.0	SHERIDAN EQUIPMENT 54 IBER ROAD GOULBOURN TWP. ON K2B 6M7	GEN
Generator #:		ON0158413			
Approval Yrs:		96,97,98,99,00,01			
SIC Code:		3192			
SIC Description:		CONSTRUCTION EQUIP.			
--- Details ---					
Waste Code:		211			
Waste Description:		AROMATIC SOLVENTS			
+					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code: 251 Waste Description: OIL SKIMMINGS & SLUDGES + Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS					
2	2 of 12	SE/68.3	105.0	BLACKWOOD HODGE (SEE & USE ON0158413) 54 IBER ROAD STITTSVILLE ON K2B 6M7	GEN
Generator #: ON0036111 Approval Yrs: 98 SIC Code: 3192 SIC Description: CONSTR TUCTION EQUIP. --- Details --- Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS + Waste Code: 213 Waste Description: PETROLEUM DISTILLATES					
2	3 of 12	SE/68.3	105.0	Strongco Equipment 54 IBER ROAD Stittsville ON	GEN
Generator #: ON0158413 Approval Yrs: 03,04,05,06,07,08 SIC Code: 333310 SIC Description: Commercial & Service Industry Machinery Mfg. --- Details --- Waste Code: 211 Waste Description: AROMATIC SOLVENTS + Waste Code: 212 Waste Description: ALIPHATIC SOLVENTS + Waste Code: 213 Waste Description: PETROLEUM DISTILLATES + Waste Code: 221 Waste Description: LIGHT FUELS + Waste Code: 251 Waste Description: OIL SKIMMINGS & SLUDGES + Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS					
2	4 of 12	SE/68.3	105.0	Strongco Equipment 54 Iber Road Stittsville ON K2S 1E8	GEN
Generator #: ON0158413 Approval Yrs: As of April 2014 SIC Code:					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
SIC Description:					
--- Details ---					
Waste Code:		221			
Waste Description:		Light fuels			
+					
Waste Code:		212			
Waste Description:		Aliphatic solvents and residues			
+					
Waste Code:		252			
Waste Description:		Waste crankcase oils and lubricants			
+					
Waste Code:		148			
Waste Description:		Misc. wastes and inorganic chemicals			
+					
Waste Code:		251			
Waste Description:		Waste oils/sludges (petroleum based)			
+					
Waste Code:		213			
Waste Description:		Petroleum distillates			
2	5 of 12	SE/68.3	105.0	BLACKWOOD HODGE EQUIPMENT LTD. 54 IBER RD. STITTSVILLE ON K2S 1E8	GEN
Generator #:		ON0036111			
Approval Yrs:		88,89,90			
SIC Code:		3192			
SIC Description:		CONSTR TUCTION EQUIP.			
--- Details ---					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
2	6 of 12	SE/68.3	105.0	BLACKWOOD HODGE EQUIPMENT LTD. 05-273 54 IBER RD. STITTSVILLE ON K2S 1E8	GEN
Generator #:		ON0036111			
Approval Yrs:		94,95			
SIC Code:		3192			
SIC Description:		CONSTR TUCTION EQUIP.			
--- Details ---					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
2	7 of 12	SE/68.3	105.0	Strongco Equipment 54 Iber Road Stittsville ON K2S 1E8	GEN

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
Generator #: ON0158413 Approval Yrs: 2009 SIC Code: 417210, 811310 SIC Description: Construction and Forestry Machinery Equipment and Supplies Wholesaler-Distributors, Commercial and Industrial Machinery and Equipment (except Automoti					
--- Details ---					
Waste Code:	211				
Waste Description:	AROMATIC SOLVENTS				
+					
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
+					
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
+					
Waste Code:	221				
Waste Description:	LIGHT FUELS				
+					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
+					
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
2	8 of 12	SE/68.3	105.0	Strongco Equipment 54 Iber Road Stittsville ON K2S 1E8	GEN
Generator #: ON0158413 Approval Yrs: 2011 SIC Code: 417210, 811310 SIC Description: Construction and Forestry Machinery Equipment and Supplies Wholesaler-Distributors, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance					
--- Details ---					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
+					
Waste Code:	221				
Waste Description:	LIGHT FUELS				
+					
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
+					
Waste Code:	212				
Waste Description:	ALIPHATIC SOLVENTS				
+					
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
+					
Waste Code:	211				
Waste Description:	AROMATIC SOLVENTS				
+					
Waste Code:	148				
Waste Description:	INORGANIC LABORATORY CHEMICALS				
2	9 of 12	SE/68.3	105.0	Strongco Equipment 54 Iber Road	GEN

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Stittsville ON K2S 1E8					
Generator #:		ON0158413			
Approval Yrs:		2012			
SIC Code:		417210, 811310			
SIC Description:		Construction and Forestry Machinery Equipment and Supplies Wholesaler-Distributors, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance			
--- Details ---					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		211			
Waste Description:		AROMATIC SOLVENTS			
+					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
2	10 of 12	SE/68.3	105.0	Strongco Equipment 54 Iber Road Stittsville ON K2S 1E8	GEN
Generator #:		ON0158413			
Approval Yrs:		2010			
SIC Code:		417210, 811310			
SIC Description:		Construction and Forestry Machinery Equipment and Supplies Wholesaler-Distributors, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance			
--- Details ---					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
+					
Waste Code:		211			
Waste Description:		AROMATIC SOLVENTS			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
2	11 of 12	SE/68.3	105.0	BLACK(SEE & USE ON0158413) 54 IBER RD. STITTSVILLE ON K2S 1E8	05-273 GEN
Generator #:		ON0036111			
Approval Yrs:		92,93,96,97			
SIC Code:		3192			
SIC Description:		CONSTRTUCTION EQUIP.			
--- Details ---					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
2	12 of 12	SE/68.3	105.0	ONTARIO HYDRO 54 IBER ROAD TRANSFORMER GOULBOURN TOWNSHIP ON	SPL
Ref No.:		146726			
Incident Dt:		9/18/1997			
MOE Reported Dt:		9/18/1997			
Contaminant Name:					
Contaminant Quantity:					
Incident Summary:		ONTARIO HYDRO:249 L OF	NONPCB MINERAL OIL GROUND: MVA: OPP,WORKS,FD		
Incident Cause:		COOLING SYSTEM LEAK			
Incident Reason:		ERROR			
Nature of Impact:		Soil contamination			
Receiving Medium:		LAND			
Environmental Impact:		POSSIBLE			
3	1 of 1	SE/83.0	105.0	Strongco Equipment 54 Iber Road Stittsville ON	GEN
Generator #:		ON0158413			
Approval Yrs:		2013			
SIC Code:		417210, 811310			
SIC Description:		CONSTRUCTION AND FORESTRY MACHINERY, EQUIPMENT AND SUPPLIES WHOLESALER-DISTRIBUTORS, COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE			
--- Details ---					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		211			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Description:		AROMATIC SOLVENTS			
+					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		221			
Waste Description:		LIGHT FUELS			

