



Phase One Environmental Site Assessment, 2168 Tenth Line Road, Orleans (Ottawa), Ontario

Client:

Ironclad Developments Inc.
101-57158 Symington Road 20E
Springfield, Manitoba R2J 4L6

Project Number:

OTT-00258842-A0

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Type of Document:

Final

Date Submitted:

March 13, 2020

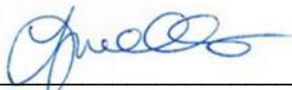
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Date Submitted:
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Legal Notification

This report was prepared by EXP Services Inc. for the account of **Ironclad Developments Inc.**

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 such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

Executive Summary

EXP Services Inc. (EXP) was retained by Ironclad Developments Inc. to complete a Phase One Environmental Site Assessment (ESA) of the property located at 2168 Tenth Line Road in Orleans (Ottawa), Ontario (hereinafter referred to as the "Phase One property"). At the time of the investigation, site was vacant and undeveloped. The ground cover at the site was primarily grassy.

The purpose of this Phase One ESA is to determine if past or present on-site or off-site activities have resulted in actual or potential contamination at the Phase One property. EXP understands that the current property is vacant and that the proposed future property use is mixed commercial and residential.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 of this report.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property, however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

The Phase One property is located 2168 Tenth Line Road, on the northwest corner of Tenth Line Road and Gerry Lalonde Drive. The property is legally described as PT LT 2 CON 11 CUMBERLAND PTS 1 & 2 4R29129; S/T EASEMENT IN GROSS OVER PT 2 4R29129 AS IN OC1453912 CITY OF OTTAWA with property identification number (PIN) 145631568. The site has a total area of 1.5 hectares and is rectangular in shape. The site is zoned for general mixed use (commercial and residential).

At the time of the investigation, the Phase One property was a vacant field. Properties surrounding the Phase One property are serviced by municipal water, sewer, and hydro. The surrounding properties consist of residential and commercial to the north and south, and residential to the east and west. It is anticipated that groundwater flows in a northwesterly direction towards the Bilberry Creek, which is approximately 1 kilometre northwest of the Phase One property.

Based on the results of the Phase One ESA completed, no areas of potential environmental concern were identified. No further environmental assessment work is recommended.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

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1. Introduction

EXP Services Inc. (EXP) was retained by Ironclad Developments Inc. to complete a Phase One Environmental Site Assessment (ESA) of the property located at 2168 Tenth Line Road in Orleans (Ottawa), Ontario (hereinafter referred to as the "Phase One property"). At the time of the investigation, site was vacant and undeveloped. The ground cover at the site was primarily grassy. The Phase One property is owned by the following:

Owner Contact: Ironclad Developments Inc.
101-57158 Symington Road 20E
Springfield, Manitoba, R2J 4L6

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 of this report.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property, however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

1.1 Objective

The purpose of this Phase One ESA is to determine if past or present site activities have resulted in actual or potential contamination at the Phase One property. Although the Phase One property was not being used for any purpose defined by Ontario Regulation 153/04 at the time of the investigation, EXP understands that the most recent use of the property was as a vacant site and that the proposed future property use is mixed commercial and residential.

1.2 Phase One Property Information

The Phase One property is located 2168 Tenth Line Road, on the northwest corner of Tenth Line Road and Gerry Lalonde Drive. The property is legally described as PT LT 2 CON 11 CUMBERLAND PTS 1 & 2 4R29129; S/T EASEMENT IN GROSS OVER PT 2 4R29129 AS IN OC1453912 CITY OF OTTAWA with property identification number (PIN) 145631568. The site has a total area of 1.5 hectares and is rectangular in shape. The site is zoned for general mixed use (commercial and residential).

At the time of the investigation, the Phase One property was vacant field. Properties surrounding the Phase One property are serviced by municipal water, sewer, and hydro. The surrounding properties consist of residential and commercial to the north and south, and residential to the east and west. It is anticipated that groundwater flows in a northwesterly direction towards the Bilberry Creek, which is approximately 1 kilometre northwest of the Phase One property.

The approximate Universal Transverse Mercator (UTM) coordinates for the Phase One property centroid is NAD83, Zone 18, 462030.23 m E, 5033563.01 m N. The UTM coordinates were based on an estimate

derived using Google Earth™. The accuracy of the centroid is estimated to range from 5 to 50 m. A topographic map of Ottawa is presented in Appendix B.

2. Scope of Investigation

The scope of work for the Phase One ESA consisted of the following activities:

- Reviewing the historical occupancy of the Phase One property through the use of available archived and relevant municipal and business directories, fire insurance plans (FIPs), topographical maps, and aerial photographs;
- Reviewing municipal and provincial records to determine whether activities that have occurred within the Phase One study area pose a potential environmental concern to the Phase One property;
- Obtaining an EcoLog Environmental Risk Information Services Ltd. (ERIS) report for the Phase One property and surrounding properties within a 250-metre radius of the Phase One property;
- Reviewing available geological maps, well records and utility maps for the vicinity of the Phase One property;
- Obtaining a search of land title and assessment rolls for the Phase One property;
- Conducting at least one reconnaissance of the Phase One property and surrounding properties within a 250 metre radius of the Phase One property in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- Conducting interviews with designated representative(s) as a resource for current and historical information;
- Reviewing the current use of the Phase One property 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 Phase One property; and,
- Preparing a report to document the findings.

In completing the scope of work, EXP did not conduct any intrusive investigations, including sampling, analyses, or monitoring. EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained or of any of the statements made by others.

EXP personnel who conducted assessment work for this project included Leah Wells, EIT and Mark McCalla, P.Geo. An outline of their qualifications is provided in Appendix A.

3. Records Review

3.1 Phase One ESA Study Area Determination

The Phase One study area comprises the Phase One property and surrounding properties wholly or partly within 250 metres of the property boundaries. The 250 metre radius was used to gain an understanding of the current and past uses of surrounding properties to determine whether such uses may have contributed to subsurface environmental impacts at the Phase One property.

According to the GeoOttawa on-line mapping tool, the Phase One property is zoned general mixed-use property. Surrounding properties are zoned for residential, commercial, and development reserve uses. Surrounding properties consist of residential properties to the east and west, and mixed residential and commercial to the north and south.

The Phase One study area is shown on Figure 2 in Appendix B.

3.2 First Developed Use Determination

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records review, it appears the Phase One property has always been vacant and undeveloped.

3.3 Fire Insurance Plans

A search of The Catalogue of Canadian Fire Insurance Plans 1875 – 1975 (Catalogue) was conducted to determine if fire insurance plans for the Phase One property existed. No fire insurance plans exist for the Phase One property or surrounding area.

3.4 Chain of Title

A chain of title was obtained from Read Abstracts Inc. for the subject site. Based on the information gathered from the title search, the following was found:

The property was owned by private individuals until 1971. In 1971, Talos Construction Limited purchased the property and sold it to Luigi Toscano in 1999. In 2006, the property was sold to Minto Corporation and it was sold to its current owner Ironclad Developments in November 2019. No notable environmental concerns were identified based on the title search.

Refer to Appendix C for the title search.

3.5 Previous Reports

The following reports were reviewed by EXP:

- *Phase I Environmental Site Assessment Update 2168 Tenth Line Road, Ottawa, Ontario, Avalon West (Loeper Land)*, dated December 2014 prepared by Paterson Group.

The review of this report noted the following:

The Phase I ESA was an update to a previous ESA by Paterson that was not provided for review. The report included a review of past, present, and adjacent land uses, a review of aerial photographs, topographic maps, fire insurance records, and municipal directories available for the Phase I property. A site visit was also conducted to comment on site characteristics and to investigate the potential for on- and

off-site contamination sources. The report concluded that additional environmental testing was not required for the Phase One property.

- *Final Geotechnical Investigation Avalon West – Stage 1 Residential Development Tenth Line Road, Ottawa, Ontario*, dated June 2011 prepared by Paterson Group

The geotechnical report encompassed a larger property than the current Phase One property. Topographically the site was observed to slope towards the west. The soil conditions generally consisted of topsoil, overlying a silty clay layer. Glacial till was inferred to be encountered in some boreholes below the silty clay based on dynamic cone penetration testing. Bedrock ranged from 4.5 to 26 m below ground surface (bgs) across the site. No fill material was observed in the boreholes.

- *Geotechnical Investigation Proposed Commercial Development 2168 Tenth Line Road, Ottawa (Cumberland), Ontario*, dated May 2015 prepared by Paterson Group

The south part of the site was identified to have a minor amount of fill. Six boreholes were drilled to depths between 4.4 and 5.3 mbgs. Ground surface elevations varied from 88.5 to 88.8m across the site. Soil on the property consisted mainly of a 0.5m layer of fill/topsoil followed by silty clay. Bedrock in the area consists of interbedded limestone and shale that was anticipated to be at approximately 25 mbgs.

3.6 Environmental Source Information

Information pertaining to the Phase One property was obtained by reviewing documents that are available to the public through municipal and provincial sources. EXP did not identify the need to contact any federal agencies.

A written response from some of the regulatory agencies typically requires several months to receive. If, upon receipt of the response from the regulatory agencies, significant environmental issues are identified, EXP will forward the response to the client as an addendum to this report.

Written responses from regulatory agencies and copies of documents obtained via searches are provided in Appendix C.

3.6.1 Ontario Ministry of the Environment, Conservation and Parks Records

On March 11, 2020 records pertaining to the site were requested from the Ministry of the Environment, Conservation and Parks (MECP) through the *Freedom of Information and Protection of Privacy Act* (FOI). To date, no response has been received.

3.6.2 Environmental Registry

On March 3, 2020, the MECP Environmental Registry website was searched for postings in the vicinity of the Phase One property. Search parameters included: "Tenth Line Road", "Gerry Lalonde Drive" and "Aquaview Drive".

- Taggart Construction registered 2272 Tenth Line Road (140 m south) in 2009 for a Permit to Take Water for construction dewatering.
- Minto Communities Inc. registered 2168 Tenth Line Road and several other properties outside of the Phase One study area in 2011, and in 2014 for a Permit to Take Water for construction dewatering.

None of the records reviewed pose an environmental concern to the Phase One property.

3.6.3 Environmental Access

On March 3, 2020, the MECP Environmental Access website was searched for postings within the Phase One study area.

- An ECA was filed by Taggart Construction for the property located at 2272 Tenth Line Road (140 m south) for the construction of sanitary and storm sewers. Certificate 9174-9XSLML was issued June 2015.
- Minto Communities Inc. registered 2165 Tenth Line Road (30 m east) in 2019 for a Permit to Take Water for construction dewatering.

None of the records reviewed pose an environmental concern to the Phase One property.

3.6.4 Records of Site Condition

On March 3, 2020, the MECP Brownfields Registry website was searched for postings of Records of Site Condition within the Phase One study area. No RSC sites were found within the study area.

3.6.5 Coal Gasification Plants

Documents entitled *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario* prepared by the MECP and *Inventory of Coal Gasification Plant Waste Sites in Ontario* prepared by Intera Technologies Ltd. were reviewed. There were no coal gasification plants identified within the Phase One study area.

3.6.6 PCB Storage Sites

Documents entitled *National Inventory of PCBs in Use and PCB Wastes in Storage in Canada, 2003 Annual Report* prepared by Environment Canada and *Ontario Inventory of PCB Storage Sites* prepared by the MECP were reviewed. There were no PCB storage sites identified within the Phase One study area.

