

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
LONGFIELDS DRIVE 123 ACRES  
OTTAWA (NEPEAN), ONTARIO**

**Submitted to:**



**City of Ottawa  
Real Estate Services  
110 Laurier Avenue West  
Ottawa, Ontario  
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**Submitted by:**

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**March 2007**

**TZ71009**

**Distribution:**

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March 2, 2007

TZ71009

City of Ottawa  
Real Property Asset Management Branch  
Real Estate Services Division  
110 Laurier Avenue West  
Ottawa, Ontario  
K1P 1J1

**Attention: Tracy Ma  
Environmental Consultant**

Dear Ms. Ma:

**RE: Draft Report - Phase I Environmental Site Assessment  
Longfields Drive 123 Acres  
Ottawa (Nepean), Ontario**

Please find enclosed four (4) hard copies and one (1) electronic copy, in PDF format, of our final report entitled "Phase I Environmental Site Assessment, Longfields Drive 123 Acres, Ottawa (Nepean), Ontario".

We thank you for entrusting AMEC with this assignment and look forward to future opportunities to work with the City of Ottawa. In the meantime, should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Yours truly,

**AMEC Earth & Environmental  
a division of AMEC Americas Limited**

A handwritten signature in black ink, appearing to read "K. Hicks".

Kevin D. Hicks, M.Sc., P.Geo.  
Senior Hydrogeologist

Enclosures (5)

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ESA.doc

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## EXECUTIVE SUMMARY

AMEC Earth & Environmental, a division of AMEC Americas Limited ("AMEC"), was retained by the City of Ottawa ("the City") to conduct a Phase I Environmental Site Assessment (ESA) of four parcels of land located adjacent Longfields Drive and Claridge Drive, in Ottawa (Nepean), Ontario (the "Site"). The Site consists of PIN numbers 045967153, part of 045966086, 045965823 (right of way), part of 045965843, 045960588, 045965810, 045965813, part of 045965839 and 045965807. For ease of reference, the Site has been divided into the four parcels, namely Parcel A, Parcel B, Parcel C and Parcel D. Currently, the Site is owned by the City of Ottawa with the exception of a small parcel (0.43 acres) designated as PIN 045960588 and owned by Hydro Ottawa. Parcel A is occupied by a skateboard park and a hydro substation with the remaining areas being vacant land consisting of grassed and wooded areas and a network of trails throughout. Parcels B, C and D are presently vacant. This Phase I ESA was carried out in accordance with the Terms of Reference as provided in AMEC proposal OP8484 dated January 12, 2007.

The City retained AMEC to provide an evaluation of known and possible environmental issues in support of future acquisition/divestiture and/or development initiatives. This report was prepared for the exclusive use of the City of Ottawa. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from AMEC will be required. With respect to third parties, AMEC has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

A Phase I ESA is defined as a systematic qualitative process to assess the environmental condition of a Site based on its historical and current use. This Phase I ESA was conducted in accordance with the Phase I ESA standard as defined by Ontario Regulation 153/04 and the CAN/CSA Z768-01 Phase I Environmental Site Assessment, referenced therein.

Mr. Kevin Hicks and Ms. Eva Sokolowski of AMEC conducted a Site reconnaissance on January 24, 2007 to evaluate possible on-Site issues, and assess whether any surrounding land uses may have and/or are currently impacting the environmental condition of the Site. AMEC was unaccompanied during the Site reconnaissance; however, telephone interviews were conducted with several City of Ottawa personnel and Mr. Paul Labrosse, Environmental Coordinator at Hydro Ottawa (the "Site representatives"). Ground cover conditions at the time of the Site reconnaissance were covered with approximately 15 to 20 centimetres of snow which may have limited AMEC's observations.

The majority of the Site consists of vacant land surfaced with low-lying vegetation (i.e. grasses, bushes) and partial wooded areas. A skateboard park constructed sometime after 2002 is located along Longfields Drive on the eastern portion of Parcel A. A hydro substation, constructed in approximately 1993, is located along the northern boundary on the western portion of Parcel A. A snow disposal facility (SDF) operated by the City of Ottawa (previously

the City of Nepean) since as early as the late 1980s, referred to as the Greenbank SDF occupies part of the southwest corner of Parcel A and the adjacent lands to the west with an access being via Greenbank Road. Parcel C was formerly occupied by a construction Site office located at the southwest corner of the parcel. The Site office consisted of a trailer and was occupied by Claridge Homes during development of the surrounding residential development in the late 1990s and early 2000. Parcel A was formerly occupied by a radio/communication station consisting of one building and several transmission towers located on the southeast portion of Parcel A from the late 1980s to the mid 1990s. A residential/agricultural building was formerly located at the south boundary of Parcel B from approximately 1945 to 1983, with remnants of the largest building remaining until approximately 1995. Prior to the mid 1980s, the Site was vacant or used for agricultural purposes since at least 1945.

On-Site operations include operation of the on-Site hydro substation and snow disposal facility and minor recreational use. Historically, Site operations included agricultural use and the operation of a radio/communications station (Parcel A). Surrounding properties consist of residential, commercial, agricultural, transportation, recreational and educational land uses.

The hydro substation consists of a gated compound with three transformers and hydro line connections. Given the date of construction of the substation (i.e., 1993), these transformers likely do not contain PCBs as the use of PCBs in oil-filled transformers was discontinued by the early 1980s. Furthermore, AMEC was advised by the Site representative that PCB-containing transformers are not used at the substation.

Multiple fill piles inferred to be associated with past construction activities at surrounding properties (residential development) were observed on Parcels A, B and D. Fill piles are inferred to consist of clean fill with the occasional remnant of construction debris (i.e. concrete sewer pipes, metal, etc.). Two asphalt piles inferred to be associated with paving activities at neighbouring properties and roads were observed at the southeast portion of Parcel B. Minor amounts of debris consisting of old furniture, small appliances, domestic garbage, tires, concrete pipes, cinder block and other construction materials, and brush piles and other vegetation clippings were observed in multiple areas of the Site.

Based on the Phase I ESA completed by AMEC conducted on January 24, 2007 two areas of potential environmental concern (APECs) identified at the Site include the Greenbank SDF and the Shell retail fuel outlet (RFO) located northeast of Parcel D. The Shell RFO was constructed between 2002 and 2005. A representative of the TSSA advised AMEC that the property is serviced with four fibreglass underground storage tanks (USTs). Given the age of the RFO and the inferred east-southeasterly groundwater flow direction, impacts to the Site are considered unlikely. There is a low to moderate risk of potential soil impact associated with the Greenbank SDF. Potential contaminants of concern include sodium (as sodium adsorption ratio or SAR), electrical conductivity (EC) and metals. In light of this potential concern, consideration should be given to undertaking a surface soil sampling program to assess this APEC and the associated inorganic impacts as noted above.

## TABLE OF CONTENTS

| <b><u>SECTION</u></b>                                                         | <b><u>PAGE</u></b> |
|-------------------------------------------------------------------------------|--------------------|
| <b>1.0 INTRODUCTION .....</b>                                                 | <b>1</b>           |
| <b>1.1 Background .....</b>                                                   | <b>1</b>           |
| <b>1.2 Scope of Work .....</b>                                                | <b>1</b>           |
| <b>2.0 SITE DESCRIPTION .....</b>                                             | <b>4</b>           |
| <b>2.1 Site Location .....</b>                                                | <b>4</b>           |
| <b>2.2 Site Occupancy .....</b>                                               | <b>4</b>           |
| <b>2.3 Site Features .....</b>                                                | <b>5</b>           |
| <b>2.4 Site Services .....</b>                                                | <b>6</b>           |
| <b>2.5 Physical Setting .....</b>                                             | <b>6</b>           |
| <b>3.0 ADJACENT LAND USES .....</b>                                           | <b>7</b>           |
| <b>4.0 RECORDS REVIEW .....</b>                                               | <b>9</b>           |
| <b>4.1 Aerial Photographs .....</b>                                           | <b>9</b>           |
| <b>4.2 City Directories .....</b>                                             | <b>11</b>          |
| <b>4.3 Fire Insurance Plans .....</b>                                         | <b>11</b>          |
| <b>4.4 Land Title Search .....</b>                                            | <b>12</b>          |
| <b>4.5 Summary of Historical Records Review .....</b>                         | <b>12</b>          |
| <b>5.0 REGULATORY AGENCY FILES AND DATABASE REVIEW .....</b>                  | <b>14</b>          |
| <b>5.1 Local Municipal Agency .....</b>                                       | <b>14</b>          |
| <b>5.2 Technical Standards and Safety Authority .....</b>                     | <b>14</b>          |
| <b>5.3 Ministry of the Environment .....</b>                                  | <b>15</b>          |
| <b>5.4 Provincial Database / Inventory Records .....</b>                      | <b>15</b>          |
| 5.4.1 Waste Disposal Site Inventory .....                                     | 15                 |
| 5.4.2 Inventory of Coal Gasification Plant Waste Sites in Ontario .....       | 15                 |
| 5.4.3 Brownfields Environmental Site Registry .....                           | 15                 |
| <b>5.5 EcoLog Environmental Risk Information Services Ltd. ("ERIS") .....</b> | <b>15</b>          |
| <b>5.6 Summary of Regulatory Database Review .....</b>                        | <b>17</b>          |
| <b>6.0 SITE VISIT AND INTERVIEWS .....</b>                                    | <b>18</b>          |
| <b>6.1 General Site Conditions and Housekeeping .....</b>                     | <b>18</b>          |
| <b>6.2 Air Emissions .....</b>                                                | <b>18</b>          |
| <b>6.3 Chemical Storage and Handling .....</b>                                | <b>18</b>          |
| <b>6.4 Designated Substances .....</b>                                        | <b>18</b>          |
| 6.4.1 Asbestos .....                                                          | 19                 |
| 6.4.2 Lead .....                                                              | 19                 |
| 6.4.3 Mercury .....                                                           | 19                 |
| 6.4.4 Other Designated Substances .....                                       | 19                 |
| <b>6.5 Mechanical Equipment .....</b>                                         | <b>20</b>          |
| <b>6.6 Methane .....</b>                                                      | <b>20</b>          |
| <b>6.7 Mould .....</b>                                                        | <b>20</b>          |
| <b>6.8 Odour .....</b>                                                        | <b>20</b>          |
| <b>6.9 Ozone-Depleting Substances .....</b>                                   | <b>21</b>          |

## TABLE OF CONTENTS (cont.)

| <b><u>SECTION</u></b>                                                                                                | <b><u>PAGE</u></b> |
|----------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>6.10 Pesticides and Herbicides.....</b>                                                                           | <b>21</b>          |
| <b>6.11 Polychlorinated Biphenyls .....</b>                                                                          | <b>21</b>          |
| 6.11.1 Electrical Transformers.....                                                                                  | 21                 |
| 6.11.2 Light Ballasts.....                                                                                           | 22                 |
| 6.11.3 PCB Storage Sites .....                                                                                       | 22                 |
| The EcoLog ERIS Report (refer to Section 5.5) did not listed the Site as a<br>registered PCB waste storage site..... | 22                 |
| <b>6.12 Radioactive Materials .....</b>                                                                              | <b>22</b>          |
| <b>6.13 Radon .....</b>                                                                                              | <b>22</b>          |
| <b>6.14 Site In-Filling .....</b>                                                                                    | <b>23</b>          |
| <b>6.15 Spills, Surface Staining and Stressed Vegetation .....</b>                                                   | <b>23</b>          |
| <b>6.16 Storage Tanks .....</b>                                                                                      | <b>23</b>          |
| 6.16.1 Aboveground Storage Tanks.....                                                                                | 23                 |
| 6.16.2 Underground Storage Tanks .....                                                                               | 23                 |
| <b>6.17 Urea Formaldehyde Foam Insulation .....</b>                                                                  | <b>23</b>          |
| <b>6.18 Waste Management .....</b>                                                                                   | <b>24</b>          |
| 6.18.1 Liquid Waste .....                                                                                            | 24                 |
| 6.18.2 Solid Waste.....                                                                                              | 24                 |
| <b>6.19 Wells .....</b>                                                                                              | <b>24</b>          |
| 6.19.1 Water Wells.....                                                                                              | 24                 |
| 6.19.2 Other Wells .....                                                                                             | 24                 |
| <b>6.20 Other Observations .....</b>                                                                                 | <b>25</b>          |
| <b>7.0 CONCLUSIONS.....</b>                                                                                          | <b>26</b>          |
| <b>8.0 RECOMMENDATIONS .....</b>                                                                                     | <b>27</b>          |
| <b>9.0 ASSESSOR QUALIFICATIONS .....</b>                                                                             | <b>28</b>          |
| <b>10.0 CLOSURE.....</b>                                                                                             | <b>29</b>          |

## **LIST OF FIGURES**

|           |                           |
|-----------|---------------------------|
| Figure 1  | Key Plan                  |
| Figure 2  | Generalized Site Plan     |
| Figure 3a | Detail Site Plan Parcel A |
| Figure 3b | Detail Site Plan Parcel B |
| Figure 4  | Surrounding Land Use      |

## **LIST OF APPENDICES**

|            |                                          |
|------------|------------------------------------------|
| Appendix A | Photographs                              |
| Appendix B | Aerial Photographs                       |
| Appendix C | Chain of Title                           |
| Appendix D | Regulatory Correspondence and Interviews |
| Appendix E | EcoLog ERIS Data                         |
| Appendix F | Qualifications of the Assessor           |
| Appendix G | Limitations                              |

## LIST OF ACRONYMS AND ABBREVIATIONS

|          |                                          |
|----------|------------------------------------------|
| ACM      | Asbestos containing materials            |
| AMEC     | AMEC Earth & Environmental               |
| APEC     | Area of potential environmental concern  |
| AST      | Aboveground storage tank                 |
| CFC      | Chlorofluorocarbon                       |
| CNSC     | Canadian Nuclear Safety Commission       |
| CSA      | Canadian Standards Association           |
| DICB     | Ditch Inlet Catch Basin                  |
| EPA      | Environmental Protection Act             |
| ESA      | Environmental Site Assessment            |
| ERIS     | Environmental Risk Information Services  |
| FIP      | Fire insurance plan                      |
| HCFC     | Hydrochlorofluorocarbon                  |
| HVAC     | Heating ventilation and air conditioning |
| LBP      | Lead based paints                        |
| m.a.s.l. | Metres above sea level                   |
| mbgs     | Metres below ground surface              |
| MDL      | Method detection limits                  |
| MOE      | Ministry of the Environment              |
| MOL      | Ministry of Labour                       |
| ODS      | Ozone depleting substance                |
| OHSA     | Occupational Health and Safety Act       |
| PCB      | Polychlorinated biphenyls                |
| PHC      | Petroleum hydrocarbons                   |
| ROC      | Region of Ottawa-Carleton                |
| RSC      | Record of Site Condition                 |
| SCS      | Site condition standard                  |
| SNDC     | South Nepean Development Corporation     |
| TSSA     | Technical Standards and Safety Authority |
| UFFI     | Urea formaldehyde foam insulation        |
| UST      | Underground storage tank                 |
| WL       | Working level                            |

## **1.0 INTRODUCTION**

### **1.1 Background**

AMEC Earth & Environmental, a division of AMEC Americas Limited ("AMEC"), was retained by the City of Ottawa ("the City") to conduct a Phase I Environmental Site Assessment (ESA) of four parcels of land located adjacent Longfields Drive and Claridge Drive, in Ottawa (Nepean), Ontario (the "Site"). A key plan showing the location of the Site is provided on Figure 1. The Site consists of PIN numbers 045967153, part of 045966086, 045965823 (right of way), part of 045965843, 045960588, 045965810, 045965813, part of 045965839 and 045965807. For ease of reference, the Site has been divided into the four parcels, namely Parcel A, Parcel B, Parcel C and Parcel D. Figure 2 illustrates the lot configuration of the Site. Currently, the Site is owned the City of Ottawa with the exception of a small parcel (0.43 acres) designated as PIN 045960588 and owned by Hydro Ottawa. Parcel A is occupied by a skateboard park and a hydro substation with the remaining areas being vacant land consisting of grassed and wooded areas and a network of trails throughout. Furthermore, a small portion of the southwest boundary of Parcel A is used by the City of Ottawa as a snow disposal facility. Access to the snow disposal area is from Greenbank Road. Parcels B, C and D are presently vacant.

The City retained AMEC to provide an evaluation of known and possible environmental issues at the Site in support of future development (residential and commercial) and divestment. This report was prepared for the exclusive use of the City of Ottawa. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from AMEC will be required. With respect to third parties, AMEC has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

A Phase I ESA is defined as a systematic qualitative process to assess the environmental condition of a Site based on its historical and current use. This Phase I ESA was conducted in accordance with the Phase I ESA standard as defined by Ontario Regulation 153/04 – Records of Site Conditions ("O.Reg. 153/04") and the CAN/CSA Z768-01 Phase I Environmental Site Assessment, referenced therein.

### **1.2 Scope of Work**

This Phase I ESA was carried out in accordance with the Terms of Reference as provided in AMEC proposal OP8484 dated January 12, 2007. The scope of work for the Phase I ESA consisted of the following tasks:

- Reviewing the historical occupancy of the Site, through the use of available archived municipal and business directories, fire insurance plans, historical topographical plans (if available), and aerial photographs;

- Reviewing the current use of the Site and any land use practices that may have impacted its environmental condition;
- Reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Site;
- Conducting a “walk-through” visual assessment (i.e. Site reconnaissance) of the Site and building facilities in order to identify the presence of actual and / or potential environmental contaminants or concerns of significance;
- Conducting interviews with persons knowledgeable about the Site and its current and/or former occupancy;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewed such records where available;
- Obtaining an EcoLog Environmental Risk Information Services Ltd. (“ERIS”) report for the Site and surrounding properties within a 500 m radius of the Site;
- Obtaining a search of land title and assessment rolls for the Site; and
- Preparing a report of our findings.

Mr. Kevin Hicks and Ms. Eva Sokolowski of AMEC conducted a Site reconnaissance on January 24, 2007 to evaluate possible on-Site issues, and assess whether any surrounding land uses may have and/or are currently impacting the environmental condition of the Site. AMEC was unaccompanied during the Site reconnaissance; however, telephone interviews were conducted with several City of Ottawa personnel (see following table for details) and Mr. Paul Labrosse, Environmental Coordinator at Ottawa Hydro (the “Site representatives”). Ground cover conditions at the time of the Site reconnaissance were covered with approximately 15 to 20 centimetres of snow which may have limited AMEC’s observations.

In completing the scope of work, AMEC did not conduct any intrusive investigations including sampling, analyses or monitoring.

Other contacts were made as required to evaluate the existing/historical Site operations including the following:

| Name              | Agency or Company                        | Position                                   |
|-------------------|------------------------------------------|--------------------------------------------|
| Mr. Jim Lewis     | Ministry of the Environment              | Freedom of Information Officer             |
| Mr. Paul Labrosse | Hydro Ottawa                             | Environmental Coordinator                  |
| Mr. Charlie Argue | City Of Ottawa                           | Program Manager, Subdivision/Site Plan     |
| Mr. Collin White  | City Of Ottawa                           | Project Manager, Development Review        |
| Mr. Gary O'Connor | City Of Ottawa                           | Engineer, Surface Operations, Public Works |
| Mr. Prem Lal      | Technical Standards & Safety Association | Coordinator, Public Information Services   |



These individuals and agencies were contacted as they may have information related to the environmental conditions of the site. Records of the interviews and/or correspondence are provided in Appendix D.

A response had not been received from the Ministry of the Environment at the time of preparation of this report. Should information become available at anytime in the future that materially affects the conclusions of this report, this information will be forwarded to the City.

## **2.0 SITE DESCRIPTION**

### **2.1 Site Location**

The Site is located adjacent Longfields Drive and Claridge Drive (Parcels B, C and D only), approximately 1.0 to 2.5 km southwest of the intersection of Fallowfield Road and Woodroffe Avenue in Ottawa (Barhaven), Ontario (Figure 1). The Site lies in a municipal suburban setting in an area of mixed residential, commercial, agricultural, transportation, recreational and educational land use.

### **2.2 Site Occupancy**

The majority of the Site consists of vacant land surfaced with low-lying vegetation (i.e. grasses, bushes) and partial wooded areas. Parcels A and D contain sizeable wooded and dense bush covered areas on the south and east portions, respectively. A skateboard park constructed sometime after 2002 is located along Longfields Drive on the eastern portion of Parcel A. A hydro substation, constructed in approximately 1993, is located along the northern boundary on the western portion of Parcel A. A snow disposal facility (SDF) operated since the mid 1990s, and possibly as early as the late 1980s, by the City of Ottawa (and previously by the City of Nepean) and referred to as the Greenbank SDF spans the southwest boundary of Parcel A with an access being via Greenbank Road. The SDF consist of two disposal areas (see Figure 3a), with the larger more easterly disposal area straddling the western boundary of Parcel A. Reportedly, the easternmost area is filled first, with overflow being placed on the western disposal area as required during years of more abundant snowfall.

Parcel C was formerly occupied by a construction Site office located at the southwest corner of the parcel. The Site office consisted of a trailer and was occupied by Claridge Homes during development of the surrounding residential development in the late 1990s and early 2000. Parcel A was formerly occupied by a radio/communication station consisting of one building and several transmission towers located on the southeast portion of Parcel A from the late 1980s to the mid 1990s. A residential/agricultural building was formerly located at the south boundary of Parcel B from approximately 1945 to 1983, with remnants of the largest building remaining until approximately 1995. Prior to the mid 1980s, the Site was vacant or used for agricultural purposes since at least 1945.

On-Site operations include operation of the on-Site hydro substation and snow disposal facility and minor recreational use. Minor recreational activities include various trail and skateboard park use. In addition, what appears to be a children's tree fort was observed near the southeast corner of Parcel B. Historically, Site operations included agricultural use and the operation of a radio/communications station (Parcel A).

## 2.3 Site Features

The Site consists of four irregular shaped parcels measuring 63.34 acres (Parcel A), 19.27 acres (Parcel B), 3.81 acres (Parcel C) and 38.58 acres (Parcel D) totalling approximately 123 acres. The extents of the parcels measure approximately: 900 m by 800 m for Parcel A; 280 m by 290 m for Parcel B; 220 m by 120 m for Parcel C; and 380 m by 580 m for Parcel D. Parcel A is separated from the remaining parcels by Longfields Drive and a distance of approximately 400 m. Parcel B and C are separated from each other by a future road allowance right of way, and Parcels C and D are separated by Beatrice Drive.