4	1 of 1	NE/175.0	103.1	T. A. MORRISON & CO. LTD. 27 Iber Road Stittsville ON	GEN
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Generator #: ON2639000
Approval Yrs: 2013
SIC Code: 339990
SIC Description: ALL OTHER MISCELLANEOUS MANUFACTURING

--- Details ---

Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
 +
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
 +
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
 +
Waste Code: 253
Waste Description: EMULSIFIED OILS
 +
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
 +
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
 +
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
 +
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
 +
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
 +
Waste Code: 242
Waste Description: HALOGENATED PESTICIDES
 +
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
 +
Waste Code: 113
Waste Description: ACID WASTE - OTHER METALS
 +
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
5	1 of 7	NNE/176.8	103.4	T. A. MORRISON & CO. LTD. 27 Iber Road Stittsville ON K2S 1E6	GEN
Generator #:		ON2639000			
Approval Yrs:		2010			
SIC Code:		339990			
SIC Description:		All Other Miscellaneous Manufacturing			
--- Details ---					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		113			
Waste Description:		ACID WASTE - OTHER METALS			
+					
Waste Code:		122			
Waste Description:		ALKALINE WASTES - OTHER METALS			
+					
Waste Code:		253			
Waste Description:		EMULSIFIED OILS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
+					
Waste Code:		112			
Waste Description:		ACID WASTE - HEAVY METALS			
+					
Waste Code:		242			
Waste Description:		HALOGENATED PESTICIDES			
+					
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
5	2 of 7	NNE/176.8	103.4	T. A. MORRISON & CO. LTD. 27 Iber rd. Stittsville ON K2S 1E6	GEN
Generator #:		ON2639000			
Approval Yrs:		2009			
SIC Code:		339990			
SIC Description:		All Other Miscellaneous Manufacturing			
--- Details ---					
Waste Code:		242			
Waste Description:		HALOGENATED PESTICIDES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			

20

[erisinfo.com](#) EcoLog ERIS Ltd.
Phase I ESA 44 Iber Rd Ottawa ON K2S1E8

Order #: 20141125005

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
+					
Waste Code:		253			
Waste Description:		EMULSIFIED OILS			
+					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
+					
Waste Code:		112			
Waste Description:		ACID WASTE - HEAVY METALS			
+					
Waste Code:		113			
Waste Description:		ACID WASTE - OTHER METALS			
+					
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
+					
Waste Code:		122			
Waste Description:		ALKALINE WASTES - OTHER METALS			
+					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			

5	3 of 7	NNE/176.8	103.4	T. A. MORRISON & CO. LTD. 27 Iber rd. Stittsville ON K2S 1E6	GEN
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Generator #: ON2639000
Approval Yrs: 02,03,04,05,06,07,08
SIC Code:
SIC Description:

--- Details ---

Waste Code: 242
Waste Description: HALOGENATED PESTICIDES
 +
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
 +
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
 +
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
 +
Waste Code: 113
Waste Description: ACID WASTE - OTHER METALS
 +
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
 +
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
 +

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		253			
Waste Description:		EMULSIFIED OILS			
+					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			

5	4 of 7	NNE/176.8	103.4	T. A. MORRISON & CO. LTD. 27 IBER ROAD STITTSVILLE ON K2S 1E6	GEN
Generator #:	ON2639000				
Approval Yrs:	01				
SIC Code:	5622				
SIC Description:	PLUMBING, ETC., WH.				
--- Details ---					
Waste Code:	253				
Waste Description:	EMULSIFIED OILS				

5	5 of 7	NNE/176.8	103.4	T. A. MORRISON & CO. LTD. 27 Iber Road Stittsville ON K2S 1E6	GEN
Generator #:	ON2639000				
Approval Yrs:	2011				
SIC Code:	339990				
SIC Description:	All Other Miscellaneous Manufacturing				
--- Details ---					
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
+					
Waste Code:	253				
Waste Description:	EMULSIFIED OILS				
+					
Waste Code:	121				
Waste Description:	ALKALINE WASTES - HEAVY METALS				
+					
Waste Code:	112				
Waste Description:	ACID WASTE - HEAVY METALS				
+					
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
+					
Waste Code:	122				
Waste Description:	ALKALINE WASTES - OTHER METALS				
+					
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
+					
Waste Code:		242			
Waste Description:		HALOGENATED PESTICIDES			
+					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		113			
Waste Description:		ACID WASTE - OTHER METALS			

[5](#) 6 of 7 **NNE/176.8** **103.4** **T. A. MORRISON & CO. LTD.** **GEN**
27 Iber Road
Stittsville ON K2S 1E6

Generator #: ON2639000
Approval Yrs: As of April 2014
SIC Code:
SIC Description:

--- Details ---

Waste Code: 112
Waste Description: Acid solutions - containing heavy metals
+
Waste Code: 113
Waste Description: Acid solutions - containing other metals and non-metals
+
Waste Code: 122
Waste Description: Alkaline slutions - containing other metals and non-metals (not cyanide)
+
Waste Code: 121
Waste Description: Alkaline slutions - containing heavy metals
+
Waste Code: 242
Waste Description: Halogenated pesticides and herbicides
+
Waste Code: 252
Waste Description: Waste crankcase oils and lubricants
+
Waste Code: 331
Waste Description: Waste compressed gases including cylinders
+
Waste Code: 146
Waste Description: Other specified inorganic sludges, slurries or solids
+
Waste Code: 145
Waste Description: Wastes from the use of pigments, coatings and paints
+
Waste Code: 253
Waste Description: Emulsified oils
+
Waste Code: 148
Waste Description: Misc. wastes and inorganic chemicals
+
Waste Code: 263
Waste Description: Misc. waste organic chemicals
+
Waste Code: 213