3.6.7 Waste Disposal Sites

The document entitled *Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario* prepared by Golder Associates, October 2004 was reviewed. No former landfills were identified within 250 m of the Phase One property. In addition, there is no visual evidence of a landfill in the area.

3.6.8 Street Directories

EXP reviewed city directories dating from 1962 to 2010 in five years increments from an ERIS search of Vernon's Ottawa, Ontario City Directory in order to identify the occupancy history of the subject site and neighbouring properties for potential environmental concerns. A copy of the directory search is included in Appendix C. The following summarizes the directory search for pertinent properties within 250 m of the Phase One property:

- The Phase One property was not listed in any of the city directories reviewed.
- None of the properties in the Phase One study area are listed before 1999.
- All listings between 1999 and 2005 are residential.
- 2170 Tenth Line Road is listed as Cornwall Gravel Co Inc. in 2010.
- 2055 Tenth Line Road is listed as Petcetera Inc. in 2010.

- The remainder of the properties in the Phase One study area were not listed.

None of the records reviewed pose an environmental concern to the Phase One property.

3.7 EcoLog ERIS Database Search

A search of provincial and federal databases for records pertaining to the Phase One property and properties within 250 metres of the Phase One property was conducted by EcoLog Environmental Risk Information Services (or EcoLog ERIS). EcoLog ERIS is an environmental database and information service provider. EXP has confirmed neither the completeness nor the accuracy of the records that were provided. A summary of the more significant findings is provided below. A copy of the EcoLog ERIS report is provided in Appendix D.

Table 3-1: Summary of ERIS Findings

Location	Proximity to the Site	Description	Database	Potential Environmental Concern (Yes/No)
Phase One property				
2168 Tenth Line Road	Subject site	Permit to Take Water filed by Minto Communities Inc. in 2014 An ECA was also filed by Minto for municipal and private sewage works.	Environmental Compliance Approval Permit to Take Water	No
Surrounding Properties				
2165 Tenth Line Road	30 m east	Permit to Take Water filed by Minto Communities Inc. in 2019 for construction dewatering.	Environmental Activity and Sector Registry	No
2272 Tenth Line Road	140 m south	Permit to Take Water filed by Taggart Construction Ltd. in 2015. ECA filed by Taggart for the construction of municipal and private sewage works in 2015.	Permit to Take Water Environmental Compliance Approval	No

None of the records reviewed pose an environmental concern to the Phase One property.

3.8 Physical Setting Sources

3.8.1 Aerial Photographs

Aerial photographs dated 1976, 1991, 1999, 2002, 2009 and 2017 were reviewed by EXP. The following table summarizes the development and land use history of the Phase One property and adjacent properties as depicted on the reviewed aerial photographs. Copies of the aerial photographs are presented in Appendix E.

Table 3.8: Development and Land Use History Summary

Aerial Photograph (year)	Details
1976	The Phase One property is vacant. There surrounding properties are primarily vacant agricultural land. Several rural residences are present along Tenth Line Road.
1991	There are no significant changes to the Phase One property and surrounding properties.
1999	There are no significant changes to the Phase One property and surrounding properties.
2002	There are no significant changes to the Phase One property. The property east across Tenth Line Road appears to be in the early stages of the development of a residential subdivision.
2009	There are no significant changes to the Phase One property. Additional residential development has occurred east and south of the Phase One property. Commercial development has occurred north of the site.
2017	There are no significant changes to the Phase One property. Additional residential development has occurred south of the Phase One property. Additional commercial development has occurred north of the site.

None of the records reviewed pose an environmental concern to the Phase One property.

3.8.2 Geology, Hydrogeology and Topography

The following information sources were reviewed to determine the nature of the subsurface materials at the site:

1. *Bedrock Geology of Southern Ontario* – Ontario Geological Survey. Scale 1:50,000. Electronic resource Issued 2003.
2. *Surficial Geology* – Ottawa, Ontario - Geological Survey of Canada. Map 1506A. Scale 1:50,000. 1976
3. MOE Water Well Records.
4. Topographic Map available at the Natural Resources Canada (NRC) website

A review of geological maps revealed that, under any fill, the natural overburden deposits in the area is glacial till that would consist of clay, sand, and gravel. The bedrock in the general area is expected to be shale, limestone, dolostone, and siltstone belonging to the Rockcliffe Formation.

The Ottawa River is located approximately 4.5 km north of the site. Based on the information provided on the topographic map, regional groundwater is expected to flow north towards the Ottawa River. The closest body of water is Bilberry Creek, approximately 1 km to the northwest.

The Phase One property slopes down towards the northwest. A copy of the topographic map is presented in Appendix B.

3.8.3 Fill Materials

As the site was never developed, it is not anticipated that significant quantities of fill materials are present on the subject site.

3.8.4 Water Bodies and Areas of Natural Significance

No water bodies are present on the Phase One property. The closest water body is Bilberry Creek, which is approximately 1 kilometre northwest of the Phase One property. The Phase One property is not located in close proximity to an ANSI, according to the Ministry of Natural Resources Natural Heritage website. The regional groundwater flow is inferred to be north, towards the Ottawa River, local groundwater flow is anticipated to be the northwest towards Bilberry Creek.

3.8.5 Well Records

Properties in the Phase One study area are municipally serviced with water. MECP water well records identified three wells and monitoring wells within 250 m. The well records are presented in Appendix D. In addition, the borehole database as presented in EcoLog, indicates that the native soil within the Phase One study area consists of a silty clay. The depth to bedrock is approximately 25 mbgs.

3.9 Site Operating Records

No site operating records were available for review.

A survey plan dated 2015 was provided to EXP. The survey plan was prepared by Brian J. Webster Land Surveying. The survey plan is provided in Appendix F.

3.10 Summary of Records Review

Based on a review of the available records, no PCAs were identified.

4. Interviews

Interviews were attempted by EXP with any individuals identified to be the most knowledgeable about both the current and historical site uses. The purpose of interviews is to obtain information to assist in identifying areas of potential environmental concern and to identify details of potentially contaminating activities or potential contaminant pathways, in, on or below the site.

Mr. Tom Brethour, the broker for the property, was interviewed via phone March 12, 2020.

- Mr. Brethour said had knowledge of the property for the last 5 years. The property was not used and always vacant.
- Mr. Brethour was unaware of the property ever being used for a purpose other than vacant land.
- Mr. Brethour was unaware of any stockpiled material ever having been stored on the property.

5. Site Reconnaissance

5.1 General Requirements

On March 3, 2020 at 1:00 pm, Ms. Leah Wells, EIT of EXP, conducted the site visit for the Phase One property. The weather was cloudy with an approximate temperature of 5 degrees Celsius. There was no precipitation during the site visit, which lasted approximately 30 minutes. The site visit was conducted in accordance with EXP's internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the site visit was to assess the current conditions of the Phase One property.

Observations of the Phase One property and surrounding properties within the Phase One study area were conducted. Adjoining properties were observed from within the grounds of the Phase One property and from public roads and sidewalks.

Photographs were taken at the Phase One property on March 3, 2020 and pertinent photographs are included in Appendix G.

5.2 Specific Observations at Phase One Property

5.2.1 Buildings and Structures

There are no buildings on the Phase One property. Surrounding properties consist of a hydro easement and commercial development to the north, residential and commercial land use to the east, south and west. It is anticipated that groundwater flows in a northwesterly direction towards Bilberry Creek found approximately 1 km northwest from the Phase One property. The ground cover consisted mainly of tall grasses, with some brush present along the west and north property lines.

5.2.2 Heating and Cooling Systems

No heating or cooling systems were observed at the Phase One property.

5.2.3 Site Utilities and Services

The Phase One property is not currently serviced. The surrounding properties are serviced by municipal water and sanitary sewer, as well as natural gas and underground hydro.

The utilities and services identified in the general area are summarized in the table below.

Table 5.1: Summary of Utilities in General Area

Utility	Source
Potable Water	City of Ottawa
Sanitary System	City of Ottawa
Storm Water	Ditches
Electricity	Hydro Ottawa
Natural Gas	Enbridge

5.2.4 Site Use

At the time of the investigation, the Phase One property was vacant and not being used. No evidence of production or manufacturing processes was observed on the Phase One property.

5.2.5 Drains, Pits and Sumps

Site drainage is provided via ditch located along the north boundary of the property.

5.2.6 Storage Tanks**5.2.6.1 Underground Storage Tanks**

EXP did not observe any underground storage tanks (UST) during the site reconnaissance. No visual evidence such as fill / vent pipes, levelometers or oil fill lines associated with USTs were observed at the Phase One property.

5.2.6.2 Aboveground Storage Tanks

EXP did not observe any above ground storage tanks (AST) during the site reconnaissance. No visual evidence such as fill / vent pipes or oil fill lines associated with ASTs were observed at the Phase One property.

5.2.7 Chemical Storage and Handling and Floor Condition

There were no chemicals observed on the Phase One property during the site visit.

5.2.8 Areas of Stained Soil, Pavement or Stressed Vegetation

No areas of stained soil, pavement or stressed vegetation were identified on the Phase One property. The property was snow covered at the time of the site visit.

5.2.9 Fill, Debris and Methane

No evidence of fill material was observed during the site visit.

Methane or radon gas-producing materials were not observed on the Phase One property.

5.2.10 Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MECP. According to the Environmental Protection Act (EPA), an Environmental Compliance Approval (ECA) (Air) is required for the ongoing operation of any equipment that may discharge a contaminant into the natural environment if the equipment was installed, modified or altered after June 29th, 1988. Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th, 1988 when the requirement for an ECA (formerly Certificate of Approval (CoA)) was added to the EPA. Unless explicitly exempted, most industrial processes or modifications to industrial processes and equipment require an ECA. The EPA provides a list of specific equipment and conditions, which are exempt from ECA (Air) requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

No air emissions concerns were identified at the time of the site visit.

5.2.11 Odours

No strong odours were detected during the site visit.

5.2.12 Noise

No excessive noise was detected during the site visit.

5.2.13 Special Attention Items, Hazardous Building Materials and Designated Substances

5.2.13.1 Asbestos

Asbestos-containing materials (ACMs) are fibrous hydrated silicates and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although non-friable asbestos can still be found in recently constructed buildings.

No buildings were present on the Phase One property.

5.2.13.2 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

No buildings were present on the Phase One property.

5.2.13.3 Mercury

Mercury could be found in some batteries, light bulbs, old paints, thermostats, old mirrors, etc. Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels.

No buildings were present on the Phase One property.

5.2.13.4 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment on the Phase One property. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

No buildings were present on the Phase One property.

5.2.13.5 Urea Formaldehyde Foam Insulation

Formaldehyde is a pungent, colourless gas commonly used in water solution as a preservative and disinfectant. It is also a basis for major plastics, including durable adhesives. It occurs naturally in the human body and in the outdoor environment. Formaldehyde is used to bond plywood, particleboard, carpets and fabrics, and it contributes to "that new house smell."