The hydro substation located on Parcel A consists of a gated compound with pad mounted switchgear (Appendix A, Photograph 1) and a walled enclosure. Inside the walled enclosure (Appendix A, Photograph 2) is a power transformer and service transformer. Hydro transmission lines run along the northern boundary of the Site (Parcel A) connecting to the hydro sub-station.

Snow fencing was observed at the northeast corner of Parcel D where Kelly's Funeral Home appears to deposit its snow from snow clearing operations (Appendix A, Photograph 3). A ditch inlet catch basin (DICB) for stormwater management was observed adjacent to Woodroffe Avenue in this area.

Silt screen fencing was observed along the southeast property boundary of Parcel D, north of the adjacent French public elementary school/daycare centre ("French school") (Appendix A, Photograph 4). The fencing is inferred to be a remnant of construction activities associated with this facility.

Multiple fill piles inferred to be associated with construction activities at the Site (sewer construction) and surrounding properties (residential development) were observed on Parcels A, B and D (Appendix A, Photographs 5 through 7). Fill piles consisted of vegetation covered soil piles with the occasional remnant of construction debris (i.e. concrete sewer pipes, metal, etc.). Two asphalt piles inferred to be associated with paving activities at neighbouring properties and roads were observed at the southeast portion of Parcel B (Appendix A, Photograph 8).

Debris consisting of old furniture, small appliances, domestic garbage, tires, concrete pipes, cinder block and other construction materials was observed in multiple areas of the Site.

Selected photographs of the Site and surrounding land use are presented in Appendix A. Figure 2 provides a generalized plan of the Site including PIN designations. Figure 3a provides a detailed plan of Parcel A, while Figure 3b provides a detailed plan of Parcels B, C and D.

## 2.4 Site Services

With the exception of the hydro substation, the Site is not connected to any services (i.e., water supply, sewer/septic system, gas or hydro). Storm sewers intended for future development transect Parcels B and D and are orientated in a north-south direction. Fire hydrants and Bell utilities were observed along the north property boundary of Parcel D. Hydro transmission lines run along several of the Site boundaries, including the north Site boundary of Parcel A and connecting to the on-Site hydro substation. Stormwater flows overland and drains to off-Site catchbasins (Parcel C), ditches (Parcels A, B and D) and the on-Site ditch inlet catch basin (DICB) located at the northeast boundary of Parcel D.

## 2.5 Physical Setting

The Site lies at an approximate elevation of 95 metres above sea level (m.a.s.l.). The topography across the majority of the Site is relatively flat. Two ditches merging at the northeast portion of Parcel D drain into the DICB along Woodroffe Avenue (Appendix A, Photograph 9). The southeast boundary of Parcel D, adjacent to the French Elementary school is elevated by approximately 1 m (Appendix A, Photograph 10). A natural ridge approximately 0.5 m to 1.0 m in height begins at the south boundary of Parcel D and runs north for approximately 150 m before veering east and eventually blending into the boundary of the French school. The Jock and Rideau Rivers are located approximately 2.3 km south and east of the Site, respectively. The Jock River flows east towards the Rideau River which flows north into the Ottawa River. In accordance with Regulation 153/04, the Site does not include land that is within 30 metres of a "water body".

The surficial materials overlying the Site are comprised of off-shore marine deposit consisting of clay, silty clay and silt, locally overlain by thin sands ("*Surficial Geology Ottawa Ontario & Quebec*", map 1506A, Geological Survey of Canada, 1982). The depth to bedrock ranges from approximately 6 to 9 m below existing grade ("*Drift Thickness Trend, Ottawa-Hull, Ontario and Quebec*", Geological Survey of Canada, 1979). The Site is underlain by bedrock of the Oxford Formation which is composed of dolomite and limestone ("*Paleozoic Geology Ottawa Area*", map P.2716, Ontario Geological Survey, 1984).

The local ground water flow direction, based on topographic features, is expected to be to the east-southeast. Locally, however, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography. Regional groundwater flow is inferred to be in a northerly direction discharging to the Ottawa River.

### **3.0 ADJACENT LAND USES**

AMEC reviewed the current land uses of neighbouring properties from publicly accessible locations to assess possible environmental impacts to the Site that may arise from off-Site operations. As noted in Section 2.0, properties in the general area surrounding the Site are mixed residential, commercial, agricultural, transportation, recreational and educational land uses. Figure 4 illustrates the surrounding land use.

Properties surrounding the Site are summarized as follows:

#### **North of the Site**

North of parcel A is vacant land followed by a rail line, beyond which are residential and recreational properties. Residential, recreational and educational properties lie north of Parcels B, C and D beyond Longfields Drive. Northeast of the Site adjacent to Parcel D is Kelly Funeral Home followed by Longfields Drive. A Shell retail fuel outlet (RFO) is located on the north side of Longfields Drive opposite Kelly Funeral Home (Appendix A, Photograph 11). The Shell RFO was recently constructed between 2002 and 2005. A representative of the TSSA advised AMEC that the property is serviced with four fibreglass underground storage tanks (USTs) with capacities of 40,000 L (three USTs) and 25,000 L (one UST). Further northeast of the Site beyond Woodroffe Avenue is agricultural land.

#### **East of the Site**

East of Parcel D beyond Woodroffe Avenue is wooded and agricultural land. Adjacent to the southeast boundary of Parcel A is a facility occupied by of Aux 4 Vents (daycare centre) and Ecole Elementaire Publique à Barrhaven (French public elementary school). Further southeast of the Site beyond Woodroffe Avenue is a Farm Boy and an unknown commercial building currently under construction followed by residential properties (Appendix A, Photograph 12).

#### **South of the Site**

South/southeast of Parcel A are Pierre Trudeau Elementary School, Mother Teresa Public High School and South Nepean Park, the latter two of which also separate Parcels A and B. Further south of the Site are residential properties, vacant land and Berrigan Elementary School.

#### **West of the Site**

Southwest of Parcel A is a snow disposal facility which spans a small portion of the Site. West of the Site is vacant land followed by Greenbank Road and residential properties. Further southwest of the Site is Fire Station No 44.

### Summary of Findings

Based on observations of these current surrounding properties from publicly accessible locations, it is AMEC's opinion that there are no significant environmental issues at the Site associated with surrounding land use activities with the exception of the snow disposal facility spanning the southwest portion of Parcel A. There is a low to moderate potential risk for elevated sodium and metals impacts in that area. While an RFO is located to the north-northeast of Parcel D, impacts to the Site are considered unlikely given the age and distance from the Site, as well as the inferred east-southeasterly local groundwater flow direction.

## 4.0 RECORDS REVIEW

The historical occupancy of the Site and the surrounding properties were reviewed through the use of reasonably available public information consisting of, but not limited to, archived aerial photographs, city directories and fire insurance plans. The historical information reviewed was obtained from the following sources:

- Aerial photographs, available at the National Air Photo Library in Ottawa, Ontario, for the years 1945, 1952, 1956, 1965, 1970, 1978, 1983, 1989, 1995 and 2000;
- Aerial photographs provided on the City of Ottawa's eMap online service from 2002 and 2005;
- City directories, available at Library and Archives Canada in Ottawa, Ontario, for the years 1991, 1994, 1999 and 2000; and
- A search of land title.

Available fire insurance plans did not provide coverage for this area of Ottawa.

### 4.1 Aerial Photographs

The following significant information was inferred from the aerial photographs reviewed concerning the Site and its surrounding properties:

#### Site

| Date | Roll #<br>(Scale)        | Observations                                                                                                                                                                                                                                    |
|------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1945 | A9610-101<br>(1:15,000)  | The Site consists primarily of vacant agricultural land with a forested area at the south portion of Parcel A. A residential/agricultural property consisting of several buildings/structures appears to span the eastern boundary of Parcel B. |
| 1952 | A13510-408<br>(1:15,000) | The Site is similar in condition to the 1952 aerial photograph.                                                                                                                                                                                 |
| 1956 | A15332-108<br>(1:10,000) | The Site is similar in condition to the 1952 and 1945 aerial photographs. A small pond is visible southwest of the forested area in Parcel A.                                                                                                   |
| 1965 | A18741-210<br>(1:15,000) | The Site is similar in condition to the 1956 aerial photograph.                                                                                                                                                                                 |
| 1970 | A22224-162<br>(1:7,000)  | Parcels B, C and D appear similar in condition to the 1965 aerial photograph.                                                                                                                                                                   |
| 1970 | A22223-100<br>(1:7,000)  | Parcel A appears similar in condition to the 1965 aerial photograph.                                                                                                                                                                            |
| 1978 | A31198-112<br>(1:15,000) | The Site is similar in configuration to the 1970, 1965 and 1956 aerial photographs.                                                                                                                                                             |

| Date | Roll #<br>(Scale)        | Observations                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1983 | A26221-133<br>(1:7,000)  | The majority of the residential/agricultural property spanning the eastern boundary of Parcel B has been demolished and/or removed with only the outside walls of the largest building remaining.                                                                                                                                                                                                                                                                          |
| 1989 | A27505-55<br>(1:10,000)  | A radio communication station consisting of one building and several radio communication towers have been erected at the southeast portion of Parcel A. The remainder of the Site is similar in configuration to the 1983 aerial photograph.                                                                                                                                                                                                                               |
| 1995 | A28184-31<br>(1:6,000)   | Parcels B, C and D appear similar in configuration to the 1989 and 1983 aerial photographs.                                                                                                                                                                                                                                                                                                                                                                                |
| 1995 | A28200-71<br>(1:10,000)  | The hydro substation and associated trails / dirt roads have been constructed on the north eastern portion of Parcel A. A small field in the southwest portion of Parcel A inferred to be used for the snow disposal facility has been cleared. The radio communication station is still present on Parcel A. Parcels B and C appear similar in configuration to the 1989 and 1983 aerial photographs. Some remnants of the former building on Parcel B are still visible. |
| 2000 | A31832-153<br>(1:15,000) | The radio communication station along with the remnants of the former residential/agricultural dwelling been removed from Parcels A and B respectively. Portions of Parcel B, D and the majority of Parcel C have been cleared and/or disturbed. These disturbances appear to be associated with the development of neighbouring residential properties and development of municipal sewer/water lines transecting Parcels B and D.                                        |
| 2002 | City of Ottawa<br>eMap   | The Site appears similar in configuration to the 2000 aerial photographs.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2005 | City of Ottawa<br>eMap   | The Site appears similar in configuration to the 2002 aerial photograph except the majority of cleared/disturbed areas have grown over with vegetation.                                                                                                                                                                                                                                                                                                                    |

### Surrounding Properties

| Date | Roll #<br>(Scale)        | Observations                                                                                                                                                                                  |
|------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1945 | A9610-101<br>(1:15,000)  | The properties surrounding the Site in all directions consist primarily of vacant agricultural land with a few residential/agricultural dwellings.                                            |
| 1952 | A13510-408<br>(1:15,000) | The properties surrounding the Site are similar in condition to the 1945 aerial photograph.                                                                                                   |
| 1956 | A15332-108<br>(1:10,000) | The properties surrounding the Site are similar in condition to the 1952 and 1945 aerial photographs.                                                                                         |
| 1965 | A18741-210<br>(1:15,000) | The properties surrounding the Site are similar in condition to the 1956, 1952 and 1945 aerial photographs with the exception of a new dirt road being constructed east of Parcel A.          |
| 1970 | A22224-162<br>(1:7,000)  | The properties surrounding the Site are similar in condition to the 1965 aerial photograph. Inferred irrigation equipment is visible at the end of the new road constructed east of parcel A. |
| 1970 | A22223-100<br>(1:7,000)  | The properties surrounding the Site are similar in condition to the 1965 aerial photograph.                                                                                                   |
| 1978 | A31198-112<br>(1:15,000) | The properties surrounding the Site are similar in condition to the 1970 and 1965 aerial photographs.                                                                                         |



| Date | Roll #<br>(Scale)        | Observations                                                                                                                                                                                                                                           |
|------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1983 | A26221-133<br>(1:7,000)  | The properties surrounding the Site are similar in condition to the 1978, 1970 and 1965 aerial photographs.                                                                                                                                            |
| 1989 | A27505-55<br>(1:10,000)  | Construction of roads, a park, residential dwellings, a commercial property and the Nepean Fire Hall has occurred north, northwest, west and southwest of Parcel A.                                                                                    |
| 1995 | A28184-31<br>(1:6,000)   | Residential dwellings have been constructed north and southwest of Parcels B, C and D. St. Luke Elementary School, located north of Parcel B has been constructed.                                                                                     |
| 1995 | A28200-71<br>(1:10,000)  | Properties surrounding Parcel A are similar in configuration to the 1989 aerial photograph with the exception of a two small cleared fields southwest of Parcel A inferred to be used for snow disposal.                                               |
| 2000 | A31832-153<br>(1:15,000) | Additional residential, recreational and educational properties have been constructed on the surrounding properties to the north, south, southeast. Additional construction of residential properties and Claridge Road is underway south of the Site. |
| 2002 | City of Ottawa<br>eMap   | Surrounding properties are similar in configuration to the 2000 aerial photograph.                                                                                                                                                                     |
| 2005 | City of Ottawa<br>eMap   | Claridge Road and additional residential properties have been constructed south of the Site. More than half of the portables have been removed from Mother Teresa High School.                                                                         |

Aerial photographs are presented in Appendix B.

## 4.2 City Directories

### The Site

As the Site consists of vacant undeveloped land it was not listed in any of the city directories reviewed.

### Surrounding Properties

Surrounding properties consist of residential dwellings with a few commercial and educational properties. The majority of streets in the vicinity of the Site were developed in the 1990s.

## 4.3 Fire Insurance Plans

Fire insurance plans (FIPs) were not available for the Site or surrounding properties from the Library and Archives Canada collection. The unavailability of FIPs for the Site commonly suggests that the area was relatively undeveloped at the time FIPs were in use (i.e. circa 1876 to 1973).

#### **4.4 Land Title Search**

The land title search was subcontracted to Wenzell Titles, a professional land title searcher. The land title review was undertaken to ascertain the potential for environmental impairment related to past ownership, occupancy and activities at the Site dating back to Crown ownership.

The Site consists of several parcels owned by the City of Ottawa and one parcel of land within Parcel A (PIN 045960588) owned and occupied by The Hydro Electric Commission of the City of Nepean ("Hydro Ottawa") since 1992. Generally speaking, the Site was previously owned by private citizens until the late 60s and early 1970s when portions of the Site were sold to various holding companies such as Sky Rise Realty Ltd. and Knollsbrook Developments, etc. One parcel of land spanning the southeast portion of Parcel A (PINs 04596-5807 and part of 045965839) was owned by CFGO Radio Limited ("CFGO") and Northwestern Broadcasting Company Limited ("NBC") from 1987 to 1992 when it was sold to the Corporation of the Township of Nepean ("Nepean"). In 1975 and 1982, Nepean expropriated the remaining parcels of the Site, excluding the Hydro Ottawa Property. The City of Ottawa took ownership of the Site after municipal amalgamation in 2001. A copy of the land title search is provided in Appendix C.

#### **4.5 Summary of Historical Records Review**

##### Site History

Based on a review of the available information sources, it appears that the Site consisted of vacant forested and agricultural land since at least 1936. A residential/agricultural property is observed spanning Parcel B from approximately 1945 to 1983, with remnants of the largest building remaining until approximately 1995. A radio communications station consisting of one building and several transmission towers occupied the southeast portion of Parcel A from the late 1980s to mid 1990s. A hydro substation was constructed on Parcel A in 1993. The Site representative advised AMEC that no spills or incidents have occurred at the hydro substation which may have caused negative environmental impacts to the Site. In addition, based on the date of construction of the substation (i.e. 1993) and information obtained from the Site representative, oils containing polychlorinated biphenyls ("PCBs") are not used at the substation. A snow disposal facility operated by the City of Ottawa since the mid 1990s spans the southwest portion of Parcel A. A skateboard park was built on Parcel A sometime after 2002.

##### Surrounding Land Use

Based on a review of the available information sources, the properties surrounding the Site have been undergoing development since the late 1980's. Development has consisted mainly of residential, educational and recreational properties with a small number of commercial properties considered typical of suburban development. The RFO northeast of Parcel A was constructed between 2002 and 2005. Given the age of the RFO, no negative on-Site environmental impacts are expected. Prior to development, the surrounding properties appeared to be agricultural land with a few residential/agricultural dwellings.

## Summary

Based on observations of these current surrounding properties from publicly accessible locations, it is AMEC's opinion that there are no significant environmental issues at the Site associated with surrounding historic land use activities with the exception of the snow disposal facility spanning the southwest portion of Parcel A. There is a low to moderate potential risk for elevated sodium and metals impacts in that area.

Given that portions of the Site may have been used in agriculture, there is potential that pesticides and/or herbicides have been used at the Site historically. However, the lands appear to have been used only for field grasses therefore the historic use of pesticides and herbicides on the Site and adjacent lands is considered to be low.

## 5.0 REGULATORY AGENCY FILES AND DATABASE REVIEW

The following databases and documents were reviewed to further assess the environmental condition of the Site:

### 5.1 Local Municipal Agency

In 1999, the former Region of Ottawa-Carleton (now the City of Ottawa) commissioned the development of a Historical Land Use Inventory (HLUI). The HLUI comprises a database of information on the type and location of land uses within the geographic area of City of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water. The City submitted a HLUI search request for the Site and the response was forwarded to AMEC. The search identified a property south of the Site as the City of Nepean Snow Dump which operated for a short period circa 1992. After cross referencing with 1989 and 1995 aerial photographs, no areas of stressed vegetation or snow disposal were observed on the property to the south. As such, the risk of environmental impact associated with the former snow dump is considered to be low. It is suspected that the City of Nepean Snow Dump is actually made (in error) in reference to the Greenbank SDF as discussed in Section 2.2. A copy of the HLUI response is provided in Appendix D.

### 5.2 Technical Standards and Safety Authority

Fuel storage at industrial facilities in Ontario is regulated by the *Technical Standards and Safety Act 2000* ("TSS Act"). The *TSS Act* has consolidated the seven acts that the TSSA previously administered, including the *Gasoline Handling Act* and the *Energy Act*. Under the *TSS Act*, the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code* and the *Environmental Management Protocol* (also known as GA1/99) have replaced the *Gasoline Handling Act*, The *Gasoline Handling Code* and *GH13* (1993 Environmental Cleanup Guideline). The *TSS Act* applies to all storage tank systems utilized for the storage and handling of gasoline, diesel and fuel oil. According to discussions with a representative of the Technical Standards and Safety Authority (TSSA) - Fuels Safety Division, underground storage tanks (USTs) and above ground storage tanks (ASTs) installed under the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code* require registration with the TSSA. Fuel oil tanks utilized in residential buildings will also require registration with the TSSA.

The TSSA was contacted by email and requested to supply any available information concerning the presence of petroleum storage tanks, fuel spill records, accidents, or fuel-related incidents which may be registered on the subject or surrounding properties. AMEC was informed by Mr. Prem Lal of the TSSA that there are no USTs registered for the Site. Four USTs were registered for the Shell RFO located at 2950 Woodroffe Avenue which was constructed after 2002. The four USTs consist of three 40,000 L and one 25,000 L fibreglass USTs. In addition, there are no records of any incidents or spills ever having occurred at the subject Site or adjacent properties. A copy of the request/response is provided in Appendix D.

### **5.3 Ministry of the Environment**

Through the Freedom of Information and Protection of Privacy Office the Ministry of the Environment (MOE) was requested to identify any outstanding actions, violations, control orders, summons, complaints, spills hazardous waste documents, or certificates of approval for the subject site. The request to the FOI department involved an electronic search of their records since 1985. Information filed with the MOE prior to 1985 is not included in the FOI records search. Retrieval of such information requires a manual document search by the MOE initiated by a specific request and additional fees.

At the time of this writing a response has not been received in response to this request. Should subsequent information received alter the conclusions of this report, the City will be informed immediately. A copy of the FOI request is provided in Appendix D.

### **5.4 Provincial Database / Inventory Records**

#### **5.4.1 Waste Disposal Site Inventory**

AMEC reviewed the document entitled "*Waste Disposal Site Inventory*", prepared by the Waste Management Branch of the MOE (dated June 1991). No active or closed waste disposal sites were listed as being present within one kilometre of the Site.

#### **5.4.2 Inventory of Coal Gasification Plant Waste Sites in Ontario**

AMEC reviewed the document entitled "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", prepared for the MOE (dated April 1987). No coal tar or waste sites were listed as being present within one kilometre of the Site.

#### **5.4.3 Brownfields Environmental Site Registry**

The MOE on-line Brownfields Environmental Site Registry was accessed on December 14, 2006 to determine if any Records of Site Conditions (RSCs) have been filed under Part XV.1 under the Environmental Protection Act (EPA) for the Site or any of the surrounding properties. A search of the registry indicated that no RSCs have been filed for the Site or any of the surrounding properties.

### **5.5 EcoLog Environmental Risk Information Services Ltd. ("ERIS")**

An EcoLog ERIS report with an extended radius of 500 m for the Site was requested. ERIS is a national service that provides site specific environmental and property-use information. An ERIS report contains detailed government and private sector records concerning possible environmental liabilities associated with a property and the surrounding neighbourhoods.