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Description:		Petroleum distillates			
5	7 of 7	NNE/176.8	103.4	T. A. MORRISON & CO. LTD. 27 Iber Road Stittsville ON K2S 1E6	GEN
Generator #:		ON2639000			
Approval Yrs:		2012			
SIC Code:		339990			
SIC Description:		All Other Miscellaneous Manufacturing			
--- Details ---					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		112			
Waste Description:		ACID WASTE - HEAVY METALS			
+					
Waste Code:		113			
Waste Description:		ACID WASTE - OTHER METALS			
+					
Waste Code:		122			
Waste Description:		ALKALINE WASTES - OTHER METALS			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
+					
Waste Code:		242			
Waste Description:		HALOGENATED PESTICIDES			
+					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		253			
Waste Description:		EMULSIFIED OILS			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			
6	1 of 1	N/192.0	103.0	SMART TECHNOLOGIES INC. 3 IBER ROAD STITTSVILLE ON K2S 1E6	GEN
Generator #:		ON2233100			
Approval Yrs:		97,98,99,00,01,02,03,04,05,06			
SIC Code:		3359			
SIC Description:		OTHER COMMUN. & ELE.			
--- Details ---					
Waste Code:		121			
Waste Description:		ALKALINE WASTES - HEAVY METALS			
+					
Waste Code:		146			

24

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Phase I ESA 44 Iber Rd Ottawa ON K2S1E8

Order #: 20141125005

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
Waste Description:		OTHER SPECIFIED INORGANICS			
+					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
+					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		232			
Waste Description:		POLYMERIC RESINS			
+					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			

7	1 of 1	WSW/242.5	105.0	PUC 15 FINGERWOOD IN STITTSVILLE. SANITARY SEWER GOULBOURN TOWNSHIP ON	SPL
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Ref No.:	153286
Incident Dt:	3/12/1998
MOE Reported Dt:	3/13/1998
Contaminant Name:	
Contaminant Quantity:	
Incident Summary:	GOULBOURNE TWP-SMALL QTY RAW SEWAGE TO ROAD FROM BROKEN LATERAL.
Incident Cause:	PIPE/HOSE LEAK
Incident Reason:	EQUIPMENT FAILURE
Nature of Impact:	Soil contamination
Receiving Medium:	LAND
Environmental Impact:	POSSIBLE

Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
----	------------------------	---------	------	--------

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

*Government Publication Date: Sept 2002**

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Aug 2012

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Jan 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 2001-Jul 2014

Borehole:Provincial [BORE](#)

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

Government Publication Date: 1875-Aug 2011

Certificates of Approval:Provincial [CA](#)

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

*Government Publication Date: 1985-Oct 30, 2011**

Commercial Fuel Oil Tanks:Provincial [CFOT](#)

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

Government Publication Date: 1948-Apr 2013

Chemical Register:Private [CHEM](#)

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

Government Publication Date: 1992, 1999-Jul 2014

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial [COAL](#)

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

*Government Publication Date: Apr 1987 and Nov 1988**

Compliance and Convictions:Provincial [CONV](#)

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

Government Publication Date: 1989-Feb 2014

Certificates of Property Use:Provincial [CPU](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-Oct 2014

Drill Hole Database:Provincial [DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886-Jan 2014

Environmental Activity and Sector Registry:Provincial [EASR](#)

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

Government Publication Date: Oct 31 2011-Oct 2014

Environmental Registry:Provincial [EBR](#)

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

Government Publication Date: 1994-Oct 2014

Environmental Compliance Approval:Provincial [ECA](#)

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

Government Publication Date: Oct 31, 2011-Oct 2014

Environmental Effects Monitoring:Federal [EEM](#)

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

*Government Publication Date: 1992-2007**

ERIS Historical Searches:Private [EHS](#)

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

Government Publication Date: 1999-Aug 2014

Environmental Issues Inventory System:Federal [EIIS](#)

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

*Government Publication Date: 1992-2001**

List of TSSA Expired Facilities:Provincial [EXP](#)

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Current to May 2013

Federal Convictions:Federal [FCON](#)

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

*Government Publication Date: 1988-Jun 2007**

Contaminated Sites on Federal Land:Federal [FCS](#)

The Federal Contaminated Sites Inventory includes information on 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.

Government Publication Date: June 2000-Sep 2014

Fisheries & Oceans Fuel Tanks:Federal [FOFT](#)

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:Provincial [FST](#)

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

Government Publication Date: 2010-May 2013

Fuel Storage Tank - Historic:Provincial [FSTH](#)

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

*Government Publication Date: Pre-Jan 2010**

Ontario Regulation 347 Waste Generators Summary:

Provincial GEN

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

*Government Publication Date: 1986-Apr 2014***TSSA Historic Incidents:**

Provincial HINC

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

*Government Publication Date: 2006-June 2009****Indian & Northern Affairs Fuel Tanks:**

Federal IAFI

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

*Government Publication Date: 1950-Aug 2003****TSSA Incidents:**

Provincial INC

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

*Government Publication Date: June 2009-Apr 2013***Landfill Inventory Management Ontario:**

Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: 2012

Canadian Mine Locations:Private [MINE](#)

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

*Government Publication Date: 1998-2009**

Mineral Occurrences:Provincial [MNR](#)

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

Government Publication Date: 1846-Apr 2013

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

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

*Government Publication Date: 1974-1994**

Non-Compliance Reports:Provincial [NCPL](#)

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

Government Publication Date: 1994-2012

National Defence & Canadian Forces Fuel Tanks:Federal [NDFT](#)

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

*Government Publication Date: Up to May 2001**

National Defence & Canadian Forces Spills:Federal [NDSP](#)

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:Federal [NDWD](#)

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

*Government Publication Date: 2001-Apr 2007**

National Environmental Emergencies System (NEES):Federal [NEES](#)

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

*Government Publication Date: 1974-2003**

National PCB Inventory:Federal [NPCB](#)

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

*Government Publication Date: 1988-2008**

National Pollutant Release Inventory:Federal [NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-2012

Oil and Gas Wells:Private [OGW](#)

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

Government Publication Date: 1988-Sep 2014

Ontario Oil and Gas Wells:Provincial [OOGW](#)

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-2013

Inventory of PCB Storage Sites:Provincial [OPCB](#)

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

Government Publication Date: 1987-Oct 2004

Orders:Provincial [ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Oct 2014

Canadian Pulp and Paper:Private [PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009

Parks Canada Fuel Storage Tanks:Federal [PCFT](#)

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

*Government Publication Date: 1920-Jan 2005**

Pesticide Register:Provincial [PES](#)

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:Provincial [PINC](#)

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

Government Publication Date: June 2009-Mar 2012

Private and Retail Fuel Storage Tanks:Provincial [PRT](#)

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

*Government Publication Date: 1989-1996**

Permit to Take Water:Provincial [PTTW](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-Oct 2014

Ontario Regulation 347 Waste Receivers Summary:Provincial [REC](#)

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Oct 2014

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011

Ontario Spills:

Provincial SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Feb 2014

Wastewater Discharger Registration Database:

Provincial SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-2011

Anderson's Storage Tanks:

Private TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

*Government Publication Date: 1915-1953**

Transport Canada Fuel Storage Tanks:

Federal TCFT

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial VAR

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Waste Disposal Sites - MOE CA Inventory:

Provincial [WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: 1970-Oct 2014

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial [WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial [WWIS](#)

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

Government Publication Date: 1955-Mar 2014

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:
Sunita Kapoor

Site Address:

44 Iber Road Ottawa ON Canada

Project No:

100305

Opta Order ID:

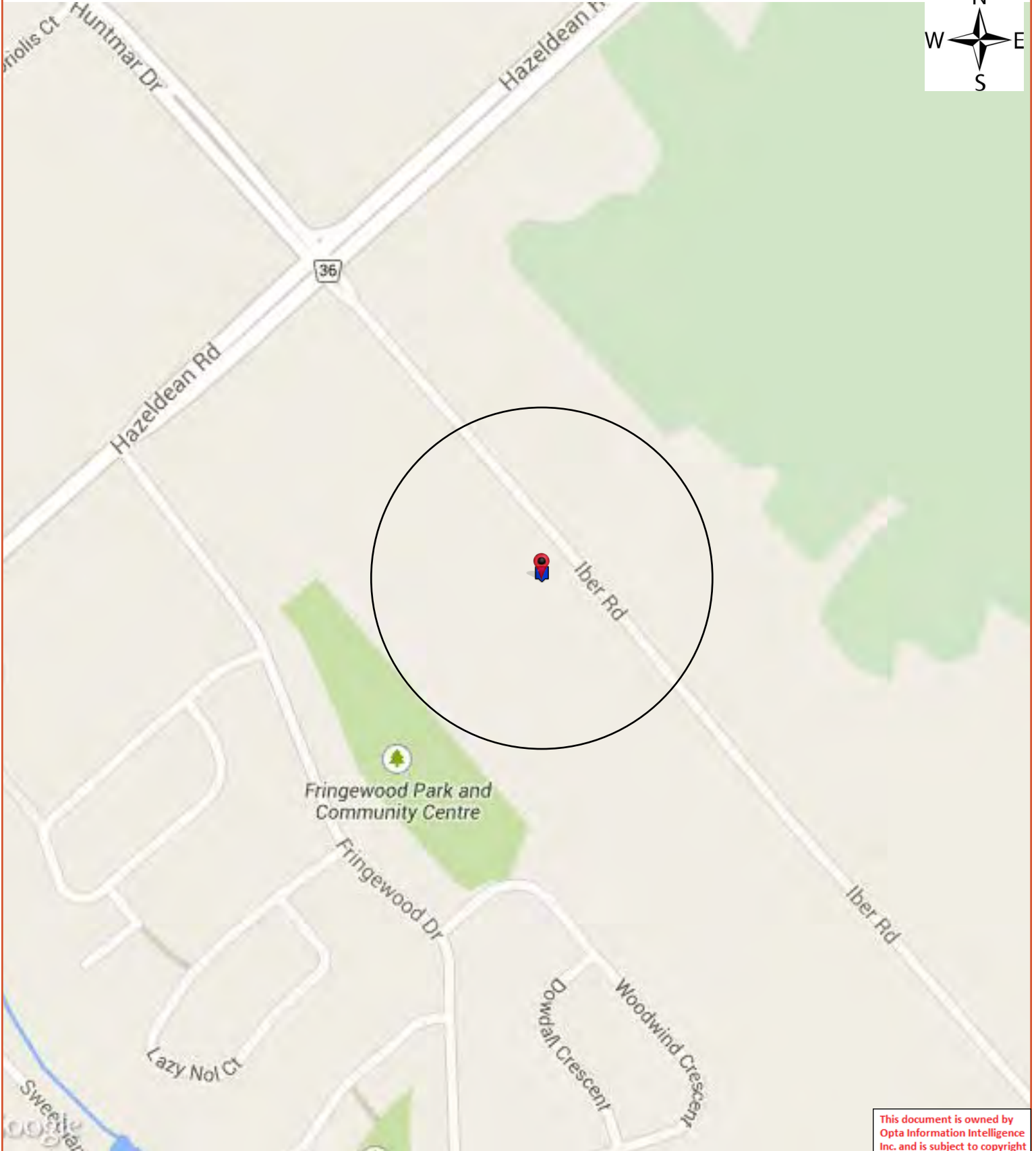
18454

Requested by:

**Skyler Besley
Pinchin Ltd.**

Date Completed:

12/1/2014 7:51:05 AM



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Page	Report Title
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5	(2003) All Risk Report - 2003 44 Iber Road Ottawa ON a (distance = 0 metres*)
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15	(1995) Multirisk Report - 1995 SOURCE ONE PROCESS FINISHING INC. 44 Iber Road Ottawa ON a (distance = 0 metres*)
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All Risk Report - 2003 44 Iber Road Ottawa ON a



Confidential

IAO All Risk

(Now available through the IAO Web-site; www.iao.ca)

INSPECTION REPORT

Supplement/s attached: ☐ Yes ☒ No

1.0 **BASIC INFORMATION**

Insured:		Policy Number	
Date of survey (YYYY/MM/DD):	2003/11/14	IAO Loss Control Specialist:	Michael Martin
Person Contacted:	Kevin Litte	Telephone No.	(613) 237-7075
Position	Propert Manager		
Mailing Address if Different for risk:			IAO AIS No.: 72237863
	(unit # street # & name)	(City, Town, Village)	
Location Surveyed:	44 Iber Road	Ottawa	Ontario (Province)
	(unit # street # & name)	(Stittsville)	K1A 0L6 (postal code)
		(City, Town, Village)	
Secondary address (If any)			(Province)
	(unit # street # & name)	(City, Town, Village)	(postal code)
IBC Territory Code	63	IBC Building Code: 6633	SR/MA File No.
Underwriter:		Broker:	

The **IAO Risk•Score** and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer, and thus more desirable from an underwriting standpoint.

Thank you for choosing IAO to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

2.0 **IAO Risk•Score**

Comments

	1	2	3	4	5	6	7	8	9	
Property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><i>Additional extinguishers required (Rec. made)</i></p> <p><i>No unusual hazards noted</i></p> <p><i>Burglar alarm installed in building.</i></p>
Liability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crime	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(1=Excellent & 9=Poor)										

RISK ALERT ISSUED : ☐ Yes ☒ No If yes, describe (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Critical Recommendation will be issued to address the situation.)