Formaldehyde is also a by-product of combustion; it is found in tobacco smoke, vehicle exhaust and the fumes from furnaces, fireplaces and wood stoves. While small amounts of formaldehyde are harmless, it is an irritating and toxic gas in significant concentrations. Symptoms of overexposure to formaldehyde include irritation to eyes, nose and throat; persistent cough and respiratory distress; skin irritation; nausea; headache; and dizziness.

Urea-formaldehyde foam insulation (UFFI) was developed in Europe in the 1950s as an improved means of insulating difficult-to-reach cavities in the walls. It is typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent and compressed air. When the mixture is injected into the wall, urea and formaldehyde unite and "cure" into an insulating foam plastic.

During the 1970s, when concerns about energy efficiency led to efforts to improve building insulation in Canada, UFFI became an important insulation product for existing buildings. Most installations occurred between 1977 and the further use of UFFI was banned in Canada in 1980.

No buildings were present on the Phase One property.

5.2.13.6 Radon

Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian buildings may pose a health risk. Radon gas can move through small spaces in the soil and rock and seep into a building through cracks in concrete, sumps, joints and basement drains. Concrete-block walls are

particularly porous to radon and radon trapped in water from wells can be released into the air when the water is used.

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007 for a maximum acceptable level of radon gas of 200 Becquerel's per cubic metre (Bq/m³). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m³ in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Based on local well records and geologic investigations, the bedrock underlying the Phase One property is limestone of the Rockcliffe Formation. Based on the rock type, radon gas is not considered a concern.

5.2.13.7 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e. gypsum wallboard, wallpaper, wood, etc.) combined with moist conditions. Mould can have an impact on human health depending on the species and concentration of the airborne mould spores. Health effects can include allergies and mucous membrane irritation.

Currently there are no regulations governing mould; however, there are several guidelines addressing mould assessments and abatement. At the moment, the industry standards include the Canadian Construction Association (CCA) document 82-2004 titled "mould guidelines for the Canadian construction industry" and the Environmental Abatement Council of Ontario (EACO) guidelines titled "EACO Mould Abatement Guidelines, Edition 2 (2010)."

It is important to note that the Ministry of Labour (MOL) has governed protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

No buildings were present on the Phase One property.

5.2.13.8 Other Substances

No other special attention substances (such as acrylonitrile or isocyanates) were suspected to be present at the Phase One property at the time of this Phase One ESA.

5.2.14 Processing and Manufacturing Operations

No processing or manufacturing operations were observed or reported to have been conducted at the Phase One property.

5.2.15 Hazardous Materials Use and Storage

No hazardous materials are used or stored at the Phase One property.

5.2.16 Vehicle and Equipment Maintenance Areas

No vehicle and equipment maintenance activity were observed or reported.

5.2.17 Oil/Water Separators

No oil water separators were observed at the Phase One property.

5.2.18 Sewage and Wastewater Disposal

No buildings were present on the Phase One property.

5.2.19 Solid Waste Generation, Storage & Disposal

There was no solid waste generation at the Phase One property during the site visit.

5.2.20 Liquid Waste Generation, Storage & Disposal

No liquid wastes were generated at the Phase One property.

5.2.21 Unidentified Substances

No unidentified substances were observed on the Phase One property at the time of the site visit. No dumping or any other deleterious materials were identified.

5.2.22 Hydraulic Lift Equipment

No hydraulic equipment was observed the Phase One property.

5.2.23 Mechanical Equipment

No mechanical equipment of concern was present on the Phase One property.

5.2.24 Abandoned and Existing Wells

No wells were present on the Phase One property.

5.2.25 Roads, Parking Facilities and Right of Ways

Access to the Phase One property was from Tollgate Road.

A visual inspection of the adjacent properties and properties within 250 m of the Phase One property was conducted from publicly accessible areas to identify the occupants and document the uses and sources of potential environmental concerns that may impact the Phase One property.

The following land uses border the Phase One property:

North: Hydro easement and vacant land, commercial (restaurants, barbershop);

South: Residential, commercial (Sobey's, restaurants);

East: Residential;

West: Residential.

Based on observations made during the site visit, no potentially contaminating activities addressed were identified.

There was no evidence of a railway being present on the Phase One property.

5.3 Enhanced Investigation Property

The Phase One property has not been used for any purpose defined in Regulation 153/04. Future use is planned to be mixed commercial and residential.

5.4 Written Description of Investigation

Based on the site reconnaissance, no APECS were identified.

6. Review and Evaluation of Information

6.1 Current and Past Uses

The Phase One property has always been vacant. The Phase One study area consisted of agricultural and rural residential properties until 2002, when urban residential development began south and east of the Phase One property.

6.2 Summary of Potentially Contaminating Activities

Ontario Regulation 153/04 defines a PCA as one of 59 operations set out in Table 2 of Schedule D that occurs or has occurred in a Phase One study area. No PCA were identified for the Phase One study area.

6.3 Areas of Potential Environmental Concern

Ontario Regulation 153/04 defines an APEC as an area on a property where one or more contaminants are potentially present. No APEC were identified for the Phase One study area.

6.4 Phase One ESA Conceptual Site Model

To develop a conceptual model for the Phase One property, the following physical characteristics and pathways were considered in the following sub-sections.

6.4.1 Buildings and Structures

There are no buildings on the Phase One property.

6.4.2 Water Bodies and Groundwater Flow Direction

No water bodies are present on the Phase One property. The closest water body is Bilberry Creek, which is approximately 1 kilometre northwest of the Phase One property. The Phase One property is not located in close proximity to an ANSI, according to the Ministry of Natural Resources Natural Heritage website. The regional groundwater flow is inferred to be north, towards the Ottawa River, local groundwater flow is anticipated to be the northwest towards Bilberry Creek.

6.4.3 Areas of Natural Significance

There are no ANSI within the Phase One study area.

6.4.4 Water Wells

The Phase One property and surrounding area are municipally serviced with water. MECP water well records identified three wells and monitoring wells within 250 m.

6.4.5 Underground Utilities

The surrounding properties are serviced by underground municipal utilities (water and sewer) as well as hydro, indicating that services are available to service the Phase One property if it is developed.

6.4.6 Subsurface Stratigraphy

A review of geological maps revealed that, under any fill, the natural overburden deposits in the area is glacial till that would consist of clay, sand, and gravel. The bedrock in the general area is expected to be shale, limestone, dolostone, and siltstone belonging to the Rockcliffe Formation.

In addition, previous geotechnical reports indicate that the native soil within the Phase One study area consists of a silty clay. Well records indicate depth to bedrock is approximately 25 mbgs.

6.4.7 Uncertainty Analysis

The CSM is a simplification of reality, which aims to provide a description and assessment of any areas where potentially contaminating activity that occurred within the Phase One study area may have adversely affected the Phase One property. All information collected during this investigation, including records, interviews, and site reconnaissance, has contributed to the formulation of the CSM.

Information was assessed for consistency, however EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained or of any of the statements made by others. All reasonable inquiries to obtain accessible information were made, as required by Schedule D, Table 1, Mandatory Requirements for Phase One Environmental Site Assessment Reports. The CSM reflects our best interpretation of the information that was available during this investigation.

7. Conclusions

Based on the results of the Phase One ESA completed, no areas of potential environmental concern were identified. No further environmental assessment is recommended.

8. References

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20. Ontario Ministry of the Environment, Conservation and Parks, *Waste Disposal Site Inventory*, June 1991.
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23. Ontario Ministry of Natural Resources and Forestry, Natural Heritage website (www.gisapplication.lrc.gov.on.ca/mamnh/Index.html).
24. Paterson Group, *Phase I Environmental Site Assessment Update 2168 Tenth Line Road, Ottawa, Ontario, Avalon West (Loeper Land)*. December 2014
25. Paterson Group, *Final Geotechnical Investigation Avalon West – Stage 1 Residential Development Tenth Line Road, Ottawa, Ontario*. June 2011
26. Paterson Group, *Geotechnical Investigation Proposed Commercial Development 2168 Tenth Line Road, Ottawa (Cumberland), Ontario*. May 2015

9. Limitation of Liability, Scope of Report, and Third Party Reliance

Basis of Report

This report ("Report") is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of EXP may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to EXP to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Reliance on Information Provided

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to EXP by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. EXP has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to exp. If new information about the environmental conditions at the Site is found, the information should be provided to EXP so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

Standard of Care

The Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

Complete Report

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to EXP by the Client, communications between EXP and the Client, other reports, proposals or documents prepared by EXP for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. EXP is not responsible for use by any party of portions of the Report.

Use of Report

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. EXP is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

Report Format

Where EXP has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by EXP utilize specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are EXP's instruments of professional service and shall not be altered without the written consent of EXP.

EXP Services Inc.

Ironclad Developments Inc.

Phase One Environmental Site Assessment

2168 Tenth Line Road, Orleans (Ottawa), Ontario

OTT-00258842-A0

March 13, 2020

Appendices



EXP Services Inc.

Ironclad Developments Inc.

Phase One Environmental Site Assessment

2168 Tenth Line Road, Orleans (Ottawa), Ontario

OTT-00258842-A0

March 13, 2020

Appendix A: Qualifications of Assessors



Qualifications of Assessors

EXP provides a full range of environmental services through a full-time Environmental Services Group. EXP's Earth and Environment Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the EXP organization.

Leah Wells, B.A.Sc., E.I.T., has three years of experience in the environmental consulting field. She has worked on numerous Phase I Environmental Site Assessments (ESA); Phase II ESAs, completing soil and groundwater sampling, soil vapour sampling, assisting in report preparation and data entry and analysis.

Mark McCalla, P.Geo., is a senior Environmental Scientist with EXP who has over 30 years of experience in the environmental consulting field. His technical undertakings have including work in the following fields: Phase I and II Environmental Site Assessments; Site Specific Risk Assessments; Petroleum and chlorinated hydrocarbon contaminated sites; Soil and groundwater remediation technologies; Hydrogeological, Terrain Analysis and Aggregate Assessments; Preparation of Ontario Ministry of Environment Certificate of Approvals and Records of Site Condition. Mr. McCalla is a Qualified Person for completing Phase I and II Environmental Site Assessments as per O.Reg. 153/04.

EXP Services Inc.

Ironclad Developments Inc.