For the Site, the ERIS Project number is 20070117004. The findings of the ERIS search may be referenced in Appendix E. The following significant information was identified in the ERIS report:

| Address                                                                                                            | Company Name                  | Record Type                                     | Details                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple surrounding properties                                                                                    | Multiple                      | Certificates of Approval                        | Numerous certificates of approval for municipal water, sewage and private water were listed.                                                                                                                                                                                      |
| N/A                                                                                                                | Carleton Roman School Board   | Certificates of Approval                        | Received approval for industrial air for a lab fume hood, generator and auto shop in 1997.                                                                                                                                                                                        |
| 1 Rideaucrest Drive (approximately 430 m southeast of Site)                                                        | Burger King                   | Certificates of Approval                        | Received approval for industrial air for commercial kitchen exhaust equipment in 1998.                                                                                                                                                                                            |
| 2900 Woodroffe Avenue # 5                                                                                          | Barrhaven Veterinary Hospital | Ontario Regulation 347 Waste Generators Summary | Registered for the generation of pathological wastes from 2002 to 2005 (ON4323665).                                                                                                                                                                                               |
| 3000 Woodroffe Avenue                                                                                              | Kelly Funeral Homes           | Ontario Regulation 347 Waste Generators Summary | Registered for the generation of pathological wastes from 1999 to 2005 (ONF060400).                                                                                                                                                                                               |
| 440 Longfields Drive                                                                                               | Mother Teresa High School     | Ontario Regulation 347 Waste Generators Summary | Registered for the generation of paint/pigment/coating residues, organic and inorganic laboratory chemicals, petroleum distillates, waste oils and lubricants, PCB's, waste compressed gases, oil skimmings and sludges and photoprocessing wastes from 2000 to 2005 (ON9726172). |
| 1075 Greenbank Road (approximately 300 m southwest of Parcel A)                                                    | Nepean Fire Department        | Ontario Regulation 347 Waste Generators Summary | Registered for the generation of petroleum distillates from 1992 to 2004 (ON1520700).                                                                                                                                                                                             |
| 910 Greenbank Road (approximately 420 m northwest of Parcel A)                                                     | Hydro Ottawa Limited          | Ontario Regulation 347 Waste Generators Summary | Registered for the generation of oil skimmings and sludges for 2005 (ON8330026).                                                                                                                                                                                                  |
| Between Edgeware and Burnt Oak Drives (approximately 225 m south of Parcel A)                                      | N/A                           | Mineral Occurrences                             | Past producing limestone (building stones) mine without reserves.                                                                                                                                                                                                                 |
| Fallowfield Drive (municipal address not listed, however, street is located approximately 475 m north of Parcel A) | Superior Propane              | Private Fuel Storage Tanks                      | Licence number 0038379001 which expired in 1992. Registered for a capacity of 0.00 L.                                                                                                                                                                                             |
| 11 Cobb Court (approximately 150 m north of Parcel A)                                                              | JH McCusker Associates        | Scott's Manufacturing Directory                 | Established in 1990 and employing 2 people. Described as a supplier of commercial equipment, industrial and service establishment supplies and equipment and industrial and personal service paper.                                                                               |
| Multiple surrounding properties (refer to Figure 4 for locations)                                                  | Multiple                      | Water Well Information System                   | Multiple municipal, irrigation, domestic and stock water wells are listed for surrounding properties.                                                                                                                                                                             |

N/A – Not Available.

## **5.6 Summary of Regulatory Database Review**

### **Site**

Based on a review of the regulatory database information sources, there was no environmentally significant information on record regarding the Site.

### **Surrounding Land Use**

Based on a review of the regulatory database information sources, there was no environmentally significant information on record regarding the surrounding land uses.

## **6.0 SITE VISIT AND INTERVIEWS**

The findings documented in this section are based on a combination of observations made by AMEC personnel at the time of the Site visit as well as information provided by the Site representative and other individuals contacted as part of the interview process.

### **6.1 General Site Conditions and Housekeeping**

In general, the Site consists of vacant undeveloped lands and is therefore not maintained with the exception of the Hydro substations and the skateboards park. AMEC did not observe significant amounts of debris, staining, outdoor chemical storage or uncontrolled waste storage on-Site at the time of the Site reconnaissance. Minor amounts of debris/litter were noted in areas of the Site that appeared to have been subject to recreational use or trespassing. Fill piles indicative of material dumping/disposal occur on Parcels A, B and D. Two small asphalt piles were observed at the southeast corner of Parcel B and are inferred to be remnants of road paving operations in that area. Various construction debris was observed on Parcels B and D.

### **6.2 Air Emissions**

AMEC did not observe the presence of air emission sources at the time of the Site reconnaissance that could possibly affect the environmental condition of the Site (i.e., building surfaces and/or surficial soils).

### **6.3 Chemical Storage and Handling**

AMEC did not observe any chemicals or hazardous materials stored at the Site.

### **6.4 Designated Substances**

Individual designated substance regulations have been developed for eleven chemical contaminants and are enforced by the Ministry of Labour (MOL) under the Occupational Health and Safety Act (OHSA). Special regulations were made to prohibit, regulate, restrict, limit, or control worker exposure to designated substances due to their toxic nature. The designated substances identified in OHSA include:

|                |                     |
|----------------|---------------------|
| Asbestos       | Vinyl Chloride      |
| Arsenic        | Benzene             |
| Lead           | Coke Oven Emissions |
| Ethylene Oxide | Acrylonitrile       |
| Mercury        | Isocyanates         |
| Silica         |                     |



#### 6.4.1 Asbestos

Asbestos is a generic term that refers to a group of naturally occurring fibrous mineral silicates. The ability of asbestos to withstand high temperatures as well as its tensile strength, spinnability, resistance to chemicals, and other properties have resulted in hundreds of applications. Friable asbestos refers to materials which can be readily crumbled using hand pressure, separating asbestos fibres from the binding materials with which they are associated. Non-friable material refers to asbestos which is associated with a binding agent (such as tar or cement), that prevents the ready release of airborne fibres. Friable asbestos is commonly found in boiler and pipe insulation. Non-friable or bound asbestos is typically found in roofing tars, floor and ceiling tiles, drywall compound, plaster, and precast asbestos cement products commonly referred to as "transite".

Potentially friable ACMs were not observed during the Site reconnaissance. Based on the date of construction of the hydro substation (i.e. early to mid 1990s), friable ACMs are not likely to be present at the Site as the use of friable ACMs was discontinued by the early 1980s.

#### 6.4.2 Lead

Lead may be present in a variety of building materials including paints and water distribution pipes. The presence of lead-based paints (LBPs) in buildings represents the most significant hazard related to the historic use of lead. Exposure concerns exist where persons, notably small children, may ingest peeling or flaking paints containing lead. The generation of airborne lead containing dust through the sanding, grinding, or like actions on painted surface also comprises a potential health concern.

In 1976, the federal government passed regulations under the Hazardous Products Act limiting the amount of lead for interior paints to 0.5 percent. Exterior and commercial paints could still contain lead. In 1990, members of the Canadian Paint and Coating Association agreed to voluntarily eliminate all added lead from their products. Virtually none of the paint available to consumers today contains any added lead.

Given the date of construction of the hydro substation (i.e., early to mid 1990s), it is unlikely that lead-based paints are present at the Site as the use of lead in paints was limited in 1976.

#### 6.4.3 Mercury

Minor amounts of mercury are commonly found in a variety of building materials including mercury vapour lamps and thermostat and other electrical control switches. Given the potential quantities of mercury present and their intended use, no potential concerns are expected.

#### 6.4.4 Other Designated Substances

No other designated substances were identified at the Site.

## **6.5 Mechanical Equipment**

Mechanical equipment including piston type elevators, vehicle hoists and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils which are operated under high pressures and can be released into the environment as a result of leaks or equipment failure

No hydraulically driven mechanical equipment was observed by AMEC at the time of the Site reconnaissance.

## **6.6 Methane**

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material. Methane is a large component of natural gas associated with active and closed waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential risks associated with methane include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.

Significant quantities of fill materials were observed at the Site; however, the fill did not appear to contain refuse / organic material which could possibly lead to the generation of methane gas. Information gathered during the completion of this ESA suggests the observed fill consists of mainly of clean fill originating from the surrounding properties during utility construction operations. Furthermore, the Site is not near (i.e., within one kilometre) to any active or closed landfill sites. Consequently, methane gas is not inferred to be a significant environmental issue at the Site.

## **6.7 Mould**

Moulds (also known as “fungi”) are present everywhere in the natural environment, indoors and outdoors. Exposure to mould may occur indoors on water damaged building materials during occupancy, building maintenance and/or repair operations. The most common types of moulds are generally not hazardous. However, some moulds may be problematic to some people.

Visible mould was not observed during the Site reconnaissance; however, observations were made only in readily accessible areas of the existing structures. As such, mould is not considered to be a concern at the Site.

## **6.8 Odour**

During the site reconnaissance, AMEC did not identify any strong, pungent or noxious odours originating or emanating from the Site.

## **6.9 Ozone-Depleting Substances**

An ozone-depleting substance (ODS) refers to any substance containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODS have been used in rigid polyurethane foam and insulation, laminates, aerosols, air-conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment.

Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by January 1, 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020.

The storage of ODSs and any potential sources of ODSs were not observed at the Site at the time of the Site reconnaissance.

## **6.10 Pesticides and Herbicides**

AMEC did not observe any pesticides or herbicides stored at the Site during the reconnaissance. Given that portions of the Site was formerly used for agriculture, there is potential that pesticides and/or herbicides have been used at the Site historically. However, the lands appear to have been used only for field grasses therefore the historic use of pesticides and herbicides on the Site is considered to be low.

## **6.11 Polychlorinated Biphenyls**

Polychlorinated biphenyls (PCBs) were most commonly used in capacitors, transformers, circuit breakers, switch gears and lamp ballasts as synthetic insulating materials. The use of PCBs in electrical equipment was prohibited on July 1, 1980. However, PCBs may be present in older hydraulic equipment still in use after the July 1, 1980 cut-off date. PCBs may also be present in hydraulic fluids found in heavy equipment.

### **6.11.1 Electrical Transformers**

As noted in Section 2.0, electrical service is supplied to the on-Site hydro substation by overhead cables located along the north perimeter of Parcel A. The Site representative advised AMEC of two transformers, located within the walled enclosure of the gated compound. The two transformers consist of a power transformer (10/12.5/12 MVA) and a service transformer (10 kVA). Given the date of construction of the substation (i.e., 1993), these transformers are unlikely to contain PCBs as the use of PCBs in oil-filled transformers was discontinued by the early 1980s. Furthermore, AMEC was advised by the Site representative that PCB-containing transformers are not used at the substation.

#### 6.11.2 Light Ballasts

The presence of metal halide light fixtures were observed at the hydro substation. Given the date of construction of the substation (i.e., early to mid 1990s), the light ballasts likely do not contain PCBs as the use of PCBs in light ballasts was discontinued by the early 1980s.

#### 6.11.3 PCB Storage Sites

The EcoLog ERIS Report (refer to Section 5.5) did not list the Site as a registered PCB waste storage site.

### 6.12 Radioactive Materials

The Canadian Nuclear Safety Commission (CNSC), formerly the Atomic Energy Control Board, under the Nuclear Safety and Control Act, is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy does not pose undue risk to health, safety, security and the environment. The CNSC achieves regulatory control of nuclear facilities and nuclear materials through a comprehensive licensing system, which is administered through the cooperation of federal and provincial government departments such as health, environment, transport and labour.

Radioactive materials or equipment (labelled as such) were not observed at the Site. No testing for the presence of radioactive material was undertaken.

### 6.13 Radon

Radon is a naturally occurring gas produced by the decay of Uranium-238 that tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits. Radon is colourless, odourless and tasteless and tends to percolate up through soil where it may enter and accumulate in basements of buildings through foundation cracks and joints. Because the existence of radon is dependent upon geological factors, it is more of a regional concern than site-specific.

The concentration of radon daughters is measured in units of working level (WL), which is a measure of the potential alpha particles energy per litre of air. The annual exposure limit for the general public is 0.01 WL with the annual occupational exposure limit being 4.0 WL. In homes and other non-occupational settings, the maximum permissible annual average concentration of radon daughters caused by the operation of a nuclear facility is 0.02 WL. Health Canada recommends 0.1 WL as an upper limit.

AMEC contacted the City of Ottawa Health Department requesting information regarding potential radon concerns in the City of Ottawa. AMEC was informed by the health department that radon studies and monitoring have not been conducted in the City of Ottawa; however, testing kits are available for testing in individual buildings. AMEC is not aware of other records

(federal or provincial) of the presence or emission of radon gas in the immediate area of Ottawa, Ontario.

#### **6.14 Site In-Filling**

Significant quantities of fill materials were observed at the Site, however, the fill did not appear to contain deleterious materials which could compromise the environmental quality of the Site. The Site representatives advised AMEC that the observed fill consists of clean fill originating from the surrounding properties during building construction operations and potentially, minor amounts of illegal dumping. The majority of the fill piles are overgrown with well developed vegetation suggesting their presence at the Site for some time.

#### **6.15 Spills, Surface Staining and Stressed Vegetation**

AMEC conducted a walkover of the Site to identify any areas of significant surface staining, stressed vegetation or any other potential indicators of surface spills or leaks. No areas of significant surface staining or stressed vegetation were observed at the Site. It should be noted that ground cover conditions at the time of the Site reconnaissance were snow covered which may have limited AMEC's observations.

#### **6.16 Storage Tanks**

##### **6.16.1 Aboveground Storage Tanks**

AMEC did not observe any ASTs at the Site during the Site reconnaissance. Information obtained during the historical review completed did not indicate the former presence of ASTs at the Site.

##### **6.16.2 Underground Storage Tanks**

AMEC did not observe fill or vent pipes during the Site reconnaissance that would suggest the presence of USTs on Site. Information obtained during the historical review completed did not indicate the former presence of USTs at the Site.

#### **6.17 Urea Formaldehyde Foam Insulation**

Urea formaldehyde foam insulation (UFFI) is a thermal insulation material that is pumped into interstitial spaces between the walls of buildings where it hardens to form a solid layer of insulation. The sale and installation of UFFI was banned for health-related reasons because of the formation of formaldehyde gas, which is released from the UFFI to the building interior.

Visual indicators suggesting the possible presence of UFFI were not observed at the Site. In addition, given the date of construction of the hydro substation (i.e. early to mid 1990s), AMEC suspects that UFFI is not likely present at the Site, since UFFI was only used for a short period in the early 1970s.

## **6.18 Waste Management**

### **6.18.1 Liquid Waste**

No evidence of the generation, storage or disposal of liquid wastes was observed at the Site at the time of Site reconnaissance. Similarly, no evidence was observed indicative of any historic liquid waste generation practices at the Site.

### **6.18.2 Solid Waste**

No evidence of the generation, storage or disposal of solid wastes was observed at the Site at the time of Site reconnaissance. Similarly, no evidence was observed indicative of any historic solid waste generation practices at the Site.

## **6.19 Wells**

Ontario Regulation 903 ("O. Reg. 903") (amended to O. Reg. 128/03) sets the standards for the construction, maintenance and abandonment of water wells and licensing of water well contractors and technicians in the province of Ontario. Under the regulation, any well that is not being used or maintained for future use as a well must be abandoned in accordance with the procedures set forth in the regulation. This regulation also applies to monitoring and test wells such as those routinely installed for environmental and/or geotechnical testing purposes. Artesian or flowing wells must also be abandoned unless a device can be installed to prevent the well from flowing. O. Reg. 903 also applies to dry wells or to wells that permit the movement of natural gas or other contaminants between subsurface formations or between formations and the ground surface. O. Reg. 903 does not apply to oil and gas wells.

### **6.19.1 Water Wells**

The safety of drinking water in the province of Ontario is legislated under the Drinking Water Systems Regulation (known as O.Reg. 170/03; amended to O.Reg. 165/04) made under the *Safe Drinking Water Act*. The regulation defines requirements for the following types of systems that supply potable water in the province: "large municipal non-residential systems", "large municipal residential systems", "large non-municipal non-residential systems" "non-municipal seasonal residential systems", "non-municipal year-round residential systems" and "public facilities".

No water wells were observed at the Site by AMEC during the Site reconnaissance. Several water wells are/were present on the surroundings lands as shown on Figures 3 and 4. No water wells were observed on any of the surrounding properties during the Site reconnaissance.

### **6.19.2 Other Wells**

No test wells, disposal wells, oil wells or gas wells were observed at the Site by AMEC during the Site inspection.

## **6.20 Other Observations**

Exposure to bird/bat droppings, rodent excreta and raccoon droppings can cause adverse health effects in humans. As a result, accumulation of this material should be kept to the lowest practical level.

Visible bird/bat droppings, evidence of rodent excreta or raccoon droppings beyond that reasonably expected for a vacant parcel of land were not observed during the Site reconnaissance.

## 7.0 CONCLUSIONS

Based on the Phase I ESA completed by AMEC conducted on January 24, 2007 two areas of potential environmental concern (APECs) identified at the Site include the Greenbank SDF and the Shell retail fuel outlet (RFO) located northeast of Parcel D (Figures 3 and 4).

The Shell RFO was constructed between 2002 and 2005. A representative of the TSSA advised AMEC that the property is serviced with four fibreglass underground storage tanks (USTs). Potential contaminants of concern include petroleum hydrocarbons; however, given the age of the RFO and the inferred east-southeasterly groundwater flow direction, impacts to the Site are considered unlikely.

There is a low to moderate risk of potential soil impact associated with the Greenbank SDF. Potential contaminants of concern include sodium (as sodium adsorption ratio or SAR), electrical conductivity (EC) and metals.



## **8.0 RECOMMENDATIONS**

Consideration should be given to undertaking a surface soil sampling program to assess potential inorganic impacts including sodium (as sodium adsorption ratio), electrical conductivity (EC) and metals associated with the Greenbank SDF.

## **9.0 ASSESSOR QUALIFICATIONS**

The report was prepared and reviewed by the undersigned, employees of AMEC Earth & Environmental, a division of AMEC Americas Limited. AMEC is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix F.

## 10.0 CLOSURE

This report was prepared for the exclusive use of the City of Ottawa, and is intended to provide a Phase I Environmental Site Assessment (ESA) on the Site (PINs 045967153, part of 045966086, 045965823 (right of way), part of 045965843, 045960588, 045965810, 045965813, part of 045965839 and 045965807 in the City of Ottawa (Barrhaven) at the time of the Site visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from AMEC will be required. With respect to third parties, AMEC has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase I ESA of the property conducted by AMEC. It is based solely on the conditions of the Site encountered at the time of the Site visit on January 24, 2007, supplemented by a review of historical information and data obtained by AMEC as described in this report, and discussion with a representative of the owner/occupant, as reported herein. Except as otherwise maybe specified, AMEC disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to AMEC after the time during which AMEC conducted the Phase I ESA.

In evaluating the property, AMEC has relied in good faith on information provided by other individuals noted in this report. AMEC 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. AMEC 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.

AMEC 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 change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This Report is also subject to the further Standard Limitations contained in Appendix G.

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

Respectfully Submitted,

**AMEC Earth & Environmental**  
**a division of AMEC Americas Limited**

Prepared by:

A handwritten signature in black ink, appearing to read "E. Sokolowski".

Eva Sokolowski, B.A.Sc., EIT  
Environmental Assessor

Reviewed by:

A handwritten signature in black ink, appearing to read "K. Hicks".

Kevin D. Hicks, M.Sc., P.Geo.  
Senior Hydrogeologist



**Figure 1 – KEY PLAN**  
**Longfields Drive 123 Acres**  
**Ottawa, Ontario**

Date:  
March 2007

Drawn by:  
ES

Scale:  
Not to Scale

Approved by:  
KDH

Project No.:  
TZ71009







LEGEND

--- SITE BOUNDARY



--- STORM SEWER CORRIDOR

--- INFERRRED DIRECTION OF GROUNDWATER FLOW

--- DRAINAGE DITCH

⊙ APPROXIMATE LOCATION OF WATER WELL

NOTE: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC) SHOWN IN LIGHT BLUE

|                                     |  |                                                                                                              |  |                                                                                                                          |  |                                                                                       |  |
|-------------------------------------|--|--------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|--|
| TITLE:<br><br>GENERALIZED SITE PLAN |  | PROJECT:<br><br>LONGFIELDS 123 ACRES<br>PHASE I ENVIRONMENTAL SITE<br>ASSESSMENT<br>OTTAWA (NEPEAN), ONTARIO |  | CLIENT:<br><br>REAL ESTATE SERVICES |  |  |  |
| DESIGN BY:<br>ES                    |  | DATE:<br>FEBRUARY 2007                                                                                       |  | PROJECT NO:<br>TZ71009                                                                                                   |  | FIGURE NO:<br><br>2                                                                   |  |
| DRAWN BY:<br>JN                     |  | CHECKED BY:<br>KDH                                                                                           |  | SCALE:<br>1 : 6,000                                                                                                      |  |                                                                                       |  |





LEGEND

--- SITE BOUNDARY

⊙ APPROXIMATE LOCATION OF WATER WELL

NOTE: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC) SHOWN IN LIGHT BLUE

TITLE:

**DETAIL SITE PLAN  
PARCEL A**

PROJECT:

LONGFIELDS 123 ACRES  
PHASE I ENVIRONMENTAL SITE  
ASSESSMENT  
OTTAWA (NEPEAN), ONTARIO

CLIENT:

DESIGNED BY:

ES

DRAWN BY:

JN

CHECKED BY:

KDH

DATE:

FEBRUARY 2007

SCALE:

1 : 4,000

PROJECT NO:

TZ71009

FIGURE NO:

**3A**





LEGEND

SITE BOUNDARY

DRAINAGE DITCH

DITCH INLET CATCH BASIN (DICB)

APPROXIMATE LOCATION OF WATER WELL

STORM SEWER CORRIDOR

NOTE: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC) SHOWN IN LIGHT BLUE

40


0

40

80

120

METRES

|                                                      |    |                                                                                                              |               |                                                                                                                              |           |                             |
|------------------------------------------------------|----|--------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------|
| TITLE:<br><br>DETAIL SITE PLAN<br>PARCELS B, C AND D |    | PROJECT:<br><br>LONGFIELDS 123 ACRES<br>PHASE I ENVIRONMENTAL SITE<br>ASSESSMENT<br>OTTAWA (NEPEAN), ONTARIO |               | CLIENT:<br><br><br>REAL ESTATE SERVICES |           | FIGURE NO:<br><br><b>3B</b> |
| DESIGN BY:                                           | ES | DATE:                                                                                                        | FEBRUARY 2007 | PROJECT NO:                                                                                                                  | TZ71009   |                             |
| DRAWN BY:                                            | JN | CHECKED BY:                                                                                                  | KDH           | SCALE:                                                                                                                       | 1 : 4,000 |                             |

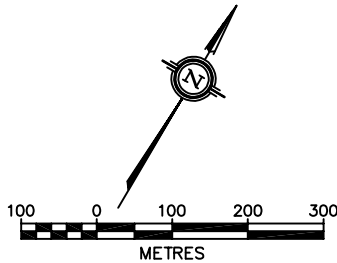






LEGEND

- SITE BOUNDARY
- DRAINAGE DITCH
- ⊙ APPROXIMATE LOCATION OF WATER WELL

NOTE: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC) SHOWN IN LIGHT BLUE



|                                    |    |                                                                                                              |               |                                                                                                                              |            |                                                                                       |  |
|------------------------------------|----|--------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------|--|
| TITLE:<br><br>SURROUNDING LAND USE |    | PROJECT:<br><br>LONGFIELDS 123 ACRES<br>PHASE I ENVIRONMENTAL SITE<br>ASSESSMENT<br>OTTAWA (NEPEAN), ONTARIO |               | CLIENT:<br><br><br>REAL ESTATE SERVICES |            |  |  |
| DESIGN BY:                         | ES | DATE:                                                                                                        | FEBRUARY 2007 | PROJECT NO:                                                                                                                  | TZ71009    | FIGURE NO:<br><br><b>4</b>                                                            |  |
| DRAWN BY:                          | JN | CHECKED BY:                                                                                                  | KDH           | SCALE:                                                                                                                       | 1 : 10,000 |                                                                                       |  |



## **APPENDIX A**

### **Photographs**





**Photo 1:**  
On-Site hydro substation gated compound (Parcel A – northern boundary). View of pad-mounted switchgear.

**Direction:**  
North



**Photo 2:**  
Walled enclosure located within hydro substation compound (Parcel A – northern boundary). Enclosure surrounds two transformers.