Committed to Service Excellence

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

Meaning of the IAO Risk-Score: The IAO Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The IAO Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are minor. Risks in this category are excellent (no deficiencies) to better than average for their class.
4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

3.0 REMARKS

The Insured has owned the building since 1985. The present tenant , a fitness centre, took occupancy of the building in Oct/03. The premises is leased entirely to the one tenant. The tenant presently utilizes 1393.5 sq.m. as a fitness centre with 418.0 closed off and held for expansion as their client membership increases. The Insured was co-operative in providing the information required to complete the survey and displayed an interest in loss prevention matters.

There were no unusual liability hazards noted at the time of the survey.

The premises is located in an industrial park area. The tenant has a monitored burglar alarm installed on the premises. There was no evident vandalism or crime problems at the time of the survey

4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either ☐ Critical, ☒ Important, or ☐ Desirable Improvement. "Critical" recommendations as those aimed at correcting undesirable feature/s which, if left unattended, could cause a serious loss and should be rectified immediately. This class of recommendation is only used in extreme situations. "Important" recommendations are intended to highlight undesirable feature/s which if left unattended, could cause a serious loss and should be rectified as soon as possible. "Desirable Improvement" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss.

☒ Listed below OR ☐ None

03-01 ☐ Critical ☒ Important ☐ Desirable Improvement

Portable fire extinguishers should be serviced at least once a year and be tagged with the name of the servicing company and the date of the service.

03-02 ☐ Critical ☒ Important ☐ Desirable Improvement

Provide four ULC or equivalent labeled portable fire extinguishers with a rating of 2A10BC. They should be placed in readily accessible and visible locations. with two in the exercise equipment areas and one in each of the change rooms

☐ Critical ☐ Important ☐ Desirable Improvement

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5.0 OCCUPANCY INFORMATION (IBC Occupancy Code 7937)

The Insured is

<input type="checkbox"/> Owner Occupant	<input checked="" type="checkbox"/> Non-occupant building owner	<input type="checkbox"/> Tenant
Name of building owner(if not Insured):		Number of years bldg. Owned: 15
Number of years at this location:15	Area occupied (sq. m): 0.0	Business hours: 6:00am - 11:00pm
Days per week: 7 days	Annual Revenue (optional):	Payroll (optional):
Previous loss history past 3 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined
Explain loss history:		
Insured Values: Property: \$2,123,000		Contents: \$
Combustibility of Occupancy: L2		Susceptibility of Occupancy: S2-Slight Damage

Occupancy : <input type="checkbox"/> Major Tenant OR <input checked="" type="checkbox"/> Insured IBC Industry Code:7937		or <input type="checkbox"/> refer to Occupancy Specific Supplement:
Occupancy Description: Astral Fitness Client membership attend the site for exercise and fitness training. The facilities consists of an office area, a reception centre, a coffee and snack bar (no cooking or heating), men's change room, women's change room , massage centre, daycare room and the exercise area. There are treadmills, stationary riders, elliptical riders, rowing machines, and several types of free weight machines available to the members. The exercise area is supervised by 2 assitants to aid the member in set up and use of the equipment. The daycare room is available to members for the care of their children while they are at the centre.		
Special Hazard Code(s):		Description:
Special Hazard Code(s):		Description:
Other classes of occupants: (immediate exposures)		
Name:	Area occupied:	IBC Code
Occupancy Description:		
Special Hazard Code(s) :	Description:	
Special Hazard Code(s) :	Description:	
Name:	Area occupied:	IBC Code
Occupancy Description:		
Special Hazard Code(s)	Description:	
Special Hazard Code(s)	Description:	
Areas not surveyed:	<input type="checkbox"/> For additional tenants see attached list	

6.0 BUILDING CONSTRUCTION (IBC Major Construction Class 2)

Building condition:	<input type="checkbox"/> Above Average	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies
Year built: (yyyy)	1990 est.	Area occupied by insured (sq. m): 0.0		Combustibility of Building L2
Ground floor area (sq. m):	1,811.5 sq. m	Total floor area (excl. bsmt.)		1,811.5 sq. m
Height (excluding basement):	m	Number of Stories:		(above grade)

Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Area of basement:	(sq. m)	Total area:	sq. m
Additions (year & brief description):						
Renovations (year & brief description):						
Wall construction:	Reinforced Concrete % ()	Masonry: %: ()	Non Combustible: 100 %: (Steel panel on steel frame)	Brick/stone veneer: %: ()	Wood frame: %: ()	
	Other:		Panels in Walls	% Describe:		
Floor Construction:	Concrete: 100 %	Concrete on metal pan:	%	Wood joist:	%	Other: %
Roof Type:	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Sloped	<input type="checkbox"/> Peaked	<input type="checkbox"/> Other		
Roof Construction:	<input type="checkbox"/> Concrete %	<input checked="" type="checkbox"/> Steel deck % 100	<input type="checkbox"/> Wood joist %	<input type="checkbox"/> Other: %		
Roof Surface:	<input type="checkbox"/> Tar & gravel	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt shingles	<input type="checkbox"/> Rubber Membrane		
	<input type="checkbox"/> Wood Shakes	<input type="checkbox"/> Other				
Resurfaced:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date:			
Interior Finish Walls:	Combustible: %	Non-combustible: 100 %		Open: %		
Interior Finish Ceilings:	Combustible: %	Non-combustible: 20 %		Open: 80 %		
Vertical Openings:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Stairs	<input type="checkbox"/> Elevator	<input type="checkbox"/> Deck:	<input type="checkbox"/> Other	
Horizontal Separation:	Major Partition Construction		<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Frame	<input type="checkbox"/> Drywall on Studs	
			<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Other		
	Proper Opening Protection:		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable	
Mezzanines: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Combustible: %	Non-combustible: %		Open: %		
Mezzanines percentage of floor	%					
Combustible Concealed Spaces:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, describe and %			
Concealed space properly protected	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not applicable	Comment:		
Building Description:						
	Shopping Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Industrial Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Strip Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Other Describe : Stand alone building					

7.0 EXPOSURES (Within 50m of risk)

	Distance	Height	Construction	Occupancy Hazard	Civic Number (optional)	Opening in Facing Wall	
						Yes	No
Front	<u>64.1</u> m	<u>1=2</u> sto.	Non-Combustible	medium	T.A. Morrison & Co.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rear	_____ m	_____ sto.	Open	None		<input type="checkbox"/>	<input type="checkbox"/>
Left	<u>18.3</u> m	<u>1=2</u> sto.	Non-Combustible	Medium	Contractor equipment sales & service	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Right	_____ m	_____ sto.	Open	None		<input type="checkbox"/>	<input type="checkbox"/>

(For Malls) Describe partition walls between insured and other tenants.