Phase One Environmental Site Assessment

2168 Tenth Line Road, Orleans (Ottawa), Ontario

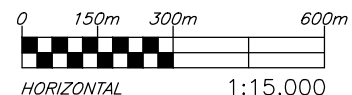
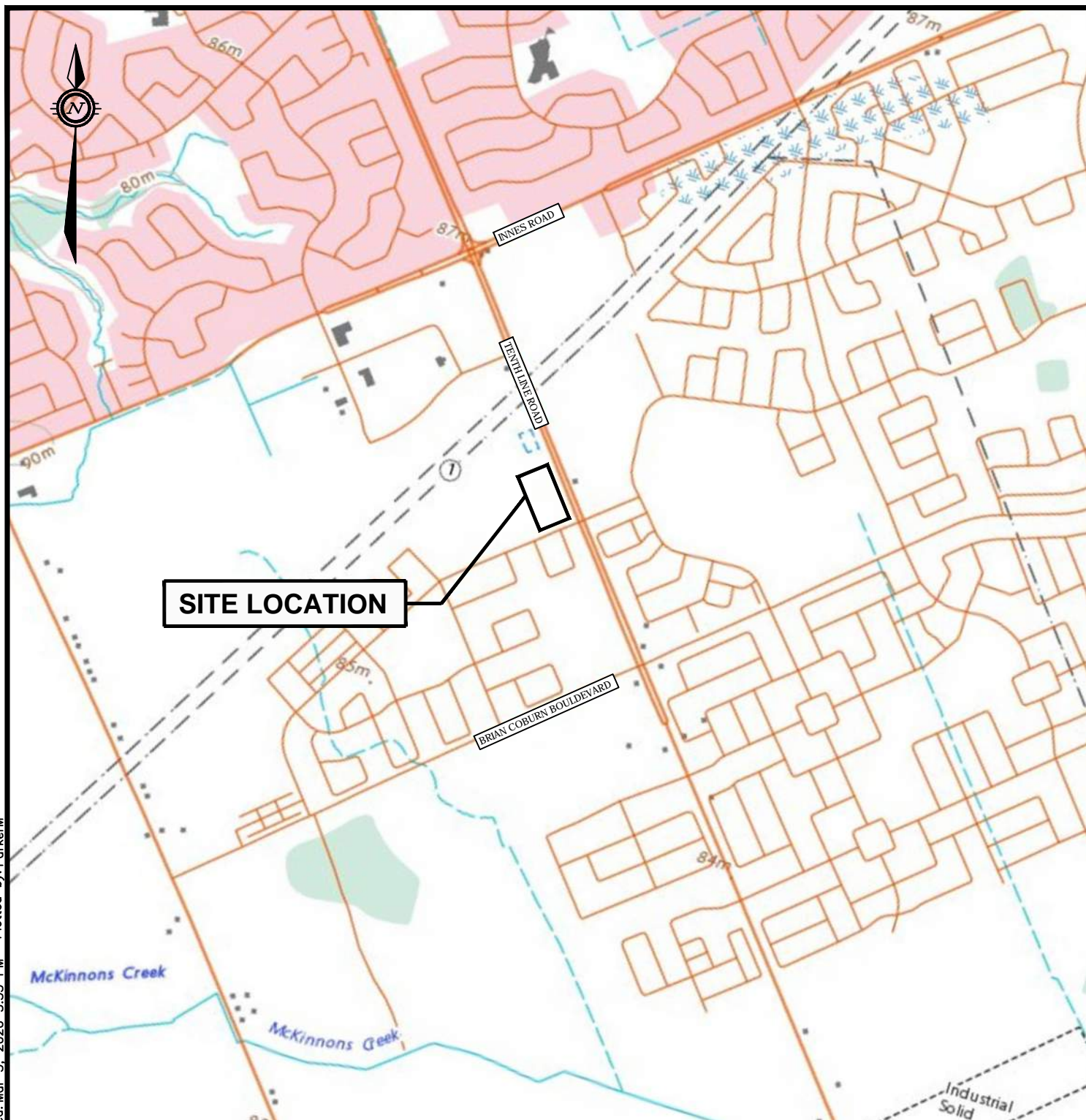
OTT-00258842-A0

March 13, 2020

Appendix B: Figures



E:\OTT\OTT-00258842-A0\60 Execution\65 Drawings\2168 Tenth Line - Fig 1-2.dwg
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Last Plotted: Mar 5, 2020 3:35 PM
Plotted by: ParkerM



EXP Services Inc. www.exp.com

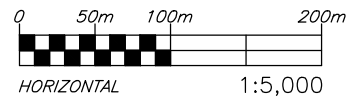
t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

DATE MARCH 2020		CLIENT: IRONCLAD DEVELOPMENTS INC.	project no. OTT-00258842-A0
DESIGN L.W.	CHECKED P.S.		
DRAWN BY M.N.P.		TITLE: PHASE ONE SITE PLAN 2168 TENTH LINE ROAD, OTTAWA, ON	scale 1:15,000
			FIG 1



LEGEND

- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA



EXP Services Inc. www.exp.com

t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

DATE	MARCH 2020
DESIGN	CHECKED
L.W.	P.S.
DRAWN BY	M.N.P.

CLIENT:

IRONCLAD DEVELOPMENTS INC.

TITLE:

PHASE ONE STUDY AREA
2168 TENTH LINE ROAD, OTTAWA, ON

project no.

OTT-00258842-A0

scale

1:5,000

FIG 2

EXP Services Inc.

*Ironclad Developments Inc.
Phase One Environmental Site Assessment
2168 Tenth Line Road, Orleans (Ottawa), Ontario
OTT-00258842-A0
March 13, 2020*

Appendix C: Title Search, Municipal Records & Provincial Records





READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

EXP Services

Attn: Kathy

BRIEF DESCRIPTION OF LAND:

2168 Tenth Line Road., Ottawa
Part Lot 2, Concession 11 Cumberland

PIN: 14563-1568

LAST REGISTERED OWNER: Ironclad Developments Tenth Line Holdings Inc.

CHAIN OF TITLE:

The abstracts before 1914 are of very poor condition. We have done our best to make out names and dates where possible.

Patent dated Aug 19, 1865
To ?? Souvigny

Deed 50 registered Nov 4, 1868
From ?? Souvigny to Thomas H. Kirby

Deed 51 registered Nov 4, 1868
From Thomas H. Kirby to Lousamb Ethier

Deed 5078 registered Apr 12, 1894
From Lousamb Ethier to Theodule Gauthier

Release/Foreclosure 5491 registered Jun 6, 1896
From Theodule Gauthier to Laronte ?? Trusts Company

Note: Charles E. Buisson appears to be acting for Laronte ?? Trusts Company

Deed 5492 registered Jun 8, 1896
From Charles E. Buisson to Onesime Lachapelle

Deed 5492 registered Jun 8, 1896
From Charles E. Buisson to Lefebvre(?) Brault

Deed 7654 registered Oct 15, 1902
From Lefebvre(?) Brault to Leon Brault

Deed 8499 registered Jun 16, 1904
From Leon Brault to Trustees School Section No. 11

Deed 8653 registered Mar 8, 1905
From Separate School Section No. 11 to Trustees Public School Section No. 11

Deed 8998 registered Apr 29, 1906
From Onesime Lachapelle to Leandre Lachapelle

Deed 9118 registered Oct 25, 1906
From Onesime Lachapelle and Leandre Lachapelle to Hercule Lachapelle

Deed 9453 registered Nov 23, 1907
From Hercule Lachapelle to Theodule Gauthier

Deed 10026 registered Sep 3, 1909
From Trustees of School Section No. 11 to Leon Brault

Deed 12553 registered Mar 26, 1918
From Leon Brault to Eusebe Lepage

Deed 13292 registered May 3, 1920
From Eusebe Lepage to Adalbert Lepage

Deed 13400 registered Sep 16, 1920
From Adalbert Lepage to Joseph Lefebvre

Deed 16303 registered Nov 7, 1934
From Theodule Gauthier to William J. Edwards

Deed 16864 registered Nov 21, 1938
From Alice Edwards (widow of William) to Joseph E. Galipeau

Deed 16940 registered May 13, 1939
From Joseph Lefebvre to Joseph E. Galipeau

Deed 13246B Registered Nov 13, 1966

From Joseph Edward Galipeau to Antoine Galipeau

Deed 28364 registered Dec 9, 1971

From Antoine Galipeau to Talos Construction Limited

Deed LT1253465 registered Dec 20, 1999

From Talos Construction Limited to Luigi Tascano

Deed LT1255456 registered Dec 30, 1999

From Luigi Tascano to Carmella Loeper

Deed OC551554 registered Jan 5, 2006

From Carmella Loeper to Minto Land Development Corporation

Name Change OC813192 registered Jan 4, 2008

From Minto Land Development Corporation to Minto Communities Inc.

Deed OC2155094 registered Oct 18, 2019

From Minto Communities Inc. to 10015518 Manitoba Ltd.

Name Change OC2166954 registered Nov 20, 2019

From 10015518 Manitoba Ltd. To Ironclad Developments Tenth Line Holdings Inc.

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



CITY
DIRECTORY

Project Property: *2168 Tenth Line Road, Orleans, Ontario*
Report Type: *City Directory*
Order No: *20200226273*
Information Source: *Vernon's Ottawa, Ontario City Directory*
Date Completed: *2020-03-02*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Vernon's Ottawa, Ontario City Directory

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 2010	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-New Petcetera Retail Ltd -Petcetera
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Cornwal Gravel Co Inc -Res
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed

200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 2004/05	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Res (2 tenants)

2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 1999/00	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed

2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Res (3 tenants)
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 1993	
Site Listing:	-Address Not Listed

Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Address Not Listed
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario

Year: 1987	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Address Not Listed
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 1982	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Address Not Listed
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed

240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 1977	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Address Not Listed
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed

200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 1972	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Address Not Listed

2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 1968	
Site Listing:	-Address Not Listed
Adjacent Properties:	
2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed

2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Address Not Listed
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

PROJECT NUMBER: 20200226273	
Site Address:	2168 Tenth Line Road, Orleans, Ontario
Year: 1962	
Site Listing:	-Address Not Listed
Adjacent Properties:	

2055 Tenth Line Road	-Address Not Listed
2150 Tenth Line Road	-Address Not Listed
2165 Tenth Line Road	-Address Not Listed
2175 Tenth Line Road	-Address Not Listed
2272 Tenth Line Road	-Address Not Listed
180 Vanguard Drive	-Address Not Listed
200 Vanguard Drive	-Address Not Listed
230 Vanguard Drive	-Address Not Listed
240 Vanguard Drive	-Address Not Listed
100 Bluestone Private	-Address Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

EXP Services Inc.

Ironclad Developments Inc.

Phase One Environmental Site Assessment

2168 Tenth Line Road, Orleans (Ottawa), Ontario

OTT-00258842-A0

March 13, 2020

Appendix D: EcoLog ERIS Report



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE **REPORT**

Project Property:	<i>Phase I ESA Vacant Site - 2168 Tenth Line Road Orléans ON K4A 3V7</i>
Project No:	<i>OTT-00258842-A0</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>20200226273</i>
Requested by:	<i>exp Services Inc.</i>
Date Completed:	<i>March 2, 2020</i>

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: Phase I ESA
Vacant Site - 2168 Tenth Line Road Orléans ON K4A 3V7

Project No: OTT-00258842-A0

Coordinates:

Latitude: 45.454714
Longitude: -75.4853551
UTM Northing: 5,033,609.49
UTM Easting: 462,046.26
UTM Zone: 18T

Elevation: 292 FT
88.88 M

Order Information:

Order No: 20200226273
Date Requested: February 26, 2020
Requested by: exp Services Inc.
Report Type: Standard Report

Historical/Products:

City Directory Search CD - Subject Site plus 10 Adjacent Properties

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	1	1
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	1	1
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	1	1	2
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	1	1
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FED TANKS	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	2	1	3
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	3	3
		Total:	3	8	11

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	PTTW	Minto Communities Inc	2168 Tenth Line Road (North Parcel), Part of Lot 2, Concession 11, Ottawa 2336 and 2370 Tenth Line Road (South Parcel), Part of Lot 3, Concession 11, Ottawa CITY OF OTTAWA ON	NE/0.0	0.00	13
1	ECA	Minto Communities Inc.	2168 Tenth Line Rd Part of Lot 2, Concession 11 (West of Tenth Line Rd and North of Brian Coburn Blvd.) Ottawa ON K1P 0B6	NE/0.0	0.00	13
1	PTTW	Minto Communities Inc.	ON	NE/0.0	0.00	13