**Direction:**  
West



**Photo 3:**  
Photo of snow fencing and deposited snow on the Site from snow clearing operations at Kelly's Funeral Home (Parcel D – northeast portion).

**Direction:**  
Southwest



**Photo 4:**  
Photo of the silt screen fencing at south east portion of the Site (Parcel B) adjacent to the neighbouring French public school/daycare center. The fencing is inferred to be a remnant of construction activities associated with this facility.

**Direction:**  
West





**Photo 5:**

Pile of snow observed at southern portion of Parcel D. Piled snow on the Site from snow clearing operations at Kelly's Funeral Home (Parcel D – northeast portion).

**Direction:**

Southwest



**Photo 2:**

Piles located on northeastern portion of the Site (Parcel B) adjacent to the neighbouring French public school/daycare center. The fencing is inferred to be a remnant of construction activities associated with this facility.

**Direction:**

West



**Photo 3:**

Photo of small marsh area within the southern part of Parcel B.





**Photo 7:**  
Fill piles on north  
eastern portion on  
Parcel A.

**Direction:**  
North



**Photo 8:**  
Asphalt pile and  
concrete pipe  
section located at  
southeast portion  
of Parcel D.

**Direction:**  
Northwest





**Photo 9:**

Drainage ditch  
transecting the  
north eastern  
portion of Parcel D.

**Direction:**

West



**Photo 10:**

Boundary between  
south east portion  
of Parcel D and the  
neighbouring  
French School.

**Direction:**

East



**Photo 11:**  
Shell retail fuel  
outlet ("RFO")  
located northeast  
of Parcel D.

**Direction:**  
Southwest



**Photo 12:**  
Farm Boy and  
unknown  
commercial  
building under  
construction (left  
side) located east  
of Parcel D.

**Direction:**  
East

## **APPENDIX B**

### **Aerial Photographs**







Aerial Photograph  
1945

Date:  
February 2007

Drawn by:  
ES

Scale:  
Not to Scale

Approved by:  
KH

Project No.:  
  
TZ71009



**Aerial Photograph  
1952**

Date:  
February 2007

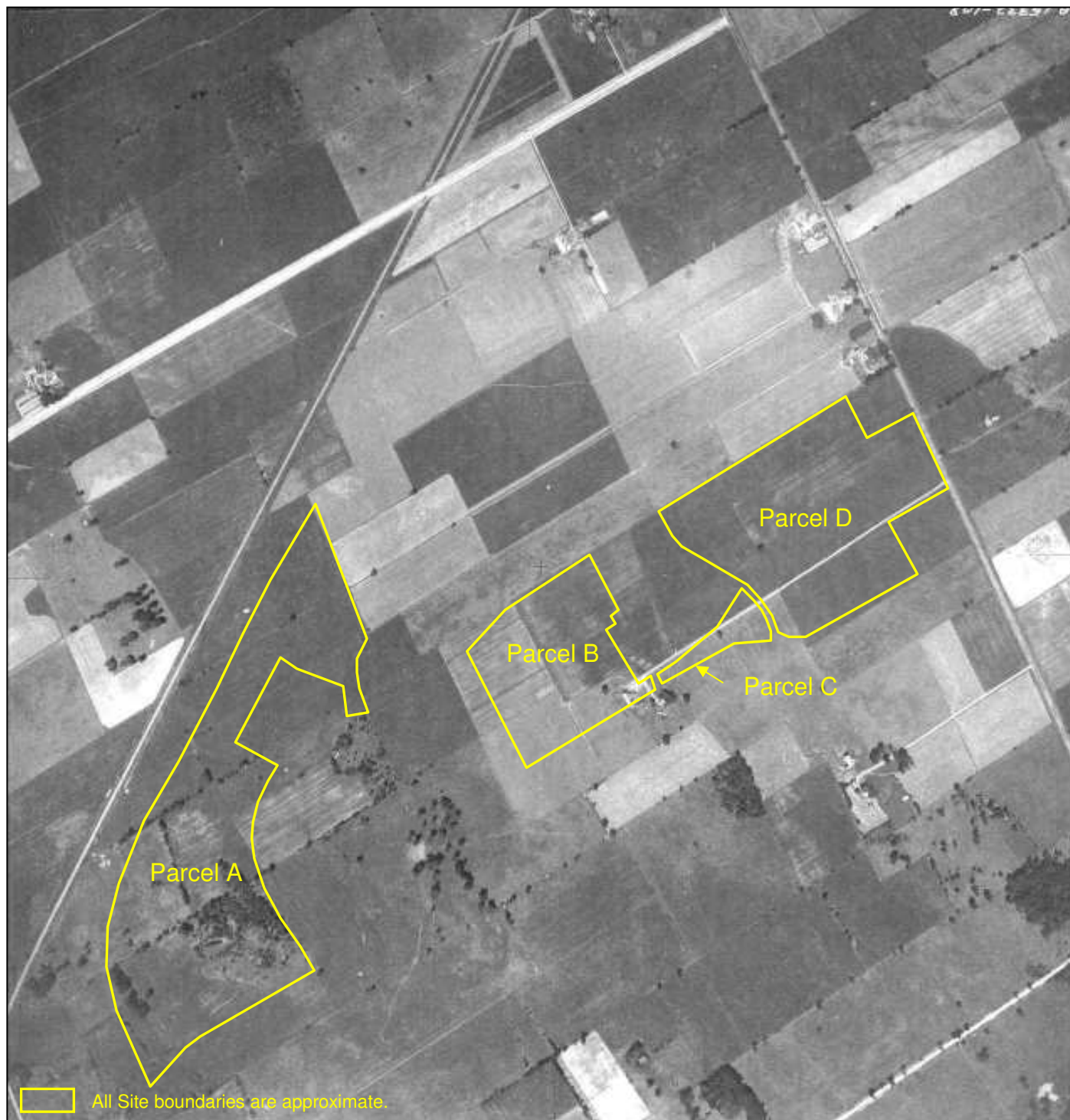
Drawn by:  
ES

Scale:  
Not to Scale

Approved by:  
KH

Project No.:  
  
TZ71009





**Aerial Photograph  
1956**

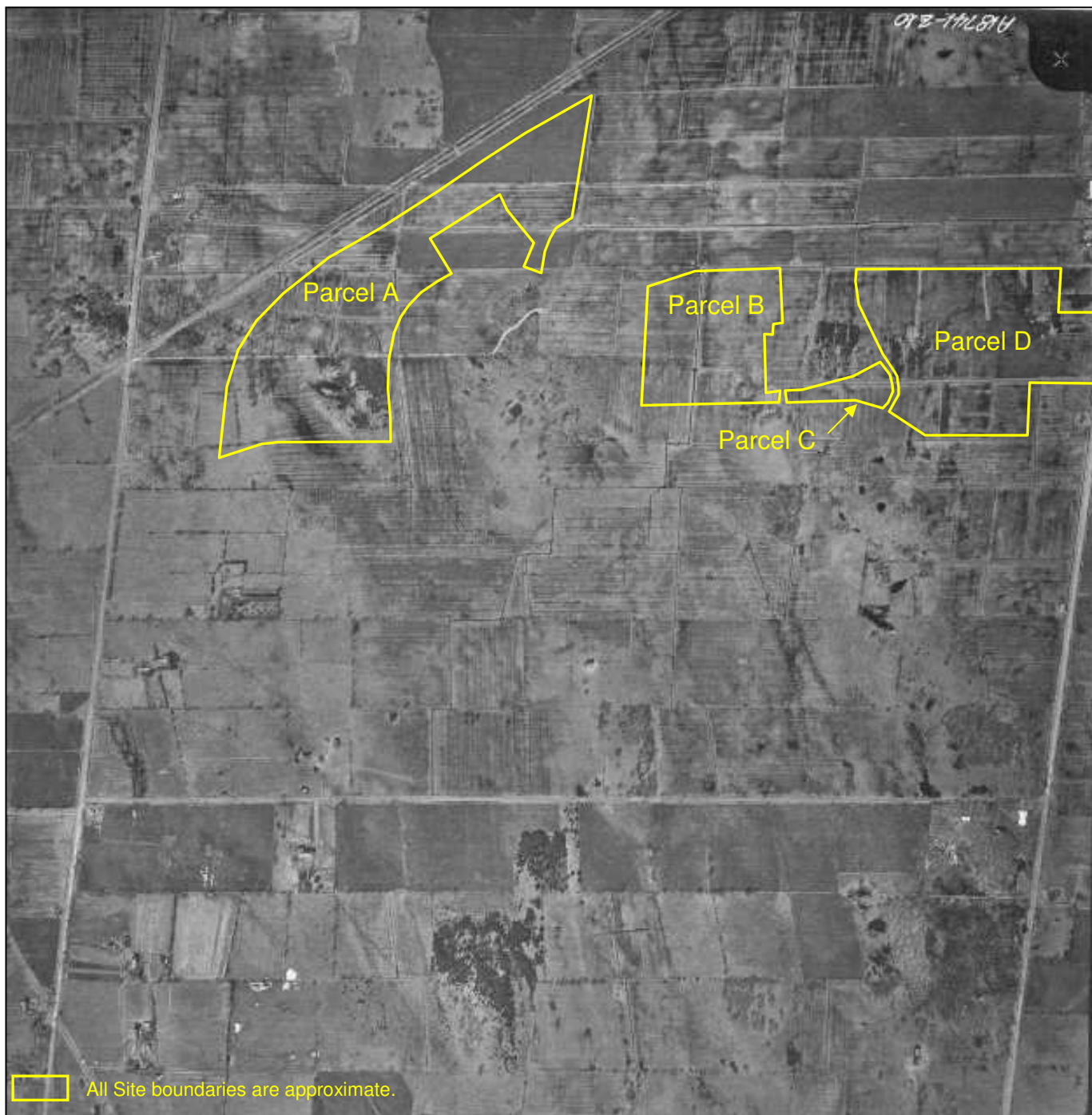
Date:  
February 2007


Drawn by:  
ES

Scale:  
Not to Scale

Approved by:  
KH


Project No.:  
  
TZ71009




|                                                                                     |                        |                        |                             |
|-------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
|  | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
| Aerial Photograph<br>1965                                                           | Drawn by:<br>ES        | Approved by:<br>KH     |                             |






|                                                                                                                          |                        |                        |                             |
|--------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
| <br><b>Aerial Photograph<br/>1970</b> | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
|                                                                                                                          | Drawn by:<br>ES        | Approved by:<br>KH     |                             |



|                                                                                                                          |                        |                        |                             |
|--------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
| <br><b>Aerial Photograph<br/>1970</b> | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
|                                                                                                                          | Drawn by:<br>ES        | Approved by:<br>KH     |                             |





|                                                                                     |                        |                        |                             |
|-------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
|  | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
| Aerial Photograph<br>1978                                                           | Drawn by:<br>ES        | Approved by:<br>KH     |                             |



Aerial Photograph  
1983

Date:  
February 2007

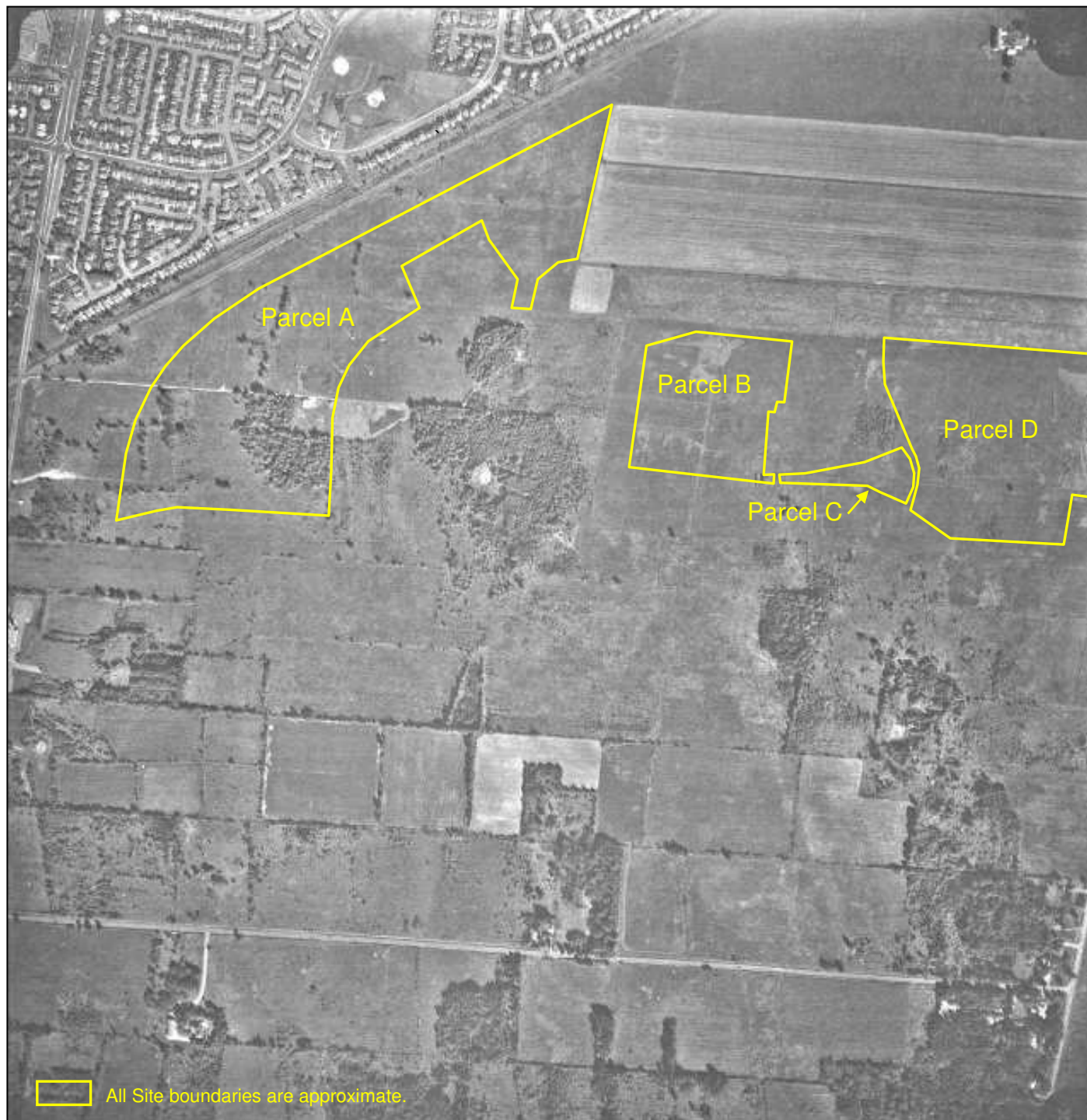
Drawn by:  
ES

Scale:  
Not to Scale

Approved by:  
KH

Project No.:  
  
TZ71009





Aerial Photograph  
1989

Date:  
February 2007


Drawn by:  
ES

Scale:  
Not to Scale

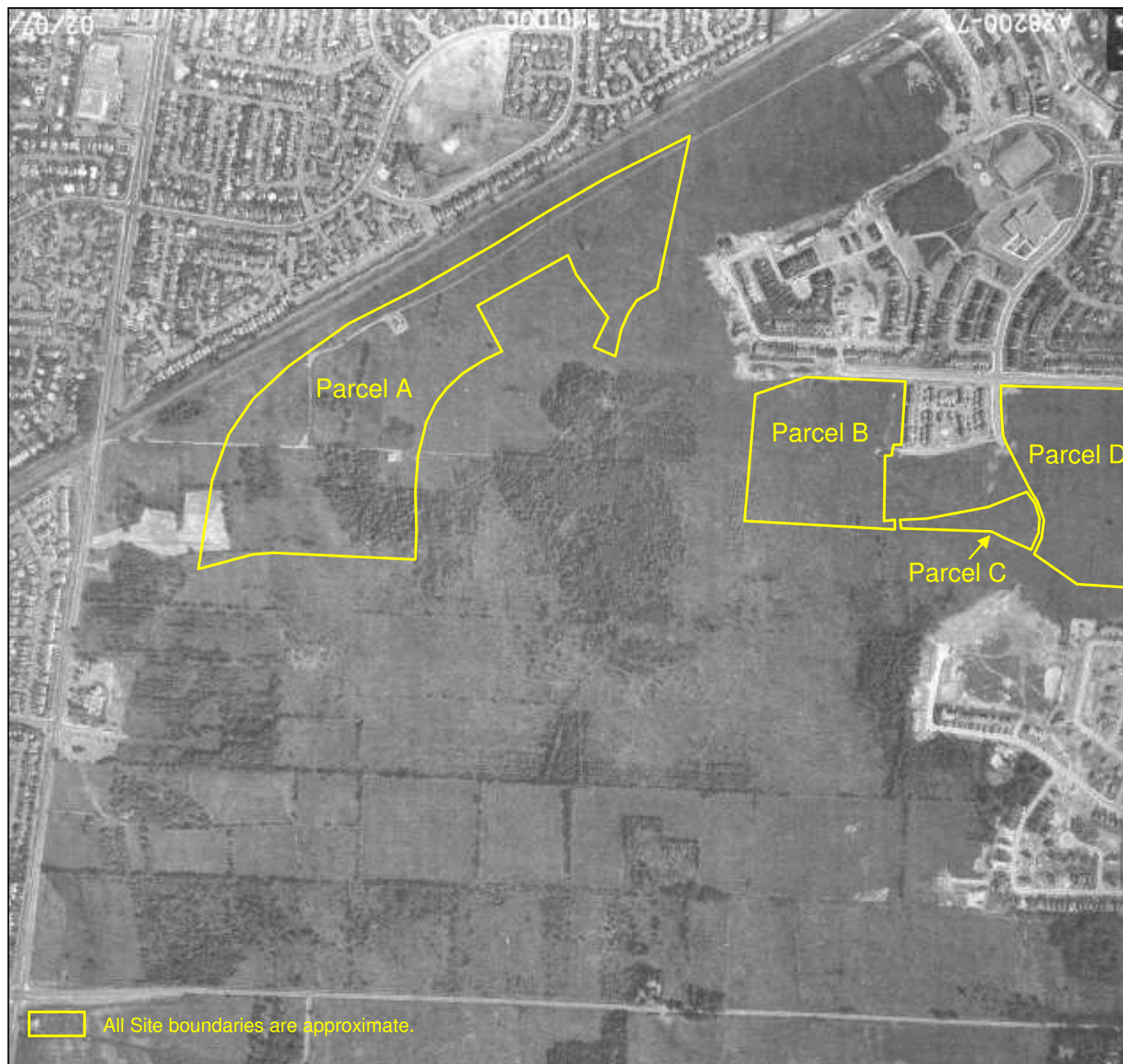
Approved by:  
KH


Project No.:  
  
TZ71009




|                                                                                     |                        |                        |                             |
|-------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
|  | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
| Aerial Photograph<br>1995                                                           | Drawn by:<br>ES        | Approved by:<br>KH     |                             |





|                                                                                     |                        |                        |                             |
|-------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
|  | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
| Aerial Photograph<br>1995                                                           | Drawn by:<br>ES        | Approved by:<br>KH     |                             |



|                                                                                     |                        |                        |                             |
|-------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
|  | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
| Aerial Photograph<br>2000                                                           | Drawn by:<br>ES        | Approved by:<br>KH     |                             |





Aerial Photograph  
2002

Date:  
February 2007

Drawn by:  
ES


Scale:  
Not to Scale

Approved by:  
KH

Project No.:  
  
TZ71009





|                                                                                                                          |                        |                        |                             |
|--------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------------|
| <br><b>Aerial Photograph<br/>2002</b> | Date:<br>February 2007 | Scale:<br>Not to Scale | Project No.:<br><br>TZ71009 |
|                                                                                                                          | Drawn by:<br>ES        | Approved by:<br>KH     |                             |

## **APPENDIX C**

### **Chain of Title**



Attn: Eva Arkolovskiy

①

| ENVIRONMENTAL SEARCH |               |                     |                                                     |                                   | Re: <i>Barbours presentation</i> |  |
|----------------------|---------------|---------------------|-----------------------------------------------------|-----------------------------------|----------------------------------|--|
| INSTRUMENT #         | TYPE          | DATE                | VENDOR                                              | PURCHASER                         |                                  |  |
|                      | <i>Patent</i> | <i>Oct 12 1841</i>  | <i>Crown</i>                                        | <i>Canada Company</i>             |                                  |  |
| <i>R028470</i>       | <i>Deed</i>   | <i>July 24 1868</i> | <i>Canada Company</i>                               | <i>Samuel Stevenson</i>           |                                  |  |
| <i>NP10307</i>       | <i>Deed</i>   | <i>Apr 4 1885</i>   | <i>Samuel Stevenson Sr.</i>                         | <i>Samuel Stevenson Jr.</i>       |                                  |  |
| <i>NP18758</i>       | <i>Deed</i>   | <i>Jan 21 1901</i>  | <i>Estate of Samuel Stevenson (alias Stevenson)</i> | <i>Arabella Stinson</i>           |                                  |  |
| <i>NP43548</i>       | <i>Deed</i>   | <i>Dec 16 1932</i>  | <i>Arabella Stinson</i>                             | <i>Joseph Stinson</i>             |                                  |  |
| <i>CR 313156</i>     | <i>Deed</i>   | <i>July 27 1953</i> | <i>Joseph Stinson</i>                               | <i>Joseph E. Stinson</i>          |                                  |  |
| <i>CR 396003</i>     | <i>Deed</i>   | <i>Oct 8 1959</i>   | <i>Joseph E. Stinson</i>                            | <i>Michael Greenberg In Trust</i> |                                  |  |
| <i>CR 531773</i>     | <i>Deed</i>   | <i>Sept 26 1967</i> | <i>Michael Greenberg In Trust</i>                   | <i>Angela Kelly Limited</i>       |                                  |  |