8.0 COMMON HAZARDS (Heating, electrical, plumbing)

HEATING:

Forced warm air:	<input type="checkbox"/> Electric %	<input checked="" type="checkbox"/> Gas 100%	<input type="checkbox"/> Oil %	Other _____
Suspended unit heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____

Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____
Electric baseboard units:	<input type="checkbox"/> %			
Hot water/steam	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____
Other	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____
Boiler:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Age (yyyy) _____ and Make: _____		Date of last Boiler Inspection: (yyyymmdd) _____
Appliances enclosed in a non-combustible room:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not required:
Combustible materials stored in the room:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not applicable
Fuel tanks:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Inside <input type="checkbox"/> Outside	<input type="checkbox"/> Above ground <input type="checkbox"/> Below ground	Age (yyyy) _____ Capacity (L) _____	
Fill and vent piping: Inside		<input type="checkbox"/> Yes <input type="checkbox"/> No	_____ <input checked="" type="checkbox"/> N/A	
Chimneys:	<input type="checkbox"/> Masonry <input type="checkbox"/> ULC Factory built	<input checked="" type="checkbox"/> Unlabelled pre-fab	<input type="checkbox"/> Other _____	
	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Non-standard _____		
Installation defects:		<input checked="" type="checkbox"/> None <input type="checkbox"/> Moderate	<input type="checkbox"/> Major	
Installation replaced:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(yyyy) _____ %	
Comment: _____				

ELECTRICAL:

Type:	<input checked="" type="checkbox"/> Conduit <input checked="" type="checkbox"/> BX	<input type="checkbox"/> Non-metallic	<input type="checkbox"/> Knob & Tube _____	<input type="checkbox"/> Other _____
Temporary wiring or extension cords:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes _____			
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers	Fuses:	<input type="checkbox"/> Ordinary <input type="checkbox"/> Type P <input type="checkbox"/> Type D <input type="checkbox"/> Other	
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate <input type="checkbox"/> Major		
Installation (wiring) replaced:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(yyyy) _____ %		
Partial changes/extensions:	<input type="checkbox"/> Yes _____	<input checked="" type="checkbox"/> No		
Comments: _____				

PLUMBING:

Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other _____
Installation Replaced:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(yyyy) _____ %		
Condition:	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair	<input type="checkbox"/> Poor	_____	
Installation appears safe:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____		

SMOKING:

Smoking Restricted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
"No Smoking" Signs posted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Enforced:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

HOUSEKEEPING:

<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
Comments: _____			

9.0 FIRE PROTECTION

PUBLIC:

F.U.S. Protection Class: 05 Responding Fire Department: Ottawa (Stittsville) ICC Protection Grade 4

☒ Full time ☐ Part Time/Volunteer ☐ Composite

Distance to Fire Department: 3.0 km Roads: ☒ Paved ☐ Unpaved Accessible Year-round: ☒ Yes ☐ No

☐ Public Water Supply ☒ Private Water Supply

No. Hydrants: 2 within 155 m, _____ within 156 - 305 m, _____ Over 305 m, ☐ None

PRIVATE:

Are the following adequate?

	Yes	No		Date Last Serviced	Comments
Portable Extinguishers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<u>No tag</u>	<u>Rec made</u>
Standpipe/Inside Hoses	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	_____	_____
Watchman Service	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	_____	_____
Fire Detection System:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe: _____		
i) Type of Detectors:	Smoke & heat				
ii) Detectors properly located:	<input type="checkbox"/>	<input type="checkbox"/>	Describe: _____		
iii) Components listed by:	<input checked="" type="checkbox"/> ULC	<input type="checkbox"/> UL	<input type="checkbox"/> Other _____		
iv) Maintenance contract:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Company: <u>Edwards</u>		Telephone #: <u>(613) 820-3500</u>
v) Connected to:	<input type="checkbox"/> ULC Listed Station	<input checked="" type="checkbox"/> Unlisted Service	<input type="checkbox"/> Fire/Police Department	<input type="checkbox"/> Local only	
	<input type="checkbox"/> Other: _____				
Automatic Sprinkler Protection:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Full Premises	<input type="checkbox"/> Partial (describe): _____		
	<input type="checkbox"/> Sprinkler	Supplement Attached	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

10.0 ALL RISK :

Information Confirmed by: Kevin Little

EARTHQUAKE

What is the earthquake zone:	<u>2</u>		
Is there any earthquake history in the area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Undetermined
If Yes, describe history _____			
Any evidence of the following:			
Significant exterior wall or foundation cracks noted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Sagging?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____

FLOOD

Is this establishment located on a flood plain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is it located near a body of water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Distance to nearest body of water:	_____	<input checked="" type="checkbox"/> None determined	
Is there a history of flooding:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, give history: _____
Evidence of water damage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Years knowledge of risk: 15 yrs.			

WATER DAMAGE

Plumbing is: ☒ Copper ☐ Galvanized ☐ Plastic ☐ Other Describe: _____

Is there evidence of corrosion: ☒ Yes ☐ No Describe: _____

Is the building sprinklered: ☒ Yes ☐ No Comment: _____

Is stock susceptible to water damage: ☐ Yes ☒ No Describe: _____

Are all window/skylight openings adequately sealed: ☒ Yes ☐ No Describe: _____

Does water main pass under building: ☒ Yes ☐ No

Is the roof covering adequate: ☒ Yes ☐ No Most recent roof repair date, if applicable _____

Inside and/or roof storage tanks/process equipment ☒ Yes ☐ No Describe: Roof mounted HVAC

Tanks/equipment satisfactorily controlled: ☐ Yes ☐ No Describe: Manual & thermostat controls

Is there use of: ☐ skids ☐ Shelving ☐ Floor Drains ☐ Covers over stock/equipment Describe: _____

Sewer Backup claim in the last three years: ☐ Yes ☒ No ☐ Describe: _____

COLLAPSE AND/OR SEWER BACKUP

Is there any history of collapse:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Is there any history of sewer back-up:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Are sewer back-up protection devices in place:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____

ADDITIONAL PERILS

Is lightning protection in place:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
Is risk located within 5 km of airport:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Beneath a flight path:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the yard fenced:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are gates locked when the premises are closed:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the yard and the exterior of the building lit:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	
Is the risk located in a high wind/hail area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
Are there visible signs of vandalism at the risk:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____:	
In the area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
Is the risk protected from	Automobile	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe: _____	
Impact exposure:	Aircraft	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe: _____	
	Train	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe: _____	
	Boat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe: _____	
Comments: _____				

11.0 BASIC PREMISES LIABILITY

The following appeared to be satisfactory:

Stairs, Ramps & Handrails:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Floor Surfaces & Coverings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Walls & Ceilings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Lighting:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Emergency Lighting	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Housekeeping:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Washrooms:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Sidewalks, Yards & Parking Lots:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Fire Exits:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>6 exits from building</u>
Fire Alarm System (s):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Snow & Ice Removal:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <u>Contracted to third party</u>
Elevating devices in operation	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
TV Satellite Dishes /Exterior Signs	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
CO detectors where required	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
Swimming Pool	Yes <input type="checkbox"/> No <input type="checkbox"/>	Supplement attached
Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments: _____

12.0 BASIC CRIME

☐ Refer to Expanded Crime Supplement

Crime Experience	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High		
Type of Neighbourhood:	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Residential	<input type="checkbox"/> Isolated
Neighbourhood appears to be:	<input checked="" type="checkbox"/> Stable Changing via:		<input type="checkbox"/> Expansion/growth	<input type="checkbox"/> Renovation	<input type="checkbox"/> Deterioration
Visible malicious damage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			

BUSINESS

Automatic Teller Machine :	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Safe on Premises:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to Determine	
Guard Service:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to Determine	Describe:
Typical Stock:				
Smash & Grab exposure:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to Determine	
Comments:				

GENERAL PROTECTION

The following appeared to be satisfactory:

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Roof Accessibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Police Patrols:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Yard Fenced:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Describe:

SECURITY ALARM SYSTEM

Premises alarm system in use:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: (yyyy) <u>2003</u>
Monitored by:	<input type="checkbox"/> ULC Listed Station	<input checked="" type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown to Contact	<input type="checkbox"/> Unable to Determine

PHYSICAL PROTECTION

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input type="checkbox"/> Spring	<input checked="" type="checkbox"/> Panic	<input type="checkbox"/> Other	
Windows Protected:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	If yes, describe _____	
Other Openings:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No	<input type="checkbox"/> Yes

OTHER COMMENTS:

Tenant burglar alarm is monitored through Moorehouse Cabling.

Multirisk Report - 1995 SOURCE ONE PROCESS FINISHING INC. 44 Iber Road Ottawa ON a





Insurers' Advisory Organization (1989) Inc.

18 King Street East, Suite 700, Toronto, Ontario M5C 1C4 Tel.: (416) 368-1801 • Fax: (416) 368-7703

Ontario Branch
Confidential Report

MULTIRISK SURVEY

Insured: SOURCE ONE PROCESS FINISHING INC.

Location Surveyed: 44 IBER RD
GOULBOURN TWP, STITTSVILLE, ONTARIO
K2S 1E8

Person Contacted: Paul Scissons
Telephone number: (613) 831-7202

Customer: Commercial Union Assurance

Policy Number: 6411066
AIS Reference number: 70358219

Surveyed by: Paul Buck
Date of Survey: May 17, 1995

Committed to Service Excellence

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

M U L T I R I S K - F I R E , L I A B I L I T Y
A N D B A S I C C R I M E

OCCUPANCY:

The insured is a tenant at this location. They have been in operation since 1994 and at this location for 1 year. They occupy 279 sq. m and are not the major occupant, having 4 employees. The premises are in good condition. The insured is interested in loss prevention and there have been losses during the last 3 years.

* Loss History

In March 1995 the front door was smashed in, as well as the interior office door. The computer and fax machine were taken. Claim was for \$6000.00. There was a security alarm in place. The insured is in the process of building burglary bars to install on the inside of the windows and glass door. Insured advised that these will be installed before June 1, 1995.

* Occupancy Description

Insured occupies the south east corner of the structure. Consists of an office area and a large electroplating area. Insured also has a water treatment area to treat all waste water from the process.

* Other Classes of Occupants

Mechanical Contractor, Spring Water distributor.

* Undesirable Features

Steps onto wooden catwalk are not secure (concrete blocks piled one on the other).
Leaking roof.
Portable fire extinguisher is not inspected annually.

Risk is Rateable under the Commercial Property Fire Schedule.
It is recommended that this location be resurveyed in 1 year(s).

BUILDING:

- * Built - 1986 (est.) Height: Storey(s) - 1
- * There are no additions.
- * Renovation(s) - 1994 to allow insureds operation
- * Building Condition - Good

- * Area: Ground Floor - 1858 sq. m Total - 1858 sq. m

BASIC CONSTRUCTION:

- * Walls - 60% Non-combustible - Steel on steel
- 40% Masonry - Concrete blocks
- * Floors - 100% Concrete
- * Roof - 100% - Steel deck
- Surface material(s) - Metal
- Original roof.

INTERIOR FINISH:

- * Walls - 100% non-combustible
 - * Ceilings - 100% non-combustible
-

BASEMENTS: None

VERTICAL OPENINGS: None

MEZZANINE: None

OUTBUILDINGS: None

HEATING:

- * Suspended Unit Heaters - 90% - Natural gas
- Original installation.
- Installation appears safe
 - * Electric Baseboard Units - 10% - Electric
- Original installation.
- Installation appears safe
 - * Fuel Tanks/Supply:
- Supply - UG Natural Gas Connection
 - * Chimneys:
- ULC Factory Built - Standard
-

ELECTRICAL:

- * Condition - Good and appeared safe at the time of the survey.
- * Wiring - Conduit; BX
- * Overcurrent protection - Circuit Breakers.
- * Electrical system - Upgraded in 1994, 100% replaced.

PLUMBING:

- * Condition - Good at the time of the survey.
- * Piping is Copper; Plastic
- * Plumbing - Original installation.

EXPOSURES: (within 15m of the risk):

- * LEFT: TO TENANT
 - Construction - Non-combustible.
 - Occupancy - Wholesaler(s).
 - Distance - 0 m Height - 1 storeys
 - Protection - Non-Sprinklered Grading - Moderate
- * FRONT: OPEN
- * REAR: OPEN
- * RIGHT: OPEN

MUNICIPAL PROTECTION:

- * The FUS Public Fire Protection Classification is 5
- * Responding (volunteer) fire department Goulbourn Twp (Stittsville Fire Station)
- * Distance from risk Less than 2.5 km
- * Access via Paved roads. Year-round.
- * The building itself is easily accessible to the fire department.
- * Two hydrants within 155m (standard)

PRIVATE PROTECTION at this location includes the following:

- * Standard extinguishers
- * An automatic sprinkler system is not present.

M U L T I R I S K - L I A B I L I T Y

OCCUPANCY - GENERAL INFORMATION

- * Neighbourhood is predominantly industrial / commercial
- * Insured - tenant Area occupied - 287 sq. m
- * 2% accessible to public. Public access is considered light
- * Gross revenue - could not be determined at time of survey.