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>2</u>	WWIS		lot 2 con 10 Ottawa ON Well ID: 7120544	ENE/91.1	0.00	<u>14</u>
<u>3</u>	EHS		2175 Tenth Line Road Ottawa (formerly Orleans) ON K4A 3W6	E/101.4	0.00	<u>16</u>
<u>4</u>	EASR	MINTO COMMUNITIES INC.	2165 Tenth Line RD ottawa ON K4A 3V7	NE/106.1	0.00	<u>16</u>
<u>5</u>	WWIS		lot 2 con 10 ON Well ID: 1512816	ENE/110.7	0.00	<u>16</u>
<u>6</u>	WWIS		lot 2 con 11 ON Well ID: 1518893	SE/121.7	0.00	<u>18</u>
<u>7</u>	BORE		ON	E/146.3	0.00	<u>22</u>
<u>8</u>	PTTW	Taggart Construction Limited	2272 Tenth Line Road Part of Lot 2, Concession 11 City of Ottawa CITY OF OTTAWA ON	SSE/249.9	0.00	<u>23</u>
<u>8</u>	ECA	Taggart (Mer Bleue) Corporation	2272 Tenth Line Rd Part of Lot 2 Concession 11 Ottawa ON K1V 8Y3	SSE/249.9	0.00	<u>23</u>

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	E	146.33	<u>7</u>

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011-Jan 31, 2020 has found that there are 1 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MINTO COMMUNITIES INC.	2165 Tenth Line RD ottawa ON K4A 3V7	NE	106.07	<u>4</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Jan 31, 2020 has found that there are 2 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Minto Communities Inc.	2168 Tenth Line Rd Part of Lot 2, Concession 11 (West of Tenth Line Rd and North of Brian Coburn Blvd.) Ottawa ON K1P 0B6	NE	0.00	<u>1</u>
Taggart (Mer Bleue) Corporation	2272 Tenth Line Rd Part of Lot 2 Concession 11 Ottawa ON K1V 8Y3	SSE	249.90	<u>8</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jan 31, 2020 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2175 Tenth Line Road Ottawa (formerly Orleans) ON K4A 3W6	E	101.37	<u>3</u>

PTTW - Permit to Take Water

A search of the PTTW database, dated 1994-Jan 31, 2020 has found that there are 3 PTTW site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Minto Communities Inc	2168 Tenth Line Road (North Parcel), Part of Lot 2, Concession 11, Ottawa 2336 and 2370 Tenth Line Road (South Parcel), Part of Lot 3, Concession 11, Ottawa CITY OF OTTAWA ON	NE	0.00	<u>1</u>
Minto Communities Inc.	ON	NE	0.00	<u>1</u>
Taggart Construction Limited	2272 Tenth Line Road Part of Lot 2, Concession 11 City of Ottawa CITY OF OTTAWA ON	SSE	249.90	<u>8</u>

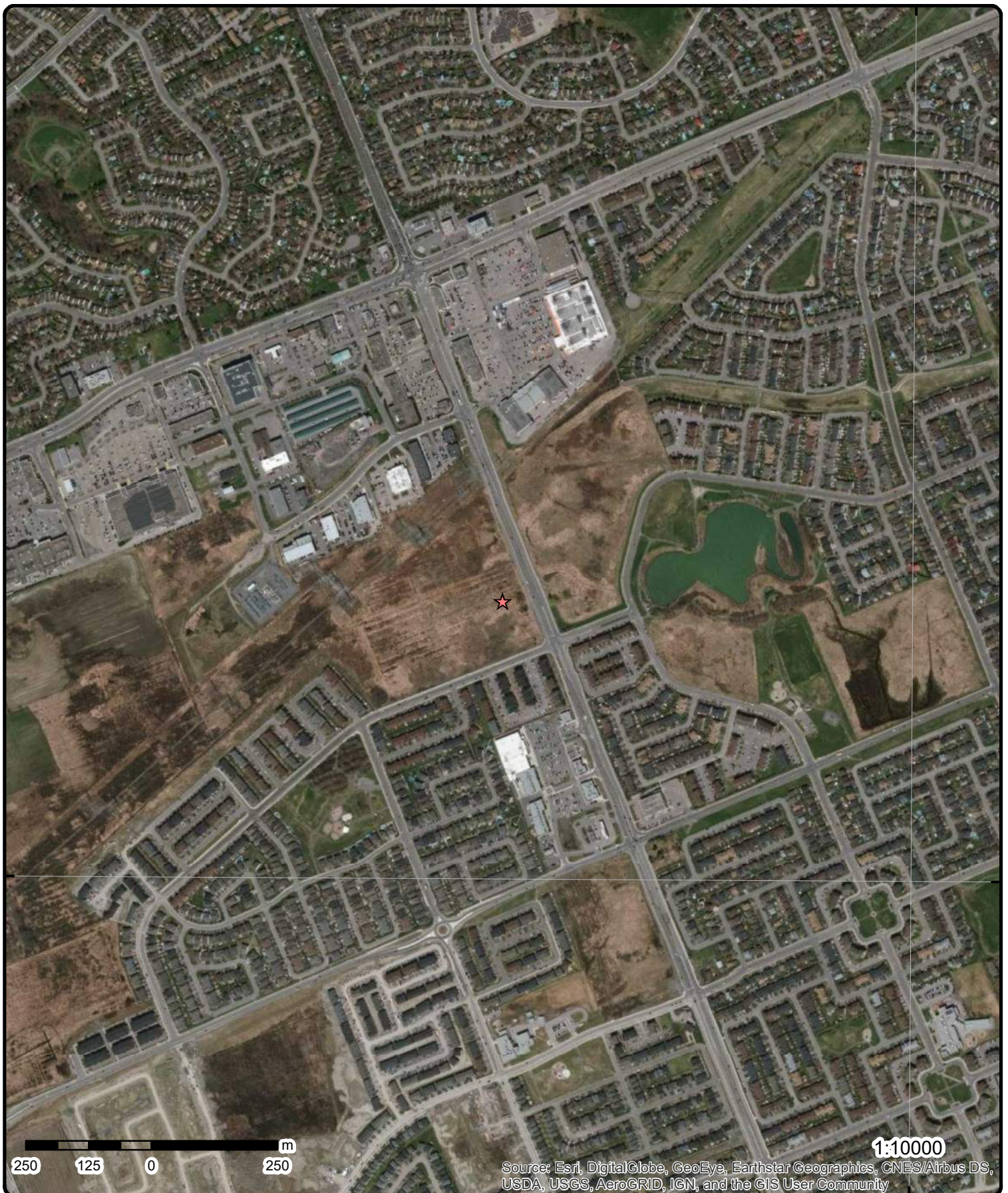
WWIS - Water Well Information System

A search of the WWIS database, dated Feb 28, 2019 has found that there are 3 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 2 con 10 Ottawa ON <i>Well ID:</i> 7120544	ENE	91.10	<u>2</u>
	lot 2 con 10 ON <i>Well ID:</i> 1512816	ENE	110.73	<u>5</u>
	lot 2 con 11 ON <i>Well ID:</i> 1518893	SE	121.69	<u>6</u>



★ Project Property	Expressway	Industrial and Resource - Regions	National Park
⬡ Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
▲ Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
■ Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
▼ Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
○ Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		