ENVIRONMENTAL SEARCH

| INSTRUMENT #                                                                                                                                                                                               | TYPE                | DATE            | VENDOR                                       | PURCHASER                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|----------------------------------------------|-----------------------------------|
| CR668550                                                                                                                                                                                                   | Examination<br>Plan | Apr 4<br>1975   | The Corporation of the Township<br>of Nepean |                                   |
| OC 91865                                                                                                                                                                                                   | Frame<br>Change     | July 10<br>2002 | The Corporation of<br>the City of Nepean     | City of Ottawa<br>(Current owner) |
| & Legal Description for the parcels as: Part of Lot 18, Concession 3,<br>Ridgeway Front, Nepean, near City of Ottawa, P/L'S 04596-7153,<br>04596-6086 & 04596-5833. (Reference 045965823 on your request). |                     |                 |                                              |                                   |
|                                                                                                                                                                                                            | Patent              | Oct 12<br>1841  | Govt                                         | Canada Company                    |
| R027672                                                                                                                                                                                                    | Deed                | Nov 18<br>1867  | Canada Company                               | William<br>Madden                 |
| R027677                                                                                                                                                                                                    | Deed                | Nov 18<br>1867  | William<br>Madden                            | Thomas<br>Madden                  |
| NP7499                                                                                                                                                                                                     | Deed                | Oct 19<br>1881  | Thomas<br>Madden                             | William<br>Madden                 |

(2)

## ENVIRONMENTAL SEARCH

| INSTRUMENT #                                                                                                                          | TYPE                        | DATE            | VENDOR                                   | PURCHASER                              |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------|------------------------------------------|----------------------------------------|
| NP 13984                                                                                                                              | Deed                        | Jan 12<br>1889  | William<br>Madden                        | Patrick<br>Madden                      |
| CA 546494                                                                                                                             | Deed                        | Aug 8<br>1968   | Patrick Madden<br>(may be the<br>son)    | Ambrose L.<br>Madden                   |
| CR 549428                                                                                                                             | Deed                        | Oct 7<br>1968   | Ambrose L.<br>Madden                     | B. O. Connell<br>Br. Trust             |
| CR 549564                                                                                                                             | Deed                        | Oct 10<br>1968  | B. O. Connell<br>Br. Trust               | Shy Rice<br>Realty<br>Limited          |
| CA 634204                                                                                                                             | Deed                        | July 4<br>1973  | Shy Rice<br>Realty Limited               | Jack River<br>Lanora Limited           |
| CR 668550                                                                                                                             | Exemption<br>Notice<br>Plan | Nov 4<br>1975   | The Corporation of the<br>Reagan         | The Corporation of<br>the Townships of |
| OC 91865                                                                                                                              | Home<br>Charge              | July 10<br>2002 | The Corporation of<br>the City of Reagan | City of Ottawa<br>(Current owner)      |
| * Legal Description for this parcel is: Part of Lot 18, Concession 2,<br>R.F., formerly Reagan, City of Ottawa. P/N 04596-5839 (Part) |                             |                 |                                          |                                        |

## ENVIRONMENTAL SEARCH

| INSTRUMENT #                                                                                                                                                                           | TYPE | DATE                                   | VENDOR                                 | PURCHASER                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------|----------------------------------------|-------------------------------------------------------|
| Note - see pages previous owners of the chain of title described below.                                                                                                                |      | 243 up until instrument no. 04596-5807 |                                        |                                                       |
| N 299923 Deed                                                                                                                                                                          |      | Aug 13 1985                            | The Corporation of the City of Regina  | CFGO Radio Limited                                    |
| N 405596 Deed                                                                                                                                                                          |      | Aug 31 1987                            | CFGO Radio Limited                     | Northwestern Broadcasting Company Ltd.                |
| N 612908 Lease Change                                                                                                                                                                  |      | May 14 1992                            | Northwestern Broadcasting Company Ltd. | Kathad Holdings Inc.                                  |
| N 631910 Deed                                                                                                                                                                          |      | Sept 2 1992                            | Kathad Holdings Inc.                   | The Corporation of the City of Regina (Current owner) |
| * Note - the City of Regina was amalgamated into the City of Ottawa on January 1, 2001.                                                                                                |      |                                        |                                        |                                                       |
| * Legal Description for this parcel is: Part of Lot 18, Concession 2, R.F. formerly Regina, City of Ottawa. P/N 04596-5807 (West side of Tangible Drive - adjacent to P/N 04596-5839.) |      |                                        |                                        |                                                       |

5

ENVIRONMENTAL SEARCH

| INSTRUMENT # | TYPE   | DATE            | VENDOR                       | PURCHASER                                |
|--------------|--------|-----------------|------------------------------|------------------------------------------|
|              | Patent | Oct 12<br>1841  | Crown                        | Canada<br>Company                        |
| R027672      | Deed   | Mar 18<br>1867  | Canada<br>Company            | William<br>Madden                        |
| NP 9369      | Deed   | July 23<br>1883 | William<br>Madden            | Peter<br>Roe                             |
| NP 22639     | Deed   | Apr 22<br>1909  | Peter<br>Roe                 | Isabella<br>Atkinson                     |
| NP 43555     | Deed   | Dec 17<br>1932  | Isabella<br>Atkinson         | Samuel<br>Atkinson                       |
| CR 461856    | Deed   | June 28<br>1963 | Estate of Samuel<br>Atkinson | David<br>Atkinson                        |
| CR 523601    | Deed   | Apr 14<br>1967  | David<br>Atkinson            | Robert Freill<br>Merritt                 |
| CR 645076    | Deed   | Dec 13<br>1973  | Robert Freill<br>Merritt     | Thelma<br>Merritt<br>Corporation Limited |

| ENVIRONMENTAL SEARCH                                                                                                                                                                                                                                                                                                                                                                                      |             |             |                                                            |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------------------------------------------------------|--------------------------------------------------------|
| INSTRUMENT #                                                                                                                                                                                                                                                                                                                                                                                              | TYPE        | DATE        | VENDOR                                                     | PURCHASER                                              |
| CR655210                                                                                                                                                                                                                                                                                                                                                                                                  | Deed        | Jun 19 1974 | Knollbrook Development Corporation Limited                 | Knollbrook Development Corporation Inc.                |
| LT123655                                                                                                                                                                                                                                                                                                                                                                                                  | Exemption   | Oct 17 1975 | The Corporation of the Township of Niagara (Current Owner) |                                                        |
| <p>* Legal Description is: Units 182, Plan D32, and 5, except parts, formerly City of Niagara, City of Niagara. PIN 04596-5813.</p> <p>* Note the chain of title described below includes all of the above instruments on Pages 5 &amp; 6 &amp; contains herein:</p> <p>* Note that the Township of Niagara became the City of Niagara &amp; amalgamated into the City of Niagara on January 1, 2001.</p> |             |             |                                                            |                                                        |
| LT420760                                                                                                                                                                                                                                                                                                                                                                                                  | Deed        | Aug 13 1985 | The Corporation of the City of Niagara                     | CFGO Radio Limited                                     |
| LT524104                                                                                                                                                                                                                                                                                                                                                                                                  | Deed        | Sept 1 1987 | CFGO Radio Limited                                         | Northwestern Broadcasting Company Limited              |
| LT790910                                                                                                                                                                                                                                                                                                                                                                                                  | Home Charge | Sept 2 1992 | Northwestern Broadcasting Company Limited                  | Kathred Holdings Inc.                                  |
| LT790911                                                                                                                                                                                                                                                                                                                                                                                                  | Deed        | Sept 2 1992 | Kathred Holdings Inc.                                      | The Corporation of the City of Niagara (Current Owner) |



| ENVIRONMENTAL SEARCH                                                                                               |        |               |                      |                         |
|--------------------------------------------------------------------------------------------------------------------|--------|---------------|----------------------|-------------------------|
| INSTRUMENT #                                                                                                       | TYPE   | DATE          | VENDOR               | PURCHASER               |
| * Note that the City of Ottawa amalgamated with the City of Ottawa on January 1, 2001.                             |        |               |                      |                         |
| * Legal Description for this parcel is: Part of Units 1 & 2 on Plan D 32, formerly City of Nepean, City of Ottawa. |        |               |                      |                         |
|                                                                                                                    |        |               |                      |                         |
|                                                                                                                    |        |               |                      |                         |
|                                                                                                                    |        |               |                      |                         |
|                                                                                                                    |        |               |                      |                         |
|                                                                                                                    | Patent | April 19 1809 | Crown                | Catherine McLaughlin    |
|                                                                                                                    |        |               |                      |                         |
| R06138                                                                                                             | Deed   | Jan 27 1853   | Catherine McLaughlin | Ronald McDonald         |
|                                                                                                                    |        |               |                      |                         |
| R06139                                                                                                             | Deed   | Jan 27 1853   | Ronald McDonald      | John McLaughlin         |
|                                                                                                                    |        |               |                      |                         |
| R010170                                                                                                            | Deed   | Oct 8 1856    | John McLaughlin      | Hannah McLaughlin       |
|                                                                                                                    |        |               |                      |                         |
| NP7547                                                                                                             | Deed   | Mar 23 1881   | Hannah McLaughlin    | James McLaughlin (Part) |

2

| ENVIRONMENTAL SEARCH |             |             |                     |                     |  |
|----------------------|-------------|-------------|---------------------|---------------------|--|
| INSTRUMENT #         | TYPE        | DATE        | VENDOR              | PURCHASER           |  |
| NP 9233              | Court Order | May 15 1883 | Court of Chancery   | Hannah McFarley     |  |
| NP 10141             | Will        | Nov 25 1884 | Hannah McFarley     | James McFarley      |  |
| NP 10629             | Deed        | Nov 4 1885  | James McFarley      | John McFarley       |  |
| NP 10762             | Deed        | Feb 17 1887 | John McFarley       | Bridget McFarley    |  |
| NP 13115             | Deed        | Feb 7 1888  | Bridget McFarley    | Patrick Quinlan     |  |
| NP 17155             | Deed        | Apr 10 1896 | Patrick Quinlan Sr. | Patrick Quinlan Jr. |  |
| NP 20312             | Deed        | Mar 1 1905  | Patrick Quinlan Jr. | Michael Quinlan     |  |
| NP 27874             | Deed        | Mar 3 1914  | Michael Quinlan     | David C. Keenan     |  |

ENVIRONMENTAL SEARCH

| INSTRUMENT # | TYPE           | DATE            | VENDOR                                           | PURCHASER                                                    |
|--------------|----------------|-----------------|--------------------------------------------------|--------------------------------------------------------------|
| NP47872      | Deed           | Oct 16<br>1939  | David C.<br>Keenan                               | Thomas C.<br>Keenan                                          |
| CR304204     | Deed           | Sept 19<br>1952 | Thomas C.<br>Keenan                              | William C. B.<br>Colbert                                     |
| CR345074     | Deed           | Apr 17<br>1956  | William C. B.<br>Colbert                         | Naolie C.<br>Colbert                                         |
| CR383073     | Deed           | Jan 15<br>1959  | Naolie C.<br>Colbert                             | Naolie Robert<br>Rebitt                                      |
| CR645076     | Deed           | Dec 13<br>1973  | Naolie Robert<br>Rebitt<br>(both parts)          | Krollbrook<br>Development<br>Corporation Limited             |
| CR45210      | Deed           | June 19<br>1974 | Krollbrook<br>Development<br>Corporation Limited | Krollbrook<br>Development<br>Corporation Inc.                |
| LT137119     | Name<br>Change | Aug 11<br>1976  | Krollbrook<br>Development<br>Corporation Inc.    | Foxfield<br>Properties<br>Limited                            |
| LT 307385    | Deed           | Dec 30<br>1982  | Foxfield<br>Properties<br>Limited                | The Corporation of<br>the City of Agassan<br>(Current Owner) |



| ENVIRONMENTAL SEARCH                                                                                                                |      |             |                                       |  | PURCHASER |  |
|-------------------------------------------------------------------------------------------------------------------------------------|------|-------------|---------------------------------------|--|-----------|--|
| INSTRUMENT #                                                                                                                        | TYPE | DATE        | VENDOR                                |  |           |  |
| * Note that the City of Ottawa on Jan 1, 2001.                                                                                      |      |             | City of Ottawa                        |  |           |  |
| * Legal Description is: Part of Lot 19, Concession 2, Rideau Front, formerly Ottawa, City of Ottawa. Part of P/N 04596-5843.        |      |             | City of Ottawa                        |  |           |  |
| * Note that the above chain of title continues below for another parcel.                                                            |      |             | City of Ottawa                        |  |           |  |
| L+ 766163 Deed                                                                                                                      |      | Apr 16 1992 | The Corporation of the City of Ottawa |  |           |  |
|                                                                                                                                     |      |             | The Corporation of the City of Ottawa |  |           |  |
| * Legal Description for this parcel is: Parcel 19-G, Section 33, Rideau Front, being Parts 263 on Plan 4E-7921.                     |      |             | City of Ottawa                        |  |           |  |
| * Note - See Page 7 as united instrument no. R.O 10170 for the chain of title described below that includes Part of P/N 04596-5843. |      |             | City of Ottawa                        |  |           |  |
| N/P 7782 Deed                                                                                                                       |      | May 18 1882 | Hannah McFarley                       |  |           |  |
|                                                                                                                                     |      |             | John McFarley                         |  |           |  |
| N/P 10628 Deed                                                                                                                      |      | Nov 4 1885  | John McFarley                         |  |           |  |
|                                                                                                                                     |      |             | James McFarley                        |  |           |  |
| N/P 13116 Deed                                                                                                                      |      | Oct 7 1888  | James McFarley                        |  |           |  |
|                                                                                                                                     |      |             | Patrick McFarley                      |  |           |  |

12

| ENVIRONMENTAL SEARCH                                                                                                   |      |                 |                       |                         |  |
|------------------------------------------------------------------------------------------------------------------------|------|-----------------|-----------------------|-------------------------|--|
| INSTRUMENT #                                                                                                           | TYPE | DATE            | VENDOR                | PURCHASER               |  |
| NP 17157                                                                                                               | Deed | Apr 10<br>1896  | Patrick<br>Quinlan    | Michael<br>Quinlan      |  |
| NP 20313                                                                                                               | Deed | Mar 1<br>1905   | Michael<br>Quinlan    | Patrick<br>Quinlan      |  |
| NP 28856                                                                                                               | Deed | May 1<br>1914   | Patrick<br>Quinlan    | James P.<br>Neill       |  |
| NP 39499                                                                                                               | Deed | Aug 5<br>1926   | James P.<br>Neill     | Robert J.<br>Neelbitt   |  |
| CR 444900                                                                                                              | Deed | June 20<br>1962 | Robert J.<br>Neelbitt | Neil Robert<br>Neelbitt |  |
| * See Instrument no. 2 CR 645076 to LT 307 385 previous on<br>Page 9 for the subsequent owners of this chain of title. |      |                 |                       |                         |  |
|                                                                                                                        |      |                 | Jan 22/07             |                         |  |
|                                                                                                                        |      |                 |                       |                         |  |
|                                                                                                                        |      |                 |                       |                         |  |
|                                                                                                                        |      |                 |                       |                         |  |





## **APPENDIX D**

### **Regulatory Correspondence and Interviews**



**Subject:** FW: HLUI Request

I checked MAP. It says:

Activity: 6277

Company Name: City of Nepean Snow Dump

Years of Operation: c. 1992

Not sure how accurate that information is though.

Erin

Hi Tracy,

Attached is a map indicating the properties that were highlighted on your site plan. A search of the HLUI database was performed, and no activities were found on the subject site. The site to the south of the subject properties did contain one activity, ID # 6277. The location of this activity is indicated in purple on the map, and an explanation of the activity is provided on the 2nd page. The properties that appear in blue on the map are also HLUI activities, however they are more than 50 metres from the subject properties.

There is a more formal process which is required for consultants, however I conducted a basic search for you. Should you require a more formal letter than what has been provided please let me know.

Thanks,  
Erin

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

**From:** Ma, Tracy

**Sent:** January 16, 2007 3:33 PM

**To:** O'Neill, Erin

**Subject:** HLUI Request

Hi Erin

Can you please conduct a HLUI search of the 2 properties highlighted in the attached siteplan for the purposes of a Phase I ESA. The properties are owned by the City and will be developed by the City for future disposal.

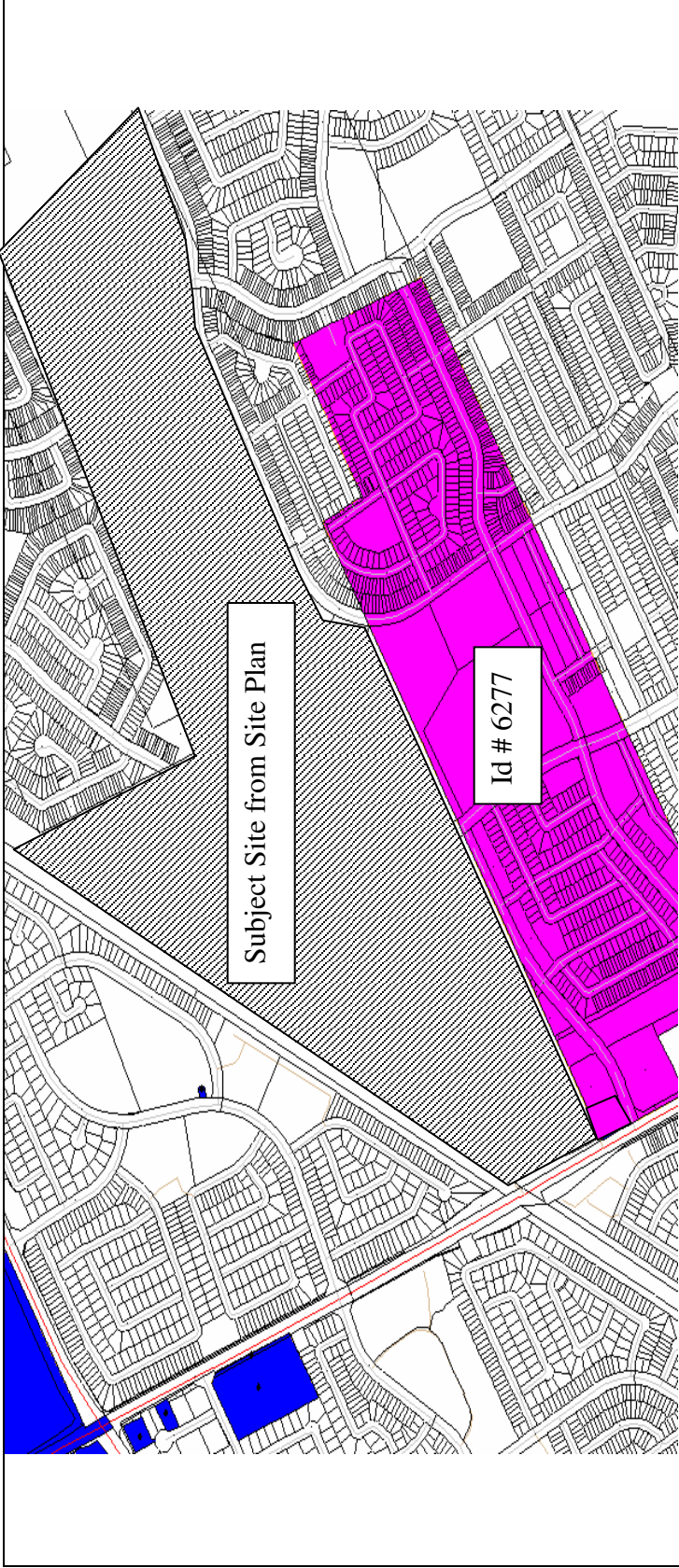
Please forward search results to me.



If you have any questions, please contact me.

Regards  
Tracy

Tracy Ma, P.Eng (BC)  
Environmental Consultant, Real Estate Services Division, City Of Ottawa  
Tel: 613-580-2424 ext. 12958 Fax: 613-560-6051  
mailto:tracy.ma@ottawa.ca





|                     |                                                                                                                                                              |                                                                                                                                                                         |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Scale 1: n/a</p> | <p>Map 1<br/>Ottawa, ON<br/>File # C10-01-07-0012<br/>Erin O'Neill</p>  | <p>ID # = Activity Identification Number</p> <p> = Subject Lands</p> <p>overview</p> |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Please note that Activity Number 6277 has a PIN Certainty of “2”. This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the subject property. All database entries with a PIN Certainty of “2” require independent verification as to their precise location.

The information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment for additional information.