PREMISES information at the time of this survey

- * The following appeared to be SATISFACTORY:

Floor Surfaces & Coverings; Walls & Ceilings; Interior Lighting; Exterior Lighting; Emergency Lighting; Interior Housekeeping; Exterior Housekeeping; Washrooms; Sidewalks, Yards & Parking Lots; Snow & ice removal; Signs & Awnings; Fire Exits

- * The following were found to be UNSATISFACTORY, (refer to the Remarks and Recommendations for further details):

Stairs, Ramps, Handrails

- * Explanation of Unsatisfactory Features, (refer to the Remarks and Recommendations for further details):

The steps to the wooden catwalk are not secure (concrete blocks piled one on the other).

- * Elevating devices in operation - none

M U L T I R I S K - B A S I C C R I M E

NEIGHBOURHOOD:

- * Predominantly industrial / commercial
- * Stable
- * Best described as having a moderate crime rate

BUSINESS:

- * Description - Electroplating
- * Hours of Operation - 7 am to 5 pm 5 days per week
- * Typical Stock - Bulk cleaners and stock to be electroplated.
- * Target Stock - Office equipment.
- * Smash & Grab exposure is low
- * Safe - None

GENERAL PROTECTION at the time of this survey:

- * The following appeared to be SATISFACTORY:

Exterior Lighting; Interior Lighting; Roof Accessibility;
Target Stock Protection

- * Security Alarm System - Yes
-

SECURITY SYSTEM (TENANT or OWNER/OCCUPANT):

- * A premises alarm system is in place
- * The extent of protection by this system is perimeter; space/area
- * The alarm is Unlisted service
- * Line security is not provided

PHYSICAL PROTECTION (TENANT or OWNER/OCCUPANT):

- * The exterior locks at this location are deadbolt
- * The windows are not barred

M U L T I R I S K - A L L R I S K

EARTHQUAKE: Zone 2 History of earthquakes - No

FLOOD:

- * Nearest body of water - Stream/Creek
 - * Distance from risk - could not be determined at the time of the survey.
 - * Risk is not located on a flood plain
 - * There is no history of flooding
 - * No evidence of water damage
-

WATER DAMAGE:

- * Plumbing - Copper; Plastic
 - * Evidence of corrosion - None
 - * Building is not sprinklered
 - * At time of survey, the following appeared to be SATISFACTORY:
 - Stock susceptibility to water damage
 - Adequacy of sealing of Window/Skylight openings
 - Unusual damage exposure from air conditioning equipment
 - Inside and/or roof storage tank(s)/processing equipment
 - * At time of survey, the following were found to be needing attention:
 - Adequacy of Roof covering material
 - * Most recent roof repair date - could not be determined
 - * Water damage protection - Skids; Shelving
 - * History of water damage - Yes
 - * Evidence of water damage - There is a roof leak in the processing area. The leak does not affect the process, however, it is not acceptable. The leak is an on going problem that the insured cannot get the building owner to repair.
-

COLLAPSE:

- * No items which may lead to collapse were found.
- * History of collapse - None

SEWER BACK-UP:

- * History of sewer back-up - None
 - * Protection devices in place - could not be determined
-

VERIFICATION - WATER DAMAGE, FLOOD, SEWER BACK-UP INFORMATION:

- * Confirmed by Paul Scissons
 - * Years knowledge of risk - 1
-

ADDITIONAL PERILS:

- * Lightning protection - No
- * Risk is not located within 5 km of an airport
- * Risk is not located beneath a flight path
- * Yard is not fenced
- * Yard/exterior of building lit
 - Lights all fixed to structure.
- * Risk is not located in high wind/hail area
- * No visible malicious damage/vandalism at risk
- * No signs of vandalism within surrounding vicinity
- * Risk is protected from vehicular impact
- * Vehicle impact exposure consists of Steel poles and bumper pads.

M U L T I R I S K
R E M A R K S / R E C O M M E N D A T I O N S

REMARKS:

- * Fire, Liability & Basic Crime - Insured is very concerned about safety. No people are allowed access to the processing area without proper PPE (Personal Protection Equipment), including safety glasses and gloves. All waste water is treated on site in a large water treatment facility before being released into the sewer system. A chemical engineer tests the water every hour to check quality, all tests are recorded and maintained in a log for the Ministry of the Environment. The insured has installed a large ventilation system to draw any fumes from the process to the outside of the structure. The insured advised that the system can move 10 000 cfm (cubic feet per minute) of air. All chemical shipment containers are equipped with MSDS labels and a complete MSDS log is kept in the office. Housekeeping is excellent throughout. The floor around the process tanks has been treated with an acid and caustic resistant paint, to prolong the life of the floor and to make the clean up of any spills easier. There is a "containment" area under all tanks to keep any spilt chemicals contained for clean up. Portable fire extinguishers are standard, however, they are not inspected annually. Service tags dated September 25th, 1986. (recommendation made). The insured has concrete blocks piled on top of each other as steps to a platform (recommendation made). Insured advised that a portable step is required so that it can be moved when the forklift is in operation.
- * All Risk - The building is in good condition. The building owner has done extensive work for the insured to ensure the facility is adequate for this process. The insured's area has been re-wired and an office was constructed for the insured. There is a roof leak that is causing water ponding on the floor near the water treatment tanks (recommendation made).

RECOMMENDATIONS:

- * 95-1 Fire, Liability & Basic Crime - All portable fire extinguishers should be maintained in a fully charged and operable condition and be serviced and tagged annually by a ULC certified service agency to ensure reliability and proper working order.
- * 95-2 Fire, Liability & Basic Crime - The concrete blocks being used as steps should be replaced with a portable steel step with a secure handrail. This will reduce the chance of a block moving causing a tripping hazard.
- * 95-3 All Risk - A qualified roofing contractor should be hired to repair the leak in the roof and stop the water ponding on the floor inside the plant area.

Project Name: Phase I ESA

Project #: 100305

ENVIROSCAN Report

Selected Fire Insurance Plans and Inspection Reports

bad language

Skyler Besley

Date Completed: December 1, 2014 07:51:05



OPTA INFORMATION INTELLIGENCE

Search Fee	\$50.00
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Selected Fire Insurance Plans

None

Selected Inspection Reports

(2003) All Risk Report (distance = 0 metres*)	\$55.00
(1995) Multirisk Report (distance = 0 metres*)	\$55.00

Total	\$160.00
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Project Name: Phase I ESA

Project #: 100305

ENVIROSCAN Report

Excluded Fire Insurance Plans and Inspection Reports

bad language

Skyler Besley

Date Completed: December 1, 2014 07:51:05



OPTA INFORMATION INTELLIGENCE

Excluded Fire Insurance Plans

None

Excluded Inspection Reports

None



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