Aerial Year: 2019

Address: Vacant Site - 2168 Tenth Line Road, Orléans, ON

Source: ESRI World Imagery

Order Number: 20200226273



© ERIS Information Limited Partnership

45°28'30"N

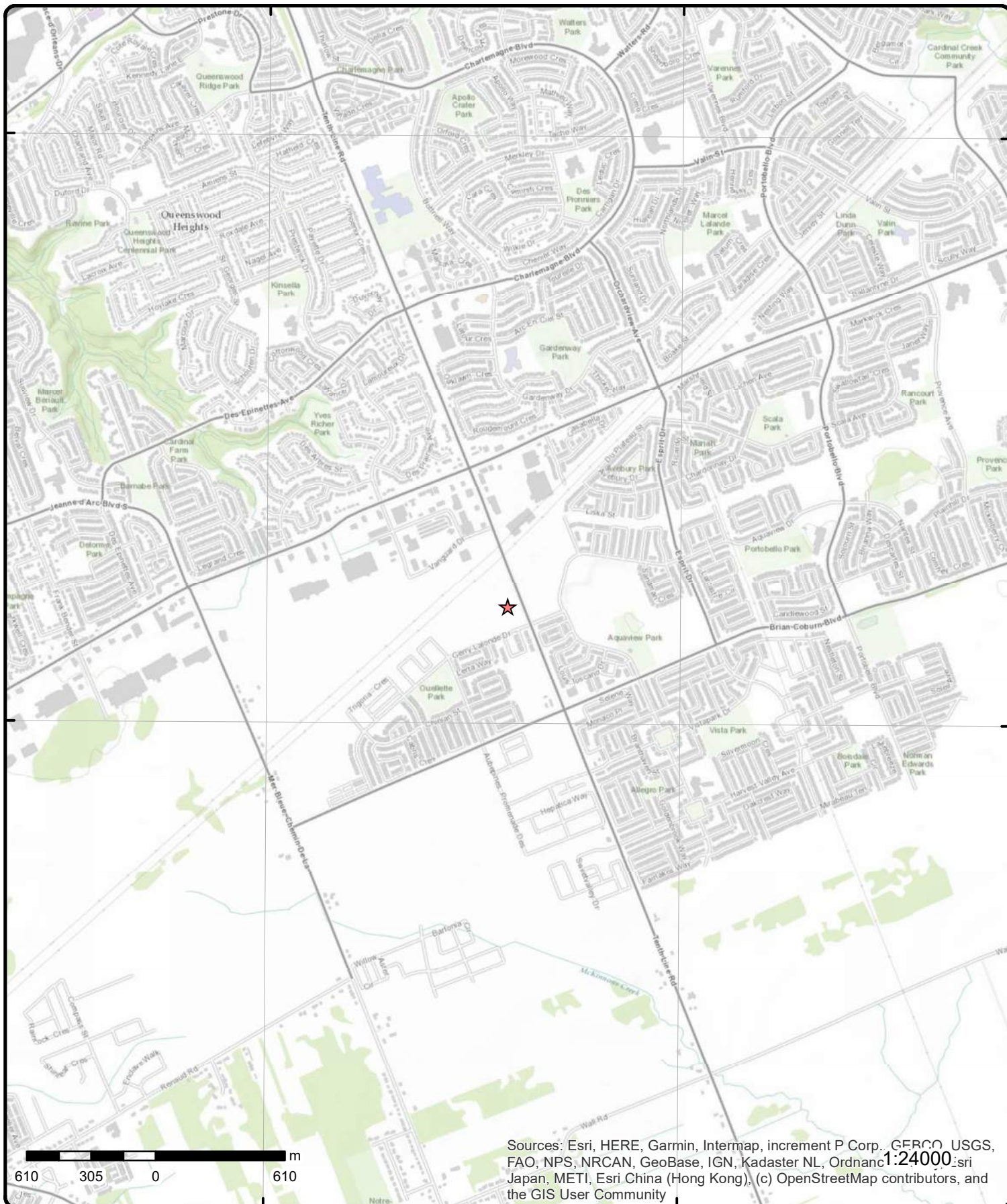
45°27'N

75°30'W

75°28'30'W

45°28'30"N

45°27'N



Topographic Map

Address: Vacant Site - 2168 Tenth Line Road, ON

Source: ESRI World Topographic Map

Order Number: 20200226273



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 3	NE/0.0	88.9 / 0.00	Minto Communities Inc 2168 Tenth Line Road (North Parcel), Part of Lot 2, Concession 11, Ottawa 2336 and 2370 Tenth Line Road (South Parcel), Part of Lot 3, Concession 11, Ottawa CITY OF OTTAWA ON	PTTW
<div> <div> EBR Registry No: 011-4492 Ministry Ref No: 3373-8KNPTT Notice Type: Instrument Decision Notice Stage: Notice Date: December 17, 2014 Proposal Date: August 23, 2011 Year: 2011 </div> <div> Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map: </div> </div> <div> Instrument Type: (OWRA s. 34) - Permit to Take Water Off Instrument Name: Posted By: Company Name: Minto Communities Inc Site Address: Location Other: Proponent Name: Proponent Address: 200 180 Kent Street, Ottawa Ontario, Canada K1P 0B6 Comment Period: URL: </div>					
Site Location Details: 2168 Tenth Line Road (North Parcel), Part of Lot 2, Concession 11, Ottawa 2336 and 2370 Tenth Line Road (South Parcel), Part of Lot 3, Concession 11, Ottawa CITY OF OTTAWA					
1	2 of 3	NE/0.0	88.9 / 0.00	Minto Communities Inc. 2168 Tenth Line Rd Part of Lot 2, Concession 11 (West of Tenth Line Rd and North of Brian Coburn Blvd.) Ottawa ON K1P 0B6	ECA
<div> <div> Approval No: 1960-8SZGJN Approval Date: 2012-04-10 Status: Revoked and/or Replaced Record Type: ECA Link Source: IDS </div> <div> MOE District: City: Longitude: Latitude: Geometry X: Geometry Y: </div> </div> <div> SWP Area Name: Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: 2168 Tenth Line Rd Part of Lot 2, Concession 11 (West of Tenth Line Rd and North of Brian Coburn Blvd.) Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/0560-8SJSRN-14.pdf </div>					
1	3 of 3	NE/0.0	88.9 / 0.00	Minto Communities Inc. ON	PTTW

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> EBR Registry No: 012-2683 Ministry Ref No: 0277-9P3JTK Notice Type: Instrument Decision Notice Stage: Notice Date: December 18, 2014 Proposal Date: September 26, 2014 Year: 2014 Instrument Type: (OWRA s. 34) - Permit to Take Water Off Instrument Name: Posted By: Company Name: Minto Communities Inc. Site Address: Location Other: Proponent Name: Proponent Address: 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6, Minto Communities Inc., 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6 Comment Period: URL: </div> <div> Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map: </div> </div>					
Site Location Details: North Parcel 2168 Tenth Line Road City of Ottawa South Parcel 2370 Tenth Line Road City of Ottawa AND Avalon West Residential Development - Stormwater Management Pond Lot 4, and road allowance between Lots 3 and 4, Concession 11, geographic township of Cumberland City of Ottawa CITY OF OTTAWA					

2	1 of 1	ENE/91.1	88.9 / 0.00	lot 2 con 10 Ottawa ON	WWIS
<div> <div> Well ID: 7120544 Construction Date: Primary Water Use: Sec. Water Use: Final Well Status: Abandoned-Other Water Type: Casing Material: Audit No: Z75057 Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy: </div> <div> Data Entry Status: Data Src: Date Received: 3/16/2009 Selected Flag: Yes Abandonment Rec: Contractor: 7338 Form Version: 4 Owner: Street Name: 2175 10TH LINE RD County: OTTAWA-CARLETON Municipality: CUMBERLAND TOWNSHIP Site Info: Lot: 002 Concession: 10 Concession Name: CON Easting NAD83: Northing NAD83: Zone: UTM Reliability: </div> </div>					
<u>Bore Hole Information</u>					
<div> <div> Bore Hole ID: 1002032382 DP2BR: Spatial Status: Code OB: Code OB Desc: Open Hole: Cluster Kind: Date Completed: 8/18/2008 Remarks: Elevrc Desc: </div> <div> Elevation: 89.670921 Elevrc: Zone: 18 East83: 462134 North83: 5033634 Org CS: UTM83 UTMRC: 3 UTMRC Desc: margin of error : 10 - 30 m Location Method: wwr </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:					
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		1002611530			
Layer:		1			
Color:					
General Color:					
Mat1:					
Most Common Material:					
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:					
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment</u> <u>Sealing Record</u>					
Plug ID:		1002611532			
Layer:		2			
Plug From:		3			
Plug To:		5			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment</u> <u>Sealing Record</u>					
Plug ID:		1002611534			
Layer:		4			
Plug From:		0			
Plug To:		2.5			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment</u> <u>Sealing Record</u>					
Plug ID:		1002611531			
Layer:		1			
Plug From:		5			
Plug To:		6			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment</u> <u>Sealing Record</u>					
Plug ID:		1002611533			
Layer:		3			
Plug From:		2.5			
Plug To:		3			
Plug Depth UOM:		m			
<u>Pipe Information</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pipe ID: Casing No: Comment: Alt Name:		1002611529 0			
<u>Construction Record - Screen</u>					
Screen ID: Layer: Slot: Screen Top Depth: Screen End Depth: Screen Material: Screen Depth UOM: Screen Diameter UOM: Screen Diameter:		1002611536			
<u>3</u>	1 of 1	E/101.4	88.9 / 0.00	2175 Tenth Line Road Ottawa (formerly Orleans) ON K4A 3W6	EHS
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:	20060928019 C Complete Report 10/9/2006 9/28/2006 Lot = 2,250 square metres			Nearest Intersection: Lakepointe Drive Municipality: Client Prov/State: ON Search Radius (km): 0.5 X: -75.48412 Y: 45.45507	
<u>4</u>	1 of 1	NE/106.1	88.9 / 0.00	MINTO COMMUNITIES INC. 2165 Tenth Line RD ottawa ON K4A 3V7	EASR
Approval No: Status: Date: Record Type: Link Source: Project Type: Full Address: Approval Type: Full PDF Link:	R-009-5111648229 REGISTERED 2019-10-16 EASR MOFA Water Taking - Construction Dewatering EASR-Water Taking - Construction Dewatering http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2187496			SWP Area Name: Rideau Valley MOE District: Ottawa Municipality: ottawa Latitude: 45.45666667 Longitude: -75.48361111 Geometry X: -8402797.1521 Geometry Y: 5693703.1118	
<u>5</u>	1 of 1	ENE/110.7	88.9 / 0.00	lot 2 con 10 ON	WWIS
Well ID: Construction Date: Primary Water Use: Sec. Water Use: Final Well Status: Water Type: Casing Material: Audit No: Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock:	1512816 Livestock Domestic Water Supply 1512816 Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock:			Data Entry Status: Data Src: 1 Date Received: 1/19/1965 Selected Flag: Yes Abandonment Rec: Contractor: 1504 Form Version: 1 Owner: Street Name: County: OTTAWA-CARLETON Municipality: CUMBERLAND TOWNSHIP Site Info: Lot: 002 Concession: 10 Concession Name: CON	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:				Easting NAD83: Northing NAD83: Zone: UTM Reliability:	
<u>Bore Hole Information</u>					
Bore Hole ID: DP2BR: Spatial Status: Code OB: Code OB Desc: Open Hole: Cluster Kind: Date Completed: Remarks: Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:	10034804 o Overburden 10/21/1964			Elevation: Elevrc: Zone: East83: North83: Org CS: UTMRC: UTMRC Desc: Location Method:	89.358421 18 462130.8 5033681 5 margin of error : 100 m - 300 m p5
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID: Layer: Color: General Color: Mat1: Most Common Material: Mat2: Other Materials: Mat3: Other Materials: Formation Top Depth: Formation End Depth: Formation End Depth UOM:	931021633 2 11 GRAVEL 96 97 ft				
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID: Layer: Color: General Color: Mat1: Most Common Material: Mat2: Other Materials: Mat3: Other Materials: Formation Top Depth: Formation End Depth: Formation End Depth UOM:	931021632 1 3 BLUE 05 CLAY 0 96 ft				
<u>Method of Construction & Well Use</u>					
Method Construction ID:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Method Construction Code:		7			
Method Construction:		Diamond			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10583374			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930061659			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		97			
Casing Diameter:		2			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		991512816			
Pump Set At:					
Static Level:		7			
Final Level After Pumping:		20			
Recommended Pump Depth:		20			
Pumping Rate:		10			
Flowing Rate:					
Recommended Pump Rate:		6			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		2			
Pumping Duration MIN:		0			
Flowing:		N			
<u>Water Details</u>					
Water ID:		933468307			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		97			
Water Found Depth UOM:		ft			