## FAX COMMUNICATION / TÉLÉCOPIÉ



To / Destinataire Eva Sokolowski  
AMEC  
Fax / Télécopieur 727-9465  
From / Expéditeur Gary O'Connor  
Pages / pages : 1 of 2 Date: 1 Feb. 2007  
Subject / Objet Greenbank Snow Disposal Facility

Eva,  
Approx. location of the Greenbank SDF site

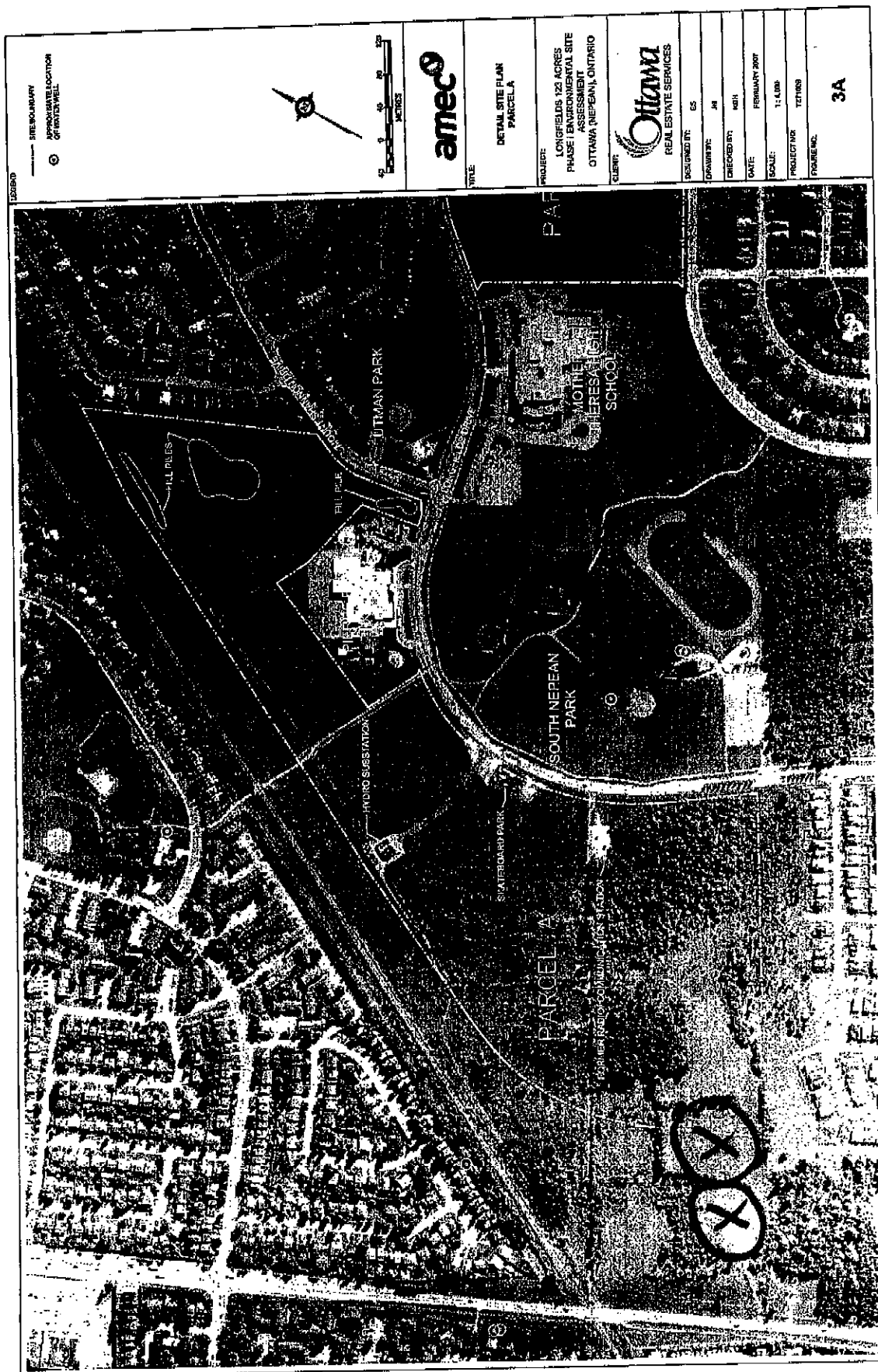
Gary

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone. Thank you.

Le présent message n'est destiné qu'à la personne ou à l'organisme auquel il est adressé et peut contenir des renseignements protégés, confidentiels et faisant l'objet d'une exception à l'obligation de divulguer l'information selon la loi applicable. Quiconque lit ce message et n'est pas le destinataire direct ou la personne ou le membre du personnel chargé de remettre le message au destinataire direct est avisé par la présente qu'il est interdit de diffuser, distribuer ou reproduire cette communication. Si vous recevez cette communication par erreur, veuillez nous en informer immédiatement par téléphone. Merci.

City Of Ottawa  
Tél. : 613-580-2424 ext.:

Ville d'Ottawa  
Tél. : 613-580-2424 poste:





**From:** Labrosse, Paul [PaulLabrosse@hydroottawa.com]  
**Sent:** Thursday, February 01, 2007 2:43 PM  
**To:** Sokolowski, Eva  
**Subject:** RE: Substation - Longfields Drive  
 Thanks

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

**From:** Sokolowski, Eva [mailto:Eva.Sokolowski@amec.com]  
**Sent:** Thursday, February 01, 2007 9:01 AM  
**To:** Labrosse, Paul  
**Subject:** Substation - Longfields Drive

Paul,

Could you please find out the following information regarding the hydro substation off Longfields Drive (see attached map for location).

1. When was the substation constructed?  
 [Labrosse, Paul] 1993
2. I believe there are 3 transformers in the substation compound, 2 outside and one larger transformer inside? Please confirm.  
 [Labrosse, Paul] There is one power transformer and one station service transformer in the building, the rest of the equipment is padmounted switchgear
3. What are the capacities of the transformers (KVA)?  
 [Labrosse, Paul] Power Transformer 10/12.5/15 MVA, Station Service Transformer 10kVA
4. Are the transformers filled with PCB oil?  
 [Labrosse, Paul] No
5. Is there any other chemical storage at the substation?  
 [Labrosse, Paul] No
6. Any reports of spills or environmental incidents at the substation?  
 [Labrosse, Paul] No

Cheers,

**Eva Sokolowski, B.A.Sc., EIT**  
**Environmental Assessor**  
**AMEC Earth & Environmental**  
 300-210 Colonnade Road South  
 Ottawa, Ontario  
 K2E 7L5  
**Tel: (613) 727-0658 x225**  
**Fax: (613) 727-9465**

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If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents.

If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

**From:** plal@tssa.org  
**Sent:** Thursday, January 25, 2007 1:25 PM  
**To:** Sokolowski, Eva  
**Subject:** Re: Tank and spill search

Hi Eva:

No record of any UST's or AST's at any of the addresses listed below in your e-mail.

All the best.

Prem Lal  
 Coordinator Public Information/Projects  
 ph: 416.734.3402  
 email: [plal@tssa.org](mailto:plal@tssa.org)

Technical Standards & Safety Authority - "Putting Public Safety First"  
 website: [www.tssa.org](http://www.tssa.org)  
 toll-free: 1-877-682-8772

"Sokolowski, Eva" <Eva.Sokolowski@amec.com>

To <plal@tssa.org>

cc

01/16/2007 05:16 PM

Subject Tank and spill search

Prem,

Could you please search the following addresses located in Ottawa (Barhaven), Ontario for any records of tanks or spills. The majority of addresses should be residential properties so I suspect there will not be too many records. If you could get back to me by the end of the day Friday that would be great!! Thanks

| Street          | Range to look up |
|-----------------|------------------|
| Avonhurst Ave   | All              |
| Beatrice Drive  | 0 - 245          |
| Boulder Way     | All              |
| Burnt Oak Drive | All              |
| Burntwood Ave   | All              |
| Claridge Drive  | 0 - 320          |
| Clenning St     | All              |
| Cobb Court      | All              |
| Colindale Ave   | All              |
| Court           | All              |

|                     |                    |
|---------------------|--------------------|
| Daventry Cres       | 0 - 200            |
| Dewberry Court      | All                |
| Edgeware Drive      | 18 - end           |
| Foxhill Drive       | 45 - 53            |
| Foxhill Way         | All                |
| Gospel Oak Drive    | All                |
| Greenbank Road      | 910 - 1045         |
| Henfield Ave        | All                |
| Highbury Park Drive | May not exist yet  |
| Holitman Cres       | 47 - 120           |
| Kadeer Way          | 20 - 41            |
| Kilbarron Road      | All                |
| Letourneau St       | All                |
| Longfields Drive    | 0-776              |
| Longshire Circle    | All                |
| Masonbrook Street   | All                |
| Mountshannon Drive  | 0 - 60             |
| Mullcraft Cres      | 67 - 89            |
| North Harrow Drive  | All                |
| Nottingham Court    | All                |
| Rosecliffe Court    | All                |
| Saffron Ct          | All                |
| Scova Court         | All                |
| Tamarack Pl         | 17 - 34            |
| Thare Cres          | 58 - 64, 145 - 163 |
| Totteridge Ave      | All                |
| Tralee Road         | All                |
| Upminster Way       | All                |
| Upney Drive         | All                |
| Whitechapel Cres    | All                |
| Whitegate Cres      | All                |
| Wiltshire Circle    | All                |
| Woodford Way        | 30 - 88            |
| Woodpark Way        | 0 - 145            |
| Woodroffe Ave       | 2850 - 3049        |

**Eva Sokolowski, B.A.Sc., EIT**  
**Environmental Assessor**  
**AMEC Earth & Environmental**  
300-210 Colonnade Road South  
Ottawa, Ontario  
K2E 7L5  
**Tel: (613) 727-0658 x225**  
**Fax: (613) 727-9465**

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**From:** plal@tssa.org  
**Sent:** Tuesday, January 30, 2007 7:29 AM  
**To:** Sokolowski, Eva  
**Subject:** RE: Tank and spill search

Hi Eva:

I did find the gas station at 2950 Woodroffe in Nepean - not in Ottawa (Barhaven). There are four UST's here, 3 40,000 Litres each and 1 25,000 Litres. All Fiberglass tanks. No other records in that range of addresses.

Thank you and have a nice day.

Prem Lal  
Coordinator Public Information/Projects  
ph: 416.734.3402  
email: [plal@tssa.org](mailto:plal@tssa.org)

Technical Standards & Safety Authority - "Putting Public Safety First"  
website: [www.tssa.org](http://www.tssa.org)  
toll-free: 1-877-682-8772

"Sokolowski, Eva" <Eva.Sokolowski@amec.com>

To <plal@tssa.org>

cc

01/29/2007 10:16 AM

Subject RE: Tank and spill search

Hi Prem,

I drove by the addresses I listed and I noticed a Shell gas station on Woodroffe. I think it is pretty new (i.e. built after 2000). I believe the address 2950 Woodroffe Ave. It definately falls between 2900 and 3000 (even numbers). Can you recheck these addresses for me?

Thanks

**Eva Sokolowski, B.A.Sc., EIT**  
**Environmental Assessor**  
**AMEC Earth & Environmental**  
**Tel: (613) 727-0658 x225**

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"Sokolowski, Eva" <Eva.Sokolowski@amec.com>

01/16/2007 05:16 PM

To <[plal@tssa.org](mailto:plal@tssa.org)>  
 cc  
 Subject Tank and spill search

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| Colindale Ave   | All              |
| Court           | All              |

|                     |                    |
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| Letourneau St       | All                |
| Longfields Drive    | 0-776              |
| Longshire Circle    | All                |
| Masonbrook Street   | All                |
| Mountshannon Drive  | 0 - 60             |
| Mullcraft Cres      | 67 - 89            |
| North Harrow Drive  | All                |
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| Whitegate Cres      | All                |
| Wiltshire Circle    | All                |
| Woodford Way        | 30 - 88            |
| Woodpark Way        | 0 - 145            |
| Woodroffe Ave       | 2850 - 3049        |

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**From:** plal@tssa.org  
**Sent:** Wednesday, January 31, 2007 8:30 AM  
**To:** Sokolowski, Eva  
**Subject:** RE: Tank and spill search

Hi Eva:

i found no record in our database for both the locations.

Take care.

Prem Lal  
Coordinator Public Information/Projects  
ph: 416.734.3402  
email: [plal@tssa.org](mailto:plal@tssa.org)

Technical Standards & Safety Authority - "Putting Public Safety First"  
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"Sokolowski, Eva" <Eva.Sokolowski@amec.com>

To <plal@tssa.org>

cc

01/30/2007 04:44 PM

Subject RE: Tank and spill search

Prem, Can you also recheck 440 Longfields Drive and 910 Greenbank Road for me. Please try Ottawa/Nepean/Barrhaven.

Thanks

**Eva Sokolowski, B.A.Sc., EIT**  
**Environmental Assessor**  
**AMEC Earth & Environmental**  
**Tel: (613) 727-0658 x225**

---

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"Sokolowski, Eva" <[Eva.Sokolowski@amec.com](mailto:Eva.Sokolowski@amec.com)>

01/29/2007 10:16 AM

To <[plal@tssa.org](mailto:plal@tssa.org)>  
cc  
Subject RE: Tank and spill search

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Thanks

**Eva Sokolowski, B.A.Sc., EIT**  
**Environmental Assessor**  
**AMEC Earth & Environmental**  
**Tel: (613) 727-0658 x225**

---

**From:** [plal@tssa.org](mailto:plal@tssa.org) [mailto:[plal@tssa.org](mailto:plal@tssa.org)]  
**Sent:** Thursday, January 25, 2007 1:25 PM  
**To:** Sokolowski, Eva  
**Subject:** Re: Tank and spill search

Hi Eva:

No record of any UST's or AST's at any of the addresses listed below in your e-mail.

All the best.

Prem Lal  
 Coordinator Public Information/Projects  
 ph: 416.734.3402  
 email: [plal@tssa.org](mailto:plal@tssa.org)

Technical Standards & Safety Authority - "Putting Public Safety First"  
 website: [www.tssa.org](http://www.tssa.org)  
 toll-free: 1-877-682-8772

"Sokolowski, Eva" <Eva.Sokolowski@amec.com>

01/16/2007 05:16 PM

To <plal@tssa.org>  
 cc  
 Subject Tank and spill search

Prem,

Could you please search the following addresses located in Ottawa (Barhaven), Ontario for any records of tanks or spills. The majority of addresses should be residential properties so I suspect there will not be too many records. If you could get back to me by the end of the day Friday that would be great!! Thanks

| Street          | Range to look up |
|-----------------|------------------|
| Avonhurst Ave   | All              |
| Beatrice Drive  | 0 - 245          |
| Boulder Way     | All              |
| Burnt Oak Drive | All              |
| Burntwood Ave   | All              |
| Claridge Drive  | 0 - 320          |
| Clenning St     | All              |
| Cobb Court      | All              |
| Colindale Ave   | All              |
| Court           | All              |
| Daventry Cres   | 0 - 200          |
| Dewberry Court  | All              |
| Edgeware Drive  | 18 - end         |
| Foxhill Drive   | 45 - 53          |
|                 |                  |

|                     |                    |
|---------------------|--------------------|
| Foxhill Way         | All                |
| Gospel Oak Drive    | All                |
| Greenbank Road      | 910 - 1045         |
| Henfield Ave        | All                |
| Highbury Park Drive | May not exist yet  |
| Holitman Cres       | 47 - 120           |
| Kadeer Way          | 20 - 41            |
| Kilbarron Road      | All                |
| Letourneau St       | All                |
| Longfields Drive    | 0-776              |
| Longshire Circle    | All                |
| Masonbrook Street   | All                |
| Mountshannon Drive  | 0 - 60             |
| Mullcraft Cres      | 67 - 89            |
| North Harrow Drive  | All                |
| Nottingham Court    | All                |
| Rosecliffe Court    | All                |
| Saffron Ct          | All                |
| Scova Court         | All                |
| Tamarack Pl         | 17 - 34            |
| Thare Cres          | 58 - 64, 145 - 163 |
| Totteridge Ave      | All                |
| Tralee Road         | All                |
| Upminster Way       | All                |
| Upney Drive         | All                |
| Whitechapel Cres    | All                |
| Whitegate Cres      | All                |
| Wiltshire Circle    | All                |
| Woodford Way        | 30 - 88            |
| Woodpark Way        | 0 - 145            |
| Woodroffe Ave       | 2850 - 3049        |



**Eva Sokolowski, B.A.Sc., EIT**  
**Environmental Assessor**  
**AMEC Earth & Environmental**  
300-210 Colonnade Road South  
Ottawa, Ontario  
K2E 7L5  
**Tel: (613) 727-0658 x225**  
**Fax: (613) 727-9465**

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## Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

| Requester Data                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                    |                                                                                                             | For Ministry Use Only                                                                                                                                                                                                                                                                               |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Name, Title, Company Name and Mailing Address of Requester<br><br>AMEC Earth & Environmental<br>210 Colonnade Road South, Unit 300<br>Ottawa, ON K2E 7L5<br><br>Email Address: <b>eva.sokolowski@amec.com</b>                                                                                                                                                                                                                                                                            |                                                                                                    |                                                                                                             | FOI Request No.                                                                                                                                                                                                                                                                                     | Date Request Received     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                    |                                                                                                             | Fee Paid \$<br><br>~ ACCT ~ CHQ ~ VISA/MC ~ CASH                                                                                                                                                                                                                                                    |                           |
| Telephone/Fax Nos.<br><br>Tel : (613) 727-0658x225<br>Fax : (613) 727-9465                                                                                                                                                                                                                                                                                                                                                                                                               | Your Project/Reference<br>TZ71009                                                                  | Signature of Requester<br> | <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR<br><input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA |                           |
| <b>Request Parameters</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     |                           |
| Municipal Address / Lot, Concession, Geographic Township ( <b>Municipal address essential for cities, towns or regions</b> )<br><br>PINs 045967153, part of 045966086, 045965823 (right of way), part of 045965843, 045960588, 045965810, 045965813, 045965807 and part of 045965839 in Ottawa (Nepean), ON (map attached- I can send a pdf version if provided map is not clear enough). Note: the Site is currently being rezoned and the new legal description has not been provided. |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     |                           |
| Present Property Owner(s) and Date(s) of Ownership<br><br>City of Ottawa                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     |                           |
| Previous Property Owner(s) and Date(s) of Ownership<br><br>Unknown                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     |                           |
| Present/Previous Tenant(s), (if applicable)<br><br>Vacant/ woodlots                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     |                           |
| <b>Search Parameters</b><br>Files older than 2 years may require \$60.00 retrieval cost.<br>There is no guarantee that records responsive to your request will be located.                                                                                                                                                                                                                                                                                                               |                                                                                                    |                                                                                                             | <b>Specify Year(s) Requested</b>                                                                                                                                                                                                                                                                    |                           |
| Environmental concerns (General correspondence, occurrence reports, abatement)                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                    |                                                                                                             | All years                                                                                                                                                                                                                                                                                           |                           |
| Orders                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                    |                                                                                                             | All years                                                                                                                                                                                                                                                                                           |                           |
| Spills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                    |                                                                                                             | All years                                                                                                                                                                                                                                                                                           |                           |
| Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                    |                                                                                                             | All years                                                                                                                                                                                                                                                                                           |                           |
| Waste Generator number/classes                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                    |                                                                                                             | All years                                                                                                                                                                                                                                                                                           |                           |
| <b>Certificates of Approval</b> ▶ Proponent information must be provided<br><br>1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.                                                                        |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     |                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                    |                                                                                                             | SD                                                                                                                                                                                                                                                                                                  | Specify Year(s) Requested |
| air - emissions                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     | 1987 to Present           |
| water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     | 1987 to Present           |
| sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     | 1987 to Present           |
| waste water - industrial discharge                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     | 1987 to Present           |
| waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     | 1987 to Present           |
| waste systems                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction |                                                                                                             |                                                                                                                                                                                                                                                                                                     | 1987 to Present           |
| pesticides - licenses                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                    |                                                                                                             |                                                                                                                                                                                                                                                                                                     | 1987 to Present           |

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.