<u>6</u>	1 of 1	SE/121.7	88.9 / 0.00	lot 2 con 11 ON	WWIS
Well ID:		1518893		Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:		Domestic		Date Received:	5/16/1984
Sec. Water Use:		0		Selected Flag:	Yes
Final Well Status:		Water Supply		Abandonment Rec:	
Water Type:				Contractor:	2351
Casing Material:				Form Version:	1
Audit No:				Owner:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:				Street Name: County: OTTAWA-CARLETON Municipality: CUMBERLAND TOWNSHIP Site Info: Lot: 002 Concession: 11 Concession Name: CON Easting NAD83: Northing NAD83: Zone: UTM Reliability:	
<u>Bore Hole Information</u>					
Bore Hole ID: 10040763				Elevation: 89.295852	
DP2BR: 75				Elevrc:	
Spatial Status:				Zone: 18	
Code OB: r				East83: 462129.8	
Code OB Desc: Bedrock				North83: 5033521	
Open Hole:				Org CS:	
Cluster Kind:				UTMRC: 4	
Date Completed: 4/12/1984				UTMRC Desc: margin of error : 30 m - 100 m	
Remarks:				Location Method: p4	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID: 931039907					
Layer: 4					
Color: 8					
General Color: BLACK					
Mat1: 17					
Most Common Material: SHALE					
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth: 75					
Formation End Depth: 76					
Formation End Depth UOM: ft					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID: 931039905					
Layer: 2					
Color: 3					
General Color: BLUE					
Mat1: 05					
Most Common Material: CLAY					
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth: 14					
Formation End Depth: 71					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931039904			
Layer:		1			
Color:		7			
General Color:		RED			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		14			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931039906			
Layer:		3			
Color:		8			
General Color:		BLACK			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		11			
Other Materials:		GRAVEL			
Mat3:					
Other Materials:					
Formation Top Depth:		71			
Formation End Depth:		75			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10589333			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930071160			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		75			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Results of Well Yield Testing</u>					
Pump Test ID:		991518893			
Pump Set At:					
Static Level:		2			
Final Level After Pumping:		20			
Recommended Pump Depth:		24			
Pumping Rate:		15			
Flowing Rate:					
Recommended Pump Rate:		10			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		2			
Water State After Test:		CLOUDY			
Pumping Test Method:		2			
Pumping Duration HR:		1			
Pumping Duration MIN:		50			
Flowing:		N			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934900132			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		20			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934651016			
Test Type:		Draw Down			
Test Duration:		45			
Test Level:		20			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934106299			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		20			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934381040			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		20			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		933475723			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		76			
Water Found Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	1 of 1	E/146.3	88.9 / 0.00	ON	BORE
Borehole ID: 616306					
OGF ID: 215517095					
Status:					
Type: Borehole					
Use:					
Completion Date: AUG-1964					
Static Water Level: 22.9					
Primary Water Use:					
Sec. Water Use:					
Total Depth m: -999					
Depth Ref: Ground Surface					
Depth Elev:					
Drill Method:					
Orig Ground Elev m: 89.9					
Elev Reliabil Note:					
DEM Ground Elev m: 89.3					
Concession:					
Location D:					
Survey D:					
Comments:					
Inclin FLG: No					
SP Status: Initial Entry					
Surv Elev: No					
Piezometer: No					
Primary Name:					
Municipality:					
Lot:					
Township:					
Latitude DD: 45.455192					
Longitude DD: -75.483563					
UTM Zone: 18					
Easting: 462191					
Northing: 5033632					
Location Accuracy:					
Accuracy: Not Applicable					
Borehole Geology Stratum					
Geology Stratum ID: 218403620					
Top Depth: 30.8					
Bottom Depth:					
Material Color: Grey					
Material 1: Gravel					
Material 2:					
Material 3:					
Material 4:					
Gsc Material Description:					
Stratum Description: GRAVEL. WATER STABLE AT 220.0 FEET.06RS. BEDROCK. GREY. ROCK. SEISMIC VELOCITY = 18000					
**Note: Many records provided by the department have a truncated [Stratum Description] field.					
Geology Stratum ID: 218403619					
Top Depth: 0					
Bottom Depth: 30.8					
Material Color: Blue					
Material 1: Clay					
Material 2:					
Material 3:					
Material 4:					
Gsc Material Description:					
Stratum Description: CLAY. BLUE.					
Source					
Source Type: Data Survey					
Source Orig: Geological Survey of Canada					
Source Date: 1956-1972					
Confidence: M					
Observatio:					
Source Name: Urban Geology Automated Information System (UGAIS)					
Source Details: File: OTTAWA2.txt RecordID: 088140 NTS_Sheet: 31G06E					
Confiden 1: Reliable information but incomplete.					
Source Appl: Spatial/Tabular					
Source Iden: 1					
Scale or Res: Varies					
Horizontal: NAD27					
Verticalda: Mean Average Sea Level					
Source List					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Source Identifier: 1 Source Type: Data Survey Source Date: 1956-1972 Scale or Resolution: Varies Source Name: Urban Geology Automated Information System (UGAIS) Source Originators: Geological Survey of Canada					
Horizontal Datum: NAD27 Vertical Datum: Mean Average Sea Level Projection Name: Universal Transverse Mercator					
8	1 of 2	SSE/249.9	88.9 / 0.00	Taggart Construction Limited 2272 Tenth Line Road Part of Lot 2, Concession 11 City of Ottawa CITY OF OTTAWA ON	PTTW
EBR Registry No: 012-4993 Ministry Ref No: 8205-9ZQSDH Notice Type: Instrument Decision Notice Stage: Notice Date: December 21, 2015 Proposal Date: August 27, 2015 Year: 2015 Instrument Type: (OWRA s. 34) - Permit to Take Water Off Instrument Name: Posted By: Company Name: Taggart Construction Limited Site Address: Location Other: Proponent Name: Proponent Address: 3187 Albion Rd S, Ottawa Ontario, K1V 8Y3 Comment Period: URL: Site Location Details: 2272 Tenth Line Road Part of Lot 2, Concession 11 City of Ottawa CITY OF OTTAWA					
Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map:					
8	2 of 2	SSE/249.9	88.9 / 0.00	Taggart (Mer Bleue) Corporation 2272 Tenth Line Rd Part of Lot 2 Concession 11 Ottawa ON K1V 8Y3	ECA
Approval No: 9174-9XSLML Approval Date: 2015-06-30 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: South Nation Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: 2272 Tenth Line Rd Part of Lot 2 Concession 11 Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/8472-9XHPXP-14.pdf					
MOE District: Ottawa City: Longitude: -75.48277999999999 Latitude: 45.451764 Geometry X: Geometry Y:					

Unplottable Summary

Total: **50** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	R.M. OF OTTAWA-CARLETON	REGIONAL ROAD NO. 47	CUMBERLAND TWP. ON	
CA	BRAM GROUP - BILBERRY CREEK INDL. PARK	TENTH LINE RD./S.W.M. FAC.	CUMBERLAND TWP. ON	
CA	CUMBERLAND TOWNSHIP	RR #47 S.W.M. FAC.	CUMBERLAND TWP. ON	
CA	Township of Cumberland	10TH LINE RD./S.W.M.	CUMBERLAND TWP. ON	
CA	East Urban Community	Lot 1, Concession 10	Cumberland ON	
CA	GRACE PRESBYTERIAN CHURCH	REG. RD. #47 TENTH LINE RD.	CUMBERLAND TWP. ON	
CA		East Half of Lot 1, Concession 11	Cumberland ON	
CA	Avalon Subdivision- Stage 2	Lot 1, Concession 10	Cumberland ON	
CA	East Urban Community	Lot 1, Concession 10	Cumberland ON	
CA	East Urban Community	Lot 1, Concession 10	Cumberland ON	
CA	East Urban Community, Avalon Stage 5A	Lot 1, Concession 10	Ottawa ON	
CA	Neighbourhood 2 - Avalon (Stage III)	Lot 1, Concession 10	Cumberland ON	
CA		Lot 1, Concession 10, Avalon - Stage II	Cumberland ON	
CA	Avalon Subdivision- Stage 2	Lot 1, Concession 10	Cumberland ON	
CA	East Urban Community	Lot 1, Concession 10	Cumberland ON	
CA	Innes Road and 10th Line	Part of Lot 1, Concession 11	Ottawa ON	
CA	City of Ottawa	Tenth Line Road from Lakepointe Drive southerly to Southfield Way	Ottawa ON	
CA	City of Ottawa	Tenth Line Rd Cumberland Ward	Ottawa ON	

CA	Minto Communities Inc.		Ottawa ON	
CA	City of Ottawa	Tenth Line Rd Cumberland Ward	Ottawa ON	
CA	Minto Communities Inc.	Ward 21	Ottawa ON	
CA	Minto Communities Inc.	Part 3, RP 4R-7806, Ward (2), Orleans	Ottawa ON	
CA	Minto Developments Inc.	Lot 1, Concession 10	Cumberland ON	
CA	Minto Communities Inc.	Ward 21	Ottawa ON	
CA	R.M. OF OTTAWA-CARLETON	REGIONAL RD. 47/TENTH LINE RD.	CUMBERLAND TWP. ON	
CA	ORLEANS VETERINARY HOSPITAL C/O PROJEK	TENTH LINE RD. DESIGN & DEV	CUMBERLAND TWP. ON	
EBR	Minto Communities Inc.	Ottawa, Ontario CITY OF OTTAWA	ON	
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.	Part of Lot 2, Concession 11 (West of Tenth Line Road and North of Blackburn Hamlet By-Pass	Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6

ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
GEN	SAFETY-KLEEN CANADA INC.	PART OF LOT 1, CONCESSION 11	CUMBERLAND TOWNSHIP ON	
PTTW	Minto Communities Inc.		ON	
PTTW	Taggart Construction Limited	Tenth Line Road at Mer Bleue Road, Chaperal Subdivision Cumberland, Lot SE 1/2 of Lot 2, Concession 11, Cumberland, Ottawa City CITY OF OTTAWA	ON	
PTTW	Minto Communities Inc.		ON	
SPL	ONTARIO HYDRO	LOT 1 CONC 10 TRANSFORMER	CUMBERLAND TOWNSHIP ON	
SPL	UNKNOWN	10TH LINE ROAD	CUMBERLAND TOWNSHIP ON	

Unplottable Report

Site: R.M. OF OTTAWA-CARLETON
REGIONAL ROAD NO. 47 CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-1257-92-
Application Year: 92
Issue Date: 10/6/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: BRAM GROUP - BILBERRY CREEK INDL. PARK
TENTH LINE RD./S.W.M. FAC. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-1316-92-
Application Year: 92
Issue Date: 11/16/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: CUMBERLAND TOWNSHIP
RR #47 S.W.M. FAC. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-1404-92-
Application Year: 92
Issue Date: 11/30/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Township of Cumberland
10TH LINE RD./S.W.M. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-1386-92-
Application Year: 92

Issue Date: 5/28/1993
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **East Urban Community**
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 5316-4JGNEZ
Application Year: 00
Issue Date: 4/27/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Ave. West
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: This is an application for a Municipal and Private Water Certificate of Approval to construct watermain.
Contaminants:
Emission Control:

Site: **GRACE PRESBYTERIAN CHURCH**
REG. RD. #47 TENTH LINE RD. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 7-0988-89-
Application Year: 89
Issue Date: 6/27/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **East Half of Lot 1, Concession 11 Cumberland ON**

Database:
CA

Certificate #: 0152-5ACMXF
Application Year: 02
Issue Date: 5/30/02
Approval Type: Industrial sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Oil Chargers Inc.
Client Address:
Client City: Cumberland
Client Postal Code:
Project Description: Stormwater Management for a vehicle servicing site
Contaminants:
Emission Control:

Site: Avalon Subdivision- Stage 2
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 5108-4PSHAM
Application Year: 00
Issue Date: 10/5/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Ave. West
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Sanitary sewers to be constructed in Neighborhood 2- Avalon- Stage 2 (East Urban Community) in the City of Cumberland.
Contaminants:
Emission Control:

Site: East Urban Community
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 8102-4JGLX5
Application Year: 00
Issue Date: 4/27/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Ave. West
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: This is an application for a Municipal and Private Sewage Certificate of Approval to construct sanitary sewers.
Contaminants:
Emission Control:

Site: East Urban Community
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 6083-4JDJG5
Application Year: 00
Issue Date: 5/4/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Ave. West
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: This is an application for a Municipal and Private Sewage Certificate of Approval to construct a stormwater management facility.
Contaminants:
Emission Control:

Site: East Urban Community, Avalon Stage 5A
Lot 1, Concession 10 Ottawa ON

Database:
CA

Certificate #: 6476-5ANKTA
Application Year: 02
Issue Date: 7/15/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Avenue West, Suite 300
Client City: Ottawa

Client Postal Code: K1R 7Y2
Project Description: This application is for approval to construct a stormwater management facility.
Contaminants:
Emission Control:

Site: *Neighbourhood 2 - Avalon (Stage III)*
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 1365-4RKLHG
Application Year: 01
Issue Date: 1/12/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Ave. West
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Sewers to be constructed in Neighbourhood 2 - Avalon - Stage III subdivision, in the City of Cumberland.
Contaminants:
Emission Control:

Site: *Lot 1, Concession 10, Avalon - Stage II Cumberland ON*

Database:
CA

Certificate #: 2725-4PHGTK
Application Year: 00
Issue Date: 10/20/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Ave. West
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Construction of storm sewers and a storm water management facility to service the East Urban Community, Avalon - Stage II.
Contaminants:
Emission Control:

Site: *Avalon Subdivision- Stage 2*
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 5765-4PSHKL
Application Year: 00
Issue Date: 10/5/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Ave. West
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Watermains to be constructed in Neighborhood 2- Avalon - Stage 2 (East Urban Community) in the City of Cumberland.
Contaminants:
Emission Control:

Site: *East Urban Community*
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 6866-4JGNW8
Application Year: 00
Issue Date: 4/27/00

Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation of the Regional Municipality of Ottawa-Carleton
Client Address: 111 Lisgar Street
Client City: Ottawa
Client Postal Code: K2P 2L7
Project Description: This is an application for a Municipal and Private Sewage Certificate of Approval to construct sanitary sewers.
Contaminants:
Emission Control:

Site: *Innes Road and 10th Line
Part of Lot 1, Concession 11 Ottawa ON*

Database:
[CA](#)

Certificate #: 4234-4WTKNB
Application Year: 01
Issue Date: 6/20/01
Approval Type: Industrial sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Petro- Canada
Client Address: 5140 Yonge Street, Suite 200
Client City: Toronto
Client Postal Code: M2N 6L6
Project Description: On-site splii containment system to service a proposed 0.14 ha commercial development. The proposed system includes the installation is a stormceptor oil/water seperator at the outlet from the proposed internal storm system for the site.
Contaminants:
Emission Control:

Site: *City of Ottawa
Tenth Line Road from Lakepointe Drive southerly to Southfield Way Ottawa ON*

Database:
[CA](#)

Certificate #: 0620-8BSLTJ
Application Year: 2010
Issue Date: 12/16/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *City of Ottawa
Tenth Line Rd Cumberland Ward Ottawa ON*

Database:
[CA](#)

Certificate #: 1950-7LGSHX
Application Year: 2008
Issue Date: 11/27/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Minto Communities Inc.
Ottawa ON

Database:
CA

Certificate #: 3058-7JZKTF
Application Year: 2008
Issue Date: 10/7/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: City of Ottawa
Tenth Line Rd Cumberland Ward Ottawa ON

Database:
CA

Certificate #: 3246-6XDPKA
Application Year: 2007
Issue Date: 1/19/2007
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Minto Communities Inc.
Ward 21 Ottawa ON

Database:
CA

Certificate #: 3852-7XHSD6
Application Year: 2009
Issue Date: 11/10/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Minto Communities Inc.
Part 3, RP 4R-7806, Ward (2), Orleans Ottawa ON

Database:
CA

Certificate #: 9811-856NNC
Application Year: 2010
Issue Date: 5/7/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:

Project Description:
Contaminants:
Emission Control:

Site: **Minto Developments Inc.**
Lot 1, Concession 10 Cumberland ON

Database:
CA

Certificate #: 8-2065-96-997
Application Year: 2003
Issue Date: 10/10/2003
Approval Type: Air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Minto Communities Inc.**
Ward 21 Ottawa ON

Database:
CA

Certificate #: 6616-7XYSBE
Application Year: 2009
Issue Date: 12/4/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **R.M. OF OTTAWA-CARLETON**
REGIONAL RD. 47/TENTH LINE RD. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-0632-90-
Application Year: 90
Issue Date: 4/20/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **ORLEANS VETERINARY HOSPITAL C/O PROJEK**
TENTH LINE RD. DESIGN & DEV CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-0986-87-
Application Year: 87
Issue Date: 6/15/1987
Approval Type: Municipal sewage
Status: Approved

Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Minto Communities Inc.*
Ottawa, Ontario CITY OF OTTAWA ON

Database:
EBR

EBR Registry No: 013-0315
Ministry Ref No: MNRF INST 30/17
Notice Type: Instrument Decision
Notice Stage: 860201441
Notice Date: September 28, 2017
Proposal Date: April 10, 2017
Year: 2017
Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Instrument Type: (ESA s.17(2) (c)) - Permit for activities with conditions to achieve overall benefit to the species
Off Instrument Name:
Posted By:
Company Name: Minto Communities Inc.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6, Minto Communities Inc., 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6
Comment Period:
URL:

Site Location Details:

Ottawa, Ontario CITY OF OTTAWA

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 0195-95LSVA
Approval Date: 2013-03-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1964-8XNJA4-14.pdf>

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 3002-8PBSB4
Approval Date: 2012-01-31
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6465-8NETCD-14.pdf>

Site: *Minto Communities Inc.*
Part of Lot 2, Concession 11 (West of Tenth Line Road and North of Blackburn Hamlet By-Pass Ottawa ON K1P 0B6

Approval No: 7875-8NEK8B
Approval Date: 2011-11-18
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Part of Lot 2, Concession 11 (West of Tenth Line Road and North of Blackburn Hamlet By-Pass
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1254-8MZPB4-14.pdf>

Database:
ECA

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Approval No: 7971-9EAST8
Approval Date: 2014-01-10
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7322-9E4LGN-14.pdf>

Database:
ECA

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Approval No: 6142-BEJHCE
Approval Date: 2019-08-01
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0892-BDSKVQ-14.pdf>

Database:
ECA

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Approval No: 8605-AYUHJG
Approval Date: 2018-05-30
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7723-AYKNXD-14.pdf>

Database:
ECA

Site: Minto Communities Inc.
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 1720-AKJGKQ
Approval Date: 2017-03-24
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1769-AKEQQZ-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: Minto Communities Inc.
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 1554-8Y2HZ6
Approval Date: 2012-09-14
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1100-8WTMSY-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: Minto Communities Inc.
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 3053-8YJNWU
Approval Date: 2012-10-01
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1397-8XNJGH-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: Minto Communities Inc.
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7202-97BLB4
Approval Date: 2013-05-23
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4553-95ZKWJ-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: Minto Communities Inc.
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 8270-A3ZLU2
MOE District:

Approval Date: 2015-11-10
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8185-A3PRB5-14.pdf>

City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7661-ABCKQL
Approval Date: 2016-06-30
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5664-AB4KGV-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 0606-AHXJCH
Approval Date: 2017-02-02
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4552-AHSJ74-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 2268-9WYR3F
Approval Date: 2015-06-08
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3873-9WWLDY-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 8813-9WYQ2J
Approval Date: 2015-06-08
Status: Approved
Record Type: ECA
MOE District:
City:
Longitude:
Latitude:

Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4625-9WXRTA-14.pdf>

Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7598-94TRX3
Approval Date: 2013-02-26
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/2553-8VDQUF-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 3128-AQGJ6T
Approval Date: 2017-08-23
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4569-AQCRKJ-14.pdf>

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **SAFETY-KLEEN CANADA INC.**
PART OF LOT 1, CONCESSION 11 CUMBERLAND TOWNSHIP ON

Database:
GEN

Generator No: ON0154009
Status:
Approval Years: 98
Contam. Facility:
MHSW Facility:
SIC Code: 4999
SIC Description: OTHER UTILITY IND.
PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 211
Waste Class Desc: AROMATIC SOLVENTS

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 213

Waste Class Desc: PETROLEUM DISTILLATES
Waste Class: 221
Waste Class Desc: LIGHT FUELS
Waste Class: 222
Waste Class Desc: HEAVY FUELS
Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS
Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS
Waste Class: 253
Waste Class Desc: EMULSIFIED OILS
Waste Class: 254
Waste Class Desc: TRANSFER STATION OILS WASTES

Site: **Minto Communities Inc.**
ON

Database:
PTTW

EBR Registry No: 012-9800
Ministry Ref No: 5771-AJEJDR
Notice Type: Instrument Decision
Notice Stage:
Notice Date: October 06, 2017
Proposal Date: February 13, 2017
Year: 2017
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Minto Communities Inc.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6, Minto Communities Inc., 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6
Comment Period:
URL:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Avalon West Community Address: Lot: 3 & Part of Lot 4, Concession: 11, Geographic Township: CUMBERLAND, Ottawa, City District Office: Ottawa
GeoReference: Zone: 18, UTM Easting: 461611, UTM Northing: 5032496, UTM Location Description: S1- Lot 3 Concession 11, Site #: 5712-AJEJLA
CITY OF OTTAWA

Site: **Taggart Construction Limited**
Tenth Line Road at Mer Bleue Road, Chaperal Subdivision Cumberland, Lot SE 1/2 of Lot 2, Concession 11,
Cumberland, Ottawa City CITY OF OTTAWA ON

Database:
PTTW

EBR Registry No: 010-5074
Ministry Ref No: 2420-7KWNSZ
Notice Type: Instrument Decision
Notice Stage:
Notice Date: April 14, 2009
Proposal Date: November 07, 2008
Year: 2008
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Taggart Construction Limited
Site Address:
Location Other:
Proponent Name:
Proponent Address: 3187 Albion Rd S, Ottawa Ontario, K1V 8Y3

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Comment Period:
URL:

Site Location Details:

Tenth Line Road at Mer Bleue Road, Chaperal Subdivision Cumberland, Lot SE 1/2 of Lot 2, Concession 11, Cumberland, Ottawa City CITY OF OTTAWA

Site: **Minto Communities Inc.**
ON

Database:
PTTW

EBR Registry No: 011-4898
Ministry Ref No: 3046-8MLKW5
Notice Type: Instrument Decision
Notice Stage:
Notice Date: December 17, 2014
Proposal Date: November 04, 2011
Year: 2011
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Minto Communities Inc.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6, Minto Communities Inc., 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6
Comment Period:
URL:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Mahogany Community Development Address: Lot: Part of Lots 4 and 5, Concession: A (Broken Front), Ottawa, City District Office: Ottawa
GeoReference: Map Datum: NAD83, Zone: 18, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, UTM Easting: 446650, UTM Northing: 5007555,
, LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude: CITY OF OTTAWA

Site: **ONTARIO HYDRO**
LOT 1 CONC 10 TRANSFORMER CUMBERLAND TOWNSHIP ON

Database:
SPL

Ref No: 157337
Site No:
Incident Dt: 6/27/1998
Year:
Incident Cause: COOLING SYSTEM LEAK
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: CONFIRMED
Nature of Impact: Multi Media Pollution
Receiving Medium: LAND
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 6/27/1998
Dt Document Closed:
Incident Reason: EQUIPMENT FAILURE
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: ONTARIO HYDRO: 1L TRANSFORMER OIL SPILLED TO GROUND AND DITCH.
Contaminant Qty:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 20601
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: UNKNOWN
10TH LINE ROAD CUMBERLAND TOWNSHIP ON

Database:
SPL

Ref No: 101790
Site No:
Incident Dt: 6/24/1994
Year:
Incident Cause: OTHER CONTAINER LEAK
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: POSSIBLE
Nature of Impact: Water course or lake
Receiving Medium: LAND
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 6/24/1994
Dt Document Closed:
Incident Reason: UNKNOWN

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 20601
Site Lot:
Site Conc:
Northing:
Easting: ORLEANS WORKS
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: UNKNOWN SOURCE-PETROLEUM PRODUCT TO CATCHBASIN, VACTRUCK CALLED.
Contaminant Qty:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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

Government Publication Date: Up to Sep 2019

Abandoned Mine Information System:

Provincial

[AMIS](#)

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Jan 31, 2020

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 - Nov 2019

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Nov 2019

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994-Jan 31, 2020

Drill Hole Database:

Provincial DRL

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the 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".

Government