**APPENDIX E**  
**EcoLog ERIS Data**







# Pinpointing Your Environmental Risks

Environmental Risk Information Service



**Project Site:** Un-Named Site  
Woodroffe Ave & Fallowfield  
Ottawa, ON

**Client:** Eva Sokolowski  
AMEC Earth & Environmental Limited  
300-210 Colonnade Road South  
Ottawa, ON K2E 7L5

**ERIS Project No:** 20070117004

**Report Type:** Custom Report - 0.5km Search Radius

**Prepared By:** Matt Thompson  
[mthompson@ecologeris.com](mailto:mthompson@ecologeris.com)

**Date:** January 25, 2007

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# Table of Contents

Order Number: 20070117004  
Site Name: Un-Named Site  
Site Address: Woodroffe Ave & Fallowfield Ottawa, ON  
Report Type: Custom Report, 0.50 km Search Radius

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b><u>Section</u></b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Report Summary</b><br><i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>i</b>              |
| <b>Site Diagram</b><br><i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i> | <b>ii</b>             |
| <b>Site Profile</b><br><i>This table describes the records that relate directly to the property that is being researched.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>iii</b>            |
| <b>Detail Report</b><br><i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>                                                                                                                                                                                                                                                                                                                                                                                                       | <b>iv</b>             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b><u>Page</u></b>    |
| Certificates of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>1</b>              |
| ERIS Historical Searches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>14</b>             |
| Ontario Regulation 347 Waste Generators Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>15</b>             |
| Mineral Occurrences                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>17</b>             |
| Private Fuel Storage Tanks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>18</b>             |
| Scott's Manufacturing Directory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>19</b>             |
| Water Well Information System                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>20</b>             |

Appendix: Database Descriptions

# Report Summary

Order Number: 20070117004  
 Site Name: Un-Named Site  
 Site Address: Woodroffe Ave & Fallowfield Ottawa, ON  
 Report Type: Custom Report, 0.50 km Search Radius

## Number of Mappable Records Surrounding the Site

| Database |                                                           | Selected | On-site | Within 0.50 | 0.50km to 2.00km | Total |
|----------|-----------------------------------------------------------|----------|---------|-------------|------------------|-------|
| AAGR     | Abandoned Aggregate Inventory                             | Y        | 0       | 0           | 0                | 0     |
| AGR      | Aggregate Inventory                                       | Y        | 0       | 0           | 0                | 0     |
| AMIS     | Abandoned Mine Information System                         | Y        | 0       | 0           | 0                | 0     |
| ANDR     | Anderson's Waste Disposal Sites                           | Y        | 0       | 0           | 0                | 0     |
| AUWR     | Automobile Wrecking & Supplies                            | Y        | 0       | 0           | 0                | 0     |
| CA       | Certificates of Approval                                  | Y        | 0       | 35          | 0                | 35    |
| CFOT     | Commercial Fuel Oil Tanks                                 | Y        | 0       | 0           | 0                | 0     |
| CHEM     | Chemical Register                                         | Y        | 0       | 0           | 0                | 0     |
| COAL     | Coal Gasification Plants                                  | Y        | 0       | 0           | 0                | 0     |
| CONV     | Compliance and Convictions                                | Y        | 0       | 0           | 0                | 0     |
| DRL      | Drill Hole Database                                       | Y        | 0       | 0           | 0                | 0     |
| EBR      | Environmental Registry                                    | Y        | 0       | 0           | 0                | 0     |
| EEM      | Environmental Effects Monitoring                          | Y        | 0       | 0           | 0                | 0     |
| EHS      | ERIS Historical Searches                                  | Y        | 0       | 3           | 0                | 3     |
| EIIS     | Environmental Issues Information System                   | Y        | 0       | 0           | 0                | 0     |
| FCON     | Federal Convictions                                       | Y        | 0       | 0           | 0                | 0     |
| FCS      | Contaminated Sites on Federal Land                        | Y        | 0       | 0           | 0                | 0     |
| FOFT     | Fisheries & Oceans Fuel Storage Tanks                     | Y        | 0       | 0           | 0                | 0     |
| GEN      | Ontario Regulation 347 Waste Generators Summary           | Y        | 0       | 10          | 0                | 10    |
| IAFT     | Indian & Northern Affairs Fuel Tanks                      | Y        | 0       | 0           | 0                | 0     |
| MINE     | Canadian Mine Locations                                   | Y        | 0       | 0           | 0                | 0     |
| MNR      | Mineral Occurrences                                       | Y        | 0       | 1           | 0                | 1     |
| NATE     | National Analysis of Trends in Emergencies System (NATES) | Y        | 0       | 0           | 0                | 0     |
| NCPL     | Non-Compliance Reports                                    | Y        | 0       | 0           | 0                | 0     |
| NDFT     | National Defence & Canadian Forces Fuel Storage Tanks     | Y        | 0       | 0           | 0                | 0     |
| NDSP     | National Defence & Canadian Forces Spills                 | Y        | 0       | 0           | 0                | 0     |
| NDWD     | National Defence & Canadian Forces Waste Disposal Sites   | Y        | 0       | 0           | 0                | 0     |
| NEES     | National Environmental Emergencies System (NEES)          | Y        | 0       | 0           | 0                | 0     |
| NPCB     | National PCB Inventory                                    | Y        | 0       | 0           | 0                | 0     |
| NPRI     | National Pollutant Release Inventory                      | Y        | 0       | 0           | 0                | 0     |
| OGW      | Oil and Gas Wells                                         | Y        | 0       | 0           | 0                | 0     |
| OOGW     | Ontario Oil and Gas Wells                                 | Y        | 0       | 0           | 0                | 0     |
| OPCB     | Inventory of PCB Storage Sites                            | Y        | 0       | 0           | 0                | 0     |
| ORD      | Orders                                                    | Y        | 0       | 0           | 0                | 0     |
| ORIS     | Occurrence Reporting Information System                   | Y        | 0       | 0           | 0                | 0     |
| PAP      | Canadian Pulp and Paper                                   | Y        | 0       | 0           | 0                | 0     |
| PCFT     | Parks Canada Fuel Storage Tanks                           | Y        | 0       | 0           | 0                | 0     |
| PES      | Pesticide Register                                        | Y        | 0       | 0           | 0                | 0     |
| PST      | Private Fuel Storage Tanks                                | Y        | 0       | 0           | 0                | 0     |
| REC      | Ontario Regulation 347 Waste Receivers Summary            | Y        | 0       | 0           | 0                | 0     |
| RSC      | Record of Site Condition                                  | Y        | 0       | 0           | 0                | 0     |
| RST      | Retail Fuel Storage Tanks                                 | Y        | 0       | 0           | 0                | 0     |



## Report Summary

Order Number: 20070117004  
Site Name: Un-Named Site  
Site Address: Woodroffe Ave & Fallowfield Ottawa, ON  
Report Type: Custom Report, 0.50 km Search Radius

| Database |                                                               | Selected | On-site | Within 0.50 | 0.50km to 2.00km | Total |
|----------|---------------------------------------------------------------|----------|---------|-------------|------------------|-------|
| SCT      | Scott's Manufacturing Directory                               | Y        | 0       | 1           | 0                | 1     |
| SRDS     | Wastewater Discharger Registration Database                   | Y        | 0       | 0           | 0                | 0     |
| TANK     | Anderson's Storage Tanks                                      | Y        | 0       | 0           | 0                | 0     |
| TCFT     | Transport Canada Fuel Storage Tanks                           | Y        | 0       | 0           | 0                | 0     |
| WDS      | Waste Disposal Sites - MOE CA Inventory                       | Y        | 0       | 0           | 0                | 0     |
| WDSH     | Waste Disposal Sites - MOE 1991 Historical Approval Inventory | Y        | 0       | 0           | 0                | 0     |
| WWIS     | Water Well Information System                                 | Y        | 0       | 11          | 0                | 11    |
| TOTAL    |                                                               |          | 0       | 61          | 0                | 61    |

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



Site Report

Order Number: 20070117004  
Site Name: Un-Named Site  
Site Address: Woodroffe Ave & Fallowfield Ottawa, ON  
Report Type: Custom Report, 0.50 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20070117004  
Site Name: Un-Named Site  
Site Address: Woodroffe Ave & Fallowfield Ottawa ON  
Report Type: Custom Report, 0.50 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIIS representative.

- Certificates of Approval
- ERIS Historical Searches
- Ontario Regulation 347 Waste Generators Summary
- Mineral Occurrences
- Private Fuel Storage Tanks
- Scott's Manufacturing Directory
- Water Well Information System



Certificates of Approval

| Map Key | Company                                | Address                                    | Certificate #        | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|----------------------------------------|--------------------------------------------|----------------------|------------------|------------|------------------|----------|------------------|
| CA-1    | LONG FARM DEV. INC.-PT.LOT 20/CONC.2   | WOODGATE WAY/EARL MULLIGAN DR. NEPEAN CITY | 3-1560-91-           | 91               | 10/15/1991 | Municipal sewage | Approved |                  |
|         |                                        |                                            | Client Name:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Address:      |                  |            |                  |          |                  |
|         |                                        |                                            | Client City:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Postal Code:  |                  |            |                  |          |                  |
|         |                                        |                                            | Project Description: |                  |            |                  |          |                  |
|         |                                        |                                            | Contaminants:        |                  |            |                  |          |                  |
|         |                                        |                                            | Emission Control:    |                  |            |                  |          |                  |
| CA-2    | LONG FARM DEV. INC.-PT.LOT 20, CONC. 2 | WOODGATE WAY/EARL MULLIGAN DR. NEPEAN CITY | 7-1241-91-           | 91               | 10/15/1991 | Municipal water  | Approved |                  |
|         |                                        |                                            | Client Name:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Address:      |                  |            |                  |          |                  |
|         |                                        |                                            | Client City:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Postal Code:  |                  |            |                  |          |                  |
|         |                                        |                                            | Project Description: |                  |            |                  |          |                  |
|         |                                        |                                            | Contaminants:        |                  |            |                  |          |                  |
|         |                                        |                                            | Emission Control:    |                  |            |                  |          |                  |
| CA-3    | LONGFIELDS DEV.INC./NEPCORP DEV. INC.  | BOULDER WAY/SUTCLIFFE TERRACE NEPEAN CITY  | 7-0877-93-           | 93               | 10/11/1993 | Municipal water  | Approved |                  |
|         |                                        |                                            | Client Name:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Address:      |                  |            |                  |          |                  |
|         |                                        |                                            | Client City:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Postal Code:  |                  |            |                  |          |                  |
|         |                                        |                                            | Project Description: |                  |            |                  |          |                  |
|         |                                        |                                            | Contaminants:        |                  |            |                  |          |                  |
|         |                                        |                                            | Emission Control:    |                  |            |                  |          |                  |
| CA-4    | MULLIGAN DEVELOPMENTS LTD.             | MULLCRAFT CRES./WOODPARK WAY NEPEAN CITY   | 3-1118-93-           | 93               | 10/4/1993  | Municipal sewage | Approved |                  |
|         |                                        |                                            | Client Name:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Address:      |                  |            |                  |          |                  |
|         |                                        |                                            | Client City:         |                  |            |                  |          |                  |
|         |                                        |                                            | Client Postal Code:  |                  |            |                  |          |                  |
|         |                                        |                                            | Project Description: |                  |            |                  |          |                  |
|         |                                        |                                            | Contaminants:        |                  |            |                  |          |                  |
|         |                                        |                                            | Emission Control:    |                  |            |                  |          |                  |

Certificates of Approval

| Map Key | Company                    | Address                                       | Certificate #       | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|----------------------------|-----------------------------------------------|---------------------|------------------|------------|------------------|----------|------------------|
| CA-5    | MULLIGAN DEVELOPMENTS LTD. | MULLCRAFT CRES./WOODPARK WAY<br>NEPEAN CITY   | 7-0878-93-          | 93               | 10/4/1993  | Municipal water  | Approved |                  |
|         |                            |                                               | Client Name:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Address:     |                  |            |                  |          |                  |
|         |                            |                                               | Client City:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Postal Code: |                  |            |                  |          |                  |
| CA-6    | NEPEAN CITY                | MT. SHANNON DR./LONGFIELDS DR.<br>NEPEAN CITY | 7-0878-93-          | 93               | 10/4/1993  | Municipal water  | Approved |                  |
|         |                            |                                               | Client Name:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Address:     |                  |            |                  |          |                  |
|         |                            |                                               | Client City:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Postal Code: |                  |            |                  |          |                  |
| CA-7    | NEPEAN CITY                | LONGFIELDS DR./MT. SHANNON DR.<br>NEPEAN CITY | 3-1490-92-          | 92               | 12/8/1992  | Municipal sewage | Revised  |                  |
|         |                            |                                               | Client Name:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Address:     |                  |            |                  |          |                  |
|         |                            |                                               | Client City:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Postal Code: |                  |            |                  |          |                  |
| CA-8    | NEPEAN CITY                | LONGFIELDS DR./MT. SHANNON DR.<br>NEPEAN CITY | 7-0880-93-          | 93               | 9/29/1993  | Municipal water  | Approved |                  |
|         |                            |                                               | Client Name:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Address:     |                  |            |                  |          |                  |
|         |                            |                                               | Client City:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Postal Code: |                  |            |                  |          |                  |
| CA-9    | NEPEAN CITY                | LONGFIELDS DR./MT. SHANNON DR.<br>NEPEAN CITY | 3-1311-97-          | 97               | 9/11/1997  | Municipal sewage | Approved |                  |
|         |                            |                                               | Client Name:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Address:     |                  |            |                  |          |                  |
|         |                            |                                               | Client City:        |                  |            |                  |          |                  |
|         |                            |                                               | Client Postal Code: |                  |            |                  |          |                  |

Certificates of Approval

| Map Key | Company                      | Address                                      | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type    | Status    | Application Type |
|---------|------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|-----------|------------------|
| CA-9    | NEPEAN CITY - LONGFIELDS DR. | LONGFIELDS DR/WOODROFFE AVE.<br>NEPEAN CITY  | 7-0971-91-                                                                                                                           | 91               | 8/14/1991  | Municipal water  | Approved  |                  |
|         |                              |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |           |                  |
| CA-10   | KELLY FUNERAL HOMES LIMITED  | WOODROFFE AVE./LONGFIELDS DR.<br>NEPEAN      | 3-1815-98-                                                                                                                           | 98               | 12/7/1998  | Municipal sewage | Cancelled |                  |
|         |                              |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |           |                  |
| CA-11   | KELLY FUNERAL HOMES LIMITED  | WOODROFFE AVE./LONGFIELDS DR.<br>NEPEAN CITY | 3-0039-99-                                                                                                                           | 99               | 2/9/1999   | Municipal sewage | Approved  |                  |
|         |                              |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |           |                  |
| CA-12   | NEPEAN CITY                  | BEATRICE DR/KILBARRON RD.<br>NEPEAN CITY     | 7-0368-96-                                                                                                                           | 96               | 5/10/1996  | Municipal water  | Approved  |                  |
|         |                              |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |           |                  |

## Certificates of Approval

| Map Key | Company                                   | Address                                          | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|-------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|----------|------------------|
| CA-13   | NEPEAN CITY                               | BEATRICE DR./KILBARRON RD.<br>NEPEAN CITY        | 3-0419-96-                                                                                                                           | 96               | 5/10/1996  | Municipal sewage | Approved |                  |
|         |                                           |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-14   | LONGFIELDS<br>DEV./INC./NEPCORP DEV. INC. | BOULDER WAY/MOUNT SHANNON<br>DR.<br>NEPEAN CITY  | 3-1117-93-                                                                                                                           | 93               | 10/1/1993  | Municipal sewage | Approved |                  |
|         |                                           |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-15   | NEPEAN CITY                               | LONGFIELDS<br>DR./MOUNTSHANNON DR<br>NEPEAN      | 3-1129-98-                                                                                                                           | 98               | 8/7/1998   | Municipal sewage | Approved |                  |
|         |                                           |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-16   | NEPEAN CITY                               | MOUNTSHANNON<br>DR./LONGFIELDS DR<br>NEPEAN CITY | 7-1039-97-                                                                                                                           | 97               | 9/25/1997  | Municipal water  | Approved |                  |
|         |                                           |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |



## Certificates of Approval

| Map Key | Company                       | Address                                      | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|-------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|----------|------------------|
| CA-17   | NEPEAN CITY                   | LONGFIELDS<br>DR./MOUNTSHANNON DR.<br>NEPEAN | 7-0899-98-                                                                                                                           | 98               | 9/8/1998   | Municipal water  | Approved |                  |
|         |                               |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-18   | NEPEAN CITY                   | LONGFIELDS<br>DR./MOUNTSHANNON DR.<br>NEPEAN | 3-1353-98-                                                                                                                           | 98               | 9/8/1998   | Municipal sewage | Approved |                  |
|         |                               |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-19   | NEPEAN CITY                   | LONGFIELDS<br>DR./MOUNTSHANNON DR.<br>NEPEAN | 7-0762-98-                                                                                                                           | 98               | 8/7/1998   | Municipal water  | Approved |                  |
|         |                               |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-20   | CLARIDGE HOMES<br>CORPORATION | CLARIDGE DR./WOODROFFE AVE.<br>NEPEAN CITY   | 3-0160-93-                                                                                                                           | 93               | 3/24/1993  | Municipal sewage | Revised  |                  |
|         |                               |                                              | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |

## Certificates of Approval

| Map Key | Company                    | Address                                       | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|----------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|----------|------------------|
| CA-21   | CLARIDGE HOMES CORPORATION | CLARIDGE DR./WOODROFFE AVE.<br>NEPEAN CITY    | 7-0130-93-                                                                                                                           | 93               | 3/24/1993  | Municipal water  | Revised  |                  |
|         |                            |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-22   | RICH CRAFT HOMES LIMITED   | FOREST GATE ST./STONEWAY DR.<br>NEPEAN CITY   | 3-0314-99-                                                                                                                           | 99               | 4/14/1999  | Municipal sewage | Approved |                  |
|         |                            |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-23   | RICH CRAFT HOMES LIMITED   | LOCHELAND CRES./WITTINGHAM DR.<br>NEPEAN CITY | 3-0497-94-                                                                                                                           | 94               | 5/18/1994  | Municipal sewage | Approved |                  |
|         |                            |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-24   | RICH CRAFT HOMES LIMITED   | LOCHELAND CRES./WITTINGHAM DR.<br>NEPEAN CITY | 7-0374-94-                                                                                                                           | 94               | 5/18/1994  | Municipal water  | Approved |                  |
|         |                            |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |

Certificates of Approval

| Map Key | Company                    | Address                                     | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|----------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|----------|------------------|
| CA-25   | CLARIDGE HOMES CORPORATION | QUEENSBURY DR./BEATRICE DR.<br>NEPEAN CITY  | 3-0626-94-                                                                                                                           | 94               | 6/9/1994   | Municipal sewage | Approved |                  |
|         |                            |                                             | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-26   | CLARIDGE HOMES CORPORATION | QUEENSBURY DR./BEATRICE DR.<br>NEPEAN CITY  | 7-0469-94-                                                                                                                           | 94               | 6/9/1994   | Municipal water  | Approved |                  |
|         |                            |                                             | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-27   | RICHCRAFT HOMES LIMITED    | GRENADIER WAY/QUEENSBURY DR.<br>NEPEAN CITY | 3-0485-93-                                                                                                                           | 93               | 5/25/1993  | Municipal sewage | Approved |                  |
|         |                            |                                             | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| CA-28   | RICHCRAFT HOMES LIMITED    | GRENADIER WAY/QUEENSBURY DR.<br>NEPEAN CITY | 7-0396-93-                                                                                                                           | 93               | 5/25/1993  | Municipal water  | Approved |                  |
|         |                            |                                             | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |

## Certificates of Approval

| Map Key | Company                                     | Address                                          | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type    | Status   | Application Type                     |
|---------|---------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|----------|--------------------------------------|
| CA-29   | ARNOLD KIMMEL, BURGER<br>KING RESTAURANT    | 1 RIDEAUCREST, BLOCK 146<br>NEPEAN<br>K2G 6A4    | 8-4099-98-                                                                                                                           | 98               | 6/16/1998  | Industrial air   | Approved |                                      |
|         |                                             |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          | COMMERCIAL KITCHEN EXHAUST EQUIPMENT |
| CA-30   | TARTAN DEV. CORP. - PT.LOTS<br>15&16, CON.1 | RIDEAUCREST DR./WOODROFFE<br>AVE.<br>NEPEAN CITY | 3-0380-92-                                                                                                                           | 92               | 5/5/1992   | Municipal sewage | Revised  |                                      |
|         |                                             |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                                      |
| CA-31   | TARTAN DEV. CORP. - PT.LOTS<br>15&16, CON.1 | RIDEAUCREST DR./WOODROFFE<br>AVE.<br>NEPEAN CITY | 7-0325-92-                                                                                                                           | 92               | 5/5/1992   | Municipal water  | Revised  |                                      |
|         |                                             |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                                      |
| CA-32   | NEPEAN CITY, PUBLIC WORKS<br>DEPARTMENT     | LONGFIELDS DR./BERRIGAN<br>DR.SWM<br>NEPEAN      | 3-0867-98-                                                                                                                           | 98               | 7/29/1998  | Municipal sewage | Approved |                                      |
|         |                                             |                                                  | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                                      |

## Certificates of Approval

| Map Key | Company                              | Address                                    | Certificate #                                                                                                                                      | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|--------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|----------|------------------|
| CA-33   | NEPEAN CITY, PUBLIC WORKS DEPARTMENT | LONGFIELDS DR./BERRIGAN DR./SWM NEPEAN     | 3-1227-98-<br>Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: | 98               | 9/2/1998   | Municipal sewage | Approved |                  |
| CA-34   | JOCK RIVER FARMS LTD.                | EDGEWARE DR./BURNT OAK DR. NEPEAN CITY     | 3-0401-99-<br>Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: | 99               | 5/6/1999   | Municipal sewage | Approved |                  |
| CA-35   | JOCK RIVER FARMS LTD.                | RAYNER'S LANE/NORTH HARROW DR. NEPEAN CITY | 7-0265-99-<br>Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: | 99               | 5/6/1999   | Municipal water  | Approved |                  |
| n/a     | PETRO-CANADA PRODUCTS                | FALLOWFIELD RD., BLK.113 (SWM) NEPEAN CITY | 3-1223-94-<br>Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: | 94               | 10/5/1994  | Municipal sewage | Approved |                  |



Certificates of Approval

| Map Key | Company                                 | Address                                       | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type    | Status   | Application Type |
|---------|-----------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------------|----------|------------------|
| n/a     | NEPEAN CITY                             | LONGFIELDS DR.,PT.LOT 19/CON.2<br>NEPEAN CITY | 3-1506-94-                                                                                                                           | 94               | 11/21/1994 | Municipal sewage | Approved |                  |
|         |                                         |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| n/a     | NEPEAN CITY                             | LONGFIELDS/DAVIDSON HGTS.<br>NEPEAN           | 3-0188-98-                                                                                                                           | 98               | 3/9/1998   | Municipal sewage | PEO      |                  |
|         |                                         |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| n/a     | NEPEAN CITY, PUBLIC WORKS<br>DEPARTMENT | LONGFIELDS/DAVIDSON HEIGHTS<br>NEPEAN         | 3-0305-98-                                                                                                                           | 98               | 4/17/1998  | Municipal sewage | Approved |                  |
|         |                                         |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |
| n/a     | TDL GROUP LIMITED                       | BLK. 114 FALLOWFIELD RD., SWM<br>NEPEAN       | 3-0846-98-                                                                                                                           | 98               | 7/22/1998  | Municipal sewage | Approved |                  |
|         |                                         |                                               | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                  |          |                  |

## Certificates of Approval

| Map Key | Company                              | Address                                         | Certificate #                                                                                                                        | Application Year | Issue Date | Approval Type                                                                                                                          | Status   | Application Type            |
|---------|--------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------|
| n/a     | NEPEAN CITY                          | GREENBANK RD./LONGFIELDS DR.<br>NEPEAN          | 3-1119-98-                                                                                                                           | 98               | 8/18/1998  | Municipal sewage                                                                                                                       | Approved |                             |
|         |                                      |                                                 | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                                                                                                                                        |          |                             |
| n/a     | CARLETON ROMAN CATHOLIC SCHOOL BOARD | LONGFIELDS DR., PT. LOT 18/C-2<br>NEPEAN CITY   | 3-1646-97-                                                                                                                           | 97               | 1/2/1998   | Municipal sewage                                                                                                                       | Approved |                             |
|         |                                      |                                                 | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                                                                                                                                        |          |                             |
| n/a     | CARLETON ROMAN CATHOLIC SCHOOL BOARD | LONGFIELDS BLVD., BARRHAVEN H.S.<br>NEPEAN CITY | 8-4183-97-                                                                                                                           | 97               | 12/2/1997  | Industrial air                                                                                                                         | Approved |                             |
|         |                                      |                                                 | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                                                                                                                                        |          |                             |
|         |                                      |                                                 |                                                                                                                                      |                  |            | LAB FUMEHOOD, DIESEL GEN-SET, AUTO SHOP<br>Nitrogen Oxides, Odour/Fumes, Hydrogen Chloride<br>Muffler, Noise Control - Acoustic Louvre |          |                             |
| n/a     | Longfields                           | Lot 18, Concession 2<br>Nepean                  | 2648-4PTJL6                                                                                                                          | 00               | 10/5/00    | Municipal & Private sewage                                                                                                             | Approved | New Certificate of Approval |
|         |                                      |                                                 | Client Name:<br>Client Address:<br>Client City:<br>Client Postal Code:<br>Project Description:<br>Contaminants:<br>Emission Control: |                  |            |                                                                                                                                        |          |                             |
|         |                                      |                                                 |                                                                                                                                      |                  |            | Claridge Homes Corporation<br>210 Gladstone Avenue<br>Ottawa<br>sanitary sewer construction on Claridge Drive and Street No. 1         |          |                             |

## Certificates of Approval

| Map Key | Company                     | Address                                              | Certificate #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Application Year | Issue Date | Approval Type              | Status   | Application Type            |
|---------|-----------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|----------------------------|----------|-----------------------------|
| n/a     | Claridge Point West         | Part of Lot 18, Concession 2, Rideau Front<br>Ottawa | 3590-57WTBK<br><b>Client Name:</b><br><b>Client Address:</b><br><b>Client City:</b><br><b>Client Postal Code:</b><br><b>Project Description:</b><br><b>Contaminants:</b><br><b>Emission Control:</b>                                                                                                                                                                                                                                                                                             | 02               | 3/8/02     | Municipal & Private sewage | Approved | New Certificate of Approval |
|         |                             |                                                      | Claridge Homes Corporation<br>210 Gladstone Avenue<br>Ottawa                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |            |                            |          |                             |
|         |                             |                                                      | Construction Storm & Sanitary Sewers                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |            |                            |          |                             |
| n/a     | Longfields                  | Lot 18, Concession 2<br>Nepean                       | 2083-4PTJT6<br><b>Client Name:</b><br><b>Client Address:</b><br><b>Client City:</b><br><b>Client Postal Code:</b><br><b>Project Description:</b><br><b>Contaminants:</b><br><b>Emission Control:</b>                                                                                                                                                                                                                                                                                             | 00               | 10/5/00    | Municipal & Private water  | Approved | New Certificate of Approval |
|         |                             |                                                      | Claridge Homes Corporation<br>210 Gladstone Avenue<br>Ottawa                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |            |                            |          |                             |
|         |                             |                                                      | watermains to be constructed on Claridge Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |            |                            |          |                             |
| n/a     | Claridge Point West         | Part of Lot 18, Concession 2, Rideau Front<br>Ottawa | 6961-57WTSM<br><b>Client Name:</b><br><b>Client Address:</b><br><b>Client City:</b><br><b>Client Postal Code:</b><br><b>Project Description:</b><br><b>Contaminants:</b><br><b>Emission Control:</b>                                                                                                                                                                                                                                                                                             | 02               | 3/8/02     | Municipal & Private water  | Approved | New Certificate of Approval |
|         |                             |                                                      | Claridge Homes Corporation<br>210 Gladstone Avenue<br>Ottawa                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |            |                            |          |                             |
|         |                             |                                                      | Construction of Watermains                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |            |                            |          |                             |
| n/a     | Ottawa Retirement Residence | 111 Longfields Drive<br>Ottawa                       | 6650-5A7KDD<br><b>Client Name:</b><br><b>Client Address:</b><br><b>Client City:</b><br><b>Client Postal Code:</b><br><b>Project Description:</b><br><b>Contaminants:</b><br><b>Emission Control:</b>                                                                                                                                                                                                                                                                                             | 02               | 5/16/02    | Municipal & Private sewage | Approved | New Certificate of Approval |
|         |                             |                                                      | South Nepean Development Corporation<br>427 Laurier Ave. W., Unit 300<br>Ottawa<br>K1R 7Y2                                                                                                                                                                                                                                                                                                                                                                                                       |                  |            |                            |          |                             |
|         |                             |                                                      | Construction of a private sanitary pumping station and 227 m of 100mm diameter forcemain. Pumping station will be 1.7m in diameter and will include two submersible pumps rated at 6 L/s at 11.5m TDH. Forcemain will be 100mm in diameter and will be located within future road allowance for Longfields Drive and Marketplace Avenue. Forcemain will connect to existing sewer located within Marketplace Avenue. Forcemain will connect to existing sewer located within Marketplace Avenue. |                  |            |                            |          |                             |

Certificates of Approval

| Map Key                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Company                     | Address                        | Certificate # | Application Year | Issue Date | Approval Type             | Status   | Application Type            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------|---------------|------------------|------------|---------------------------|----------|-----------------------------|
| n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Ottawa Retirement Residence | 111 Longfields Drive<br>Ottawa | 8889-5ACU44   | 02               | 5/25/02    | Municipal & Private water | Approved | New Certificate of Approval |
| <div><div>Client Name:</div><div>Client Address:</div><div>Client City:</div><div>Client Postal Code:</div><div>Project Description:</div><div>Contaminants:</div><div>Emission Control:</div></div> <div><div>South Nepean Development Corporation</div><div>427 Laurier Ave. W., Unit 300</div><div>Ottawa</div><div>K1R 7Y2</div><div>Construction of 406mm diameter watermain from 8.6m south of centerline of Strandherd Drive to 74.6m south of Strandherd Drive within future road allowance for Longfields Drive.</div><div></div><div></div></div> |                             |                                |               |                  |            |                           |          |                             |

ERIS Historical Searches

| Map Key | Company | Address                             | Order No.                                  | Report Date                                                 | Report Type     | Search Radius (km) |
|---------|---------|-------------------------------------|--------------------------------------------|-------------------------------------------------------------|-----------------|--------------------|
| EHS-1   |         | 3000 Woodroffe Avenue<br>Ottawa     | 20050913016<br><b>Addit. Info Ordered:</b> | 9/19/2005                                                   | Complete Report | 0.25               |
| EHS-2   |         | part of lot 17, conc. 2<br>Nepean   | 20040520003<br><b>Addit. Info Ordered:</b> | 5/27/04<br>Fire Insur. Maps and/or Site Plans; Title Search | Complete Report | 0.60               |
| EHS-3   |         | 3050 - 3054 Woodroffe Ave<br>Ottawa | 20040205004<br><b>Addit. Info Ordered:</b> | 2/16/04                                                     | Custom Report   | 1.00               |



## Ontario Regulation 347 Waste Generators Summary

| Map Key | Company                                  | Address                                                                | SIC Code                      | SIC Description             | Waste Code | Waste Description                 |
|---------|------------------------------------------|------------------------------------------------------------------------|-------------------------------|-----------------------------|------------|-----------------------------------|
| GEN-1   | Barrhaven Veterinary Hospital            | 2900 Woodroffe Avenue #5<br>Ottawa<br>K2J 4G7                          | Generator #:<br>Approval Yrs: | ON4323665<br>02.03.04.05    | 312        | PATHOLOGICAL WASTES               |
|         |                                          |                                                                        |                               |                             |            |                                   |
| GEN-2   | KELLY FUNERAL HOME LTD.                  | 3000 WOODROFFE AVENUE<br>NEPEAN<br>K2J 4G3                             | 9731                          | FUNERAL HOMES               | 312        | PATHOLOGICAL WASTES               |
|         |                                          |                                                                        |                               |                             |            |                                   |
| GEN-3   | KELLY FUNERAL HOME                       | 3000 WOODROFFE AVENUE<br>NEPEAN<br>K2J 4G3                             | Generator #:<br>Approval Yrs: | ONF060400<br>02.03.04.05    | 312        | PATHOLOGICAL WASTES               |
|         |                                          |                                                                        |                               |                             |            |                                   |
| GEN-4   | OTTAWA-CARLETON CATHOLIC<br>SCHOOL BOARD | MOTHER TERESA HIGH SCHOOL<br>440 LONGFIELD DRIVE<br>NEPEAN<br>K2J 4T1  | 8511                          | ELEMT./SECON. EDUC.         | 145        | PAINT/PIGMENT/COATING<br>RESIDUES |
|         |                                          |                                                                        | Generator #:                  | ON0426426                   | 148        | INORGANIC LABORATORY<br>CHEMICALS |
|         |                                          |                                                                        | Approval Yrs:                 | 00.01                       | 213        | PETROLEUM DISTILLATES             |
|         |                                          |                                                                        |                               |                             | 252        | WASTE OILS & LUBRICANTS           |
| GEN-5   | Ottawa-Carleton Catholic School<br>Board | Mother Teresa High School<br>440 Longfields Drive<br>Nepean<br>K2J 4T1 |                               |                             | 263        | ORGANIC LABORATORY<br>CHEMICALS   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
| GEN-6   | Hydro Ottawa Limited                     | 910 Greenbank<br>Ottawa<br>K2J4H4                                      | 221122                        | Electric Power Distribution | 251        | OIL SKIMMINGS & SLUDGES           |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        |                               |                             |            |                                   |
|         |                                          |                                                                        | Generator #:                  | ON8330026                   |            |                                   |
|         |                                          |                                                                        | Approval Yrs:                 | 05                          |            |                                   |

Ontario Regulation 347 Waste Generators Summary

| Map Key | Company                          | Address                                  | SIC Code                                                           | SIC Description    | Waste Code | Waste Description     |
|---------|----------------------------------|------------------------------------------|--------------------------------------------------------------------|--------------------|------------|-----------------------|
| GEN-7   | NEPEAN FIRE DEPARTMENT<br>28-825 | 1075 GREENBANK ROAD<br>NEPEAN<br>K2A 1Y4 | 8324<br><br>Generator #: ON1520700<br>Approval Yrs: 92,93,94,95,96 | FIREFIGHTING SERV. | 213        | PETROLEUM DISTILLATES |
| GEN-8   | NEPEAN FIRE DEPARTMENT           | 1075 GREENBANK ROAD<br>NEPEAN<br>K2J 1X8 | Generator #: ON1520700<br>Approval Yrs: 04                         |                    |            |                       |
| GEN-9   | NEPEAN FIRE DEPARTMENT           | 1075 GREENBANK ROAD<br>NEPEAN<br>K2A 1Y4 | 8324<br><br>Generator #: ON1520700<br>Approval Yrs: 97,98,99,00,01 | FIREFIGHTING SERV. | 213        | PETROLEUM DISTILLATES |
| GEN-10  | NEPEAN FIRE DEPARTMENT           | 1075 GREENBANK ROAD<br>NEPEAN<br>K2A 1Y4 | Generator #: ON1520700<br>Approval Yrs: 02,03                      |                    |            |                       |

Mineral Occurrences

| Map Key                                                                                                                                                                   | Company | Address | Easting     | Northing      | Zone            | MDI No             | Deposit Status                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|-------------|---------------|-----------------|--------------------|--------------------------------------|
| MNR-1                                                                                                                                                                     |         |         | 441500.00   | 5013800.00    | 18              | MDI31G05SE00020    | PAST PRODUCING MINE WITHOUT RESERVES |
| <div><div>Mining Division: SOUTHERN ONTARIO</div><div>Geological District: SOUTHEASTERN ONTARIO</div><div>Claim Map: T-2383</div><div>Access Description: N/A</div></div> |         |         |             |               |                 |                    |                                      |
|                                                                                                                                                                           |         |         | <u>Year</u> | <u>Name</u>   | <u>Twp/Area</u> | <u>Con/Lot/Sec</u> | <u>Commodity</u>                     |
|                                                                                                                                                                           |         |         | 1993        | BARR<br>HAVEN | NEPEAN          | Con 2 Lot 17       |                                      |
|                                                                                                                                                                           |         |         |             |               |                 |                    | LIMESTONE (BUILDING<br>STONES)       |
|                                                                                                                                                                           |         |         |             |               |                 |                    | <u>Deposit Characteristic</u>        |

Private Fuel Storage Tanks

| Map Key | Company          | Address                  | Location ID | Expiry Date | Capacity (L) | Facility Description         | Licence #  |
|---------|------------------|--------------------------|-------------|-------------|--------------|------------------------------|------------|
| n/a     | SUPERIOR PROPANE | FALLOWFIELD RD<br>NEPEAN | 9601        | 1992-01-31  | 0.00         | PROP CARBURATION<br>CONV CTR | 0038379001 |

Scott's Manufacturing Directory

| Map Key | Company                 | Address                          | Established | Plant Size<br>(ft²) | Employment | SIC/NAICS<br>Code            | Description                                                                                                                                       |
|---------|-------------------------|----------------------------------|-------------|---------------------|------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| SCT-1   | J H MCCUSKER ASSOCIATES | 11 COBB CRT<br>NEPEAN<br>K2J 2K2 | 1990        | 0                   | 2          | 5046<br>5085<br>5087<br>5113 | COMMERCIAL EQUIPMENT,<br>N.E.C.<br>INDUSTRIAL SUPPLIES<br>SERVICE ESTABLISHMENT<br>EQUIPMENT & SUPPLIES<br>INDUSTRIAL & PERSONAL<br>SERVICE PAPER |



Page 1 of Water Well Information System  
Environmental Risk Information Services Ltd.

Page 2 of Water Well Information System  
Environmental Risk Information Services Ltd.

Water Well Information System

| Map Key | Company | Address         | Well ID               | Date Drilled                    | Well Depth<br>(ft) | Primary Water Use | Secondary Use |
|---------|---------|-----------------|-----------------------|---------------------------------|--------------------|-------------------|---------------|
| WWIS-9  |         | NEPEAN TOWNSHIP | 1516316               | 5/1/1977                        | 123.00             | NOT USED          |               |
|         |         |                 | County:               |                                 | OTTAWA-CARLETON    |                   |               |
|         |         |                 | Lot:                  |                                 | 018                |                   |               |
|         |         |                 | Concession:           |                                 | 02                 |                   |               |
|         |         |                 | Easting (nad83):      |                                 |                    |                   |               |
|         |         |                 | Northing (nad83):     |                                 |                    |                   |               |
|         |         |                 | Zone:                 | 18                              |                    |                   |               |
|         |         |                 | Location Reliability: | margin of error : 30 m - 100 m  |                    |                   |               |
| WWIS-10 |         | NEPEAN TOWNSHIP | 1506051               | 4/14/1961                       | 30.00              | DOMESTIC          |               |
|         |         |                 | County:               |                                 | OTTAWA-CARLETON    |                   |               |
|         |         |                 | Lot:                  |                                 | 018                |                   |               |
|         |         |                 | Concession:           |                                 | 03                 |                   |               |
|         |         |                 | Easting (nad83):      |                                 |                    |                   |               |
|         |         |                 | Northing (nad83):     |                                 |                    |                   |               |
|         |         |                 | Zone:                 | 18                              |                    |                   |               |
|         |         |                 | Location Reliability: | margin of error : 100 m - 300 m |                    |                   |               |
| WWIS-11 |         | NEPEAN TOWNSHIP | 1514764               | 6/27/1975                       | 88.00              | DOMESTIC          |               |
|         |         |                 | County:               |                                 | OTTAWA-CARLETON    |                   |               |
|         |         |                 | Lot:                  |                                 | 018                |                   |               |
|         |         |                 | Concession:           |                                 | 03                 |                   |               |
|         |         |                 | Easting (nad83):      |                                 |                    |                   |               |
|         |         |                 | Northing (nad83):     |                                 |                    |                   |               |
|         |         |                 | Zone:                 | 18                              |                    |                   |               |
|         |         |                 | Location Reliability: | margin of error : 30 m - 100 m  |                    |                   |               |

## Appendix: Ontario Database Descriptions

EcoLog Environmental Risk Information Services Ltd 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 EcoLog ERIS at the time of update.

### **Federal Government Source Databases:**

### **Diagram Identifier:**

#### **Environmental Effects Monitoring 1992-2004**

**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.

#### **Environmental Issues Inventory System 1992-2001**

**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.

#### **Federal Convictions 1988-Jan 2002**

**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.

#### **Contaminated Sites on Federal Land June 2000-2005**

**FCS**

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

#### **Fisheries & Oceans Fuel Tanks 1964-Sept 2003**

**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.

#### **Indian & Northern Affairs Fuel Tanks 1950-Aug 2003**

**IAFT**

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.

**National Analysis of Trends in Emergencies System (NATES) 1974-1994****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.

**National Defence & Canadian Forces Fuel Tanks Up to May 2001****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. Please note that due to the September 2001 terrorist attack, new National Security protocols have prohibited any release of updates to this database.

**National Defence & Canadian Forces Spills March 1999-Feb 2005****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.

**National Defence & Canadian Forces Waste Disposal Sites 2001, 2003****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.

**National Environmental Emergencies System (NEES) 1974-2003****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.

**National PCB Inventory 1988-June 2004****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.

**National Pollutant Release Inventory 1993-2004****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 of 178 specified substances.



**Parks Canada Fuel Storage Tanks 1920-Jan 2005****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.

**Transport Canada Fuel Storage Tanks 1970- May 2003****TCFT**

Within 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.

**Provincial Government Source Databases:****Abandoned Aggregate Inventory Up to Sept 2002****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.

**Aggregate Inventory Up to May 2005****AGR**

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The databases provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

**Abandoned Mines Information System 1800- 2005****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.

**Certificates of Approval 1985-Sept 2002****CA**

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act (“OWRA”); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

**Coal Gasification Plants 1987, 1988****COAL**

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. 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, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

**Compliance and Convictions 1989-2003****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.

**Drill Holes 1886-2005****DRL**

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

**Environmental Registry 1994-July 2003****EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

**Ontario Regulation 347 Waste Generators Summary 1986-2005****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. 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.

**Mineral Occurrences 1846-Oct 2004****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.

**Non-Compliance Reports 1992(water only), 1994-2004****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.

**Ontario Oil and Gas Wells 1800-Oct 2006****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. Information available for all wells in the ERIS database include well owner/operator, location, permit start date, well cap date, licence number, status, depth and the primary target (rock unit) of the well being drilled.

**Ontario Inventory of PCB Storage Sites 1987-Oct 2004****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.

**Ministry Orders 1995-1996****ORD**

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

**Occurrence Reporting Information System 1988-2002****ORIS**

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

**Pesticide Register 1988-Oct 2006****PES**

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

**Private Fuel Storage Tanks 1989-1996****PST**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

**Ontario Regulation 347 Waste Receivers Summary 1986-2005****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. This information is a summary of all years from 1986 including the most currently available data.

**Record of Site Condition 1997-Sept 2001****RSC**

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and nonpotable groundwater use.

**Wastewater Discharger Registration Database 1990-1998****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).

**Waste Disposal Sites - MOE CA Inventory 1970-Sept 2002****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.

**Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990****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.

**Water Well Information System 1955-2005****WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

**Private Source Databases:****Anderson's Waste Disposal Sites 1930-2004****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.*

**Automobile Wrecking & Supplies 2001-June 2005****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.

**Commercial Fuel Oil Tanks 1948-Sept 2006****CFOT**

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with 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.

**Chemical Register 1992, 1999-June 2005****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.).

**ERIS Historical Searches 1999-June 2006****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.

**Canadian Mine Locations 1998-2005****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.

**Oil and Gas Wells Oct 2001-2006**

**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 Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at [www.nickles.com](http://www.nickles.com).

**Canadian Pulp and Paper 1999, 2002, 2004, 2005**

**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.

**Retail Fuel Storage Tanks 1989-June 2005**

**RST**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of licensed retail fuel outlets. The MCCR no longer collects this information. Current information is now collected from private sources. This database includes an inventory of retail fuel outlet locations that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

**Scott's Manufacturing Directory 1992-2005**

**SCT**

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

**Anderson's Storage Tanks 1915-1953**

**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.*



## **APPENDIX F**

### **Qualification of the Assessor**



## **Qualifications of the Assessor**

**Eva Sokolowski, B.A.Sc.**, is an Environmental Engineering graduate with a specialization in Chemistry from the University of Waterloo. Ms. Sokolowski has been involved in site investigations, historical research, data management and analysis and report writing. In addition, she has been trained in the areas of phased environmental site assessments, site investigation and remediation, risk assessment and environmental protection.

**Kevin D. Hicks, M.Sc., P.Geo.**, is a Senior Hydrogeologist and Project Manager in AMEC's Ottawa office. Kevin has over 18 years experience on a wide range of environmental and municipal projects including: environmental site assessment and remediation; waste management; landfill investigations and monitoring; hydrogeological investigations; risk assessment and risk management; stormwater management; and subwatershed studies. Mr. Hicks is responsible for senior review and Quality Assurance of environmental projects undertaken by the Ottawa office as well as senior technical support for the design, implementation and management of environmental investigations, site remediation projects, Brownfield clean-up and redevelopment, hydrogeological investigations, risk assessments and risk management. Typical project assignments include planning and feasibility studies, design and cost estimating, groundwater and contaminant transport modelling, client, regulatory and public liaison, project management and co-ordination. Kevin has participated in over 250 Phase I ESAs undertaken on behalf of a variety of clients including commercial and industrial manufacturers, municipal, provincial and federal governments, petroleum distributors, and financial institutions. Kevin is a recognized Qualified Person (QP) under Ontario Regulation 153/04 – Records of Site Condition.



## **APPENDIX G**

### **Limitations**





## **Limitations**

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
  - (a) The Standard Terms and Conditions which form a part of our Professional Services Contract;
  - (b) The Scope of Services;
  - (c) Time and Budgetary limitations as described in our Contract; and,
  - (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the site and attendant structures. Our conclusions cannot and are not extended to include those portions of the site or structures which were not reasonably available, in AMEC's opinion, for direct observation.
4. The environmental conditions at the site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the site with any applicable local, provincial or federal by-laws, orders-in-council, legislative enactments and regulations was not performed.
5. The site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on site and may be revealed by different of other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, AMEC must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of AMEC's services during the implementation of any remedial measures will allow AMEC to observe compliance with the conclusions and recommendations contained in the report. AMEC's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the report, is the sole responsibility of such third party. AMEC accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of AMEC.
11. Provided that the report is still reliable, and less than 12 months old, AMEC will issue a third-party reliance letter to parties client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on AMEC's report, by such reliance agree to be bound by our proposal and AMEC's standard reliance letter. AMEC's standard reliance letter indicates that in no event shall AMEC be liable for any damages, howsoever arising, relating to third-party reliance on AMEC's report. No reliance by any party is permitted without such agreement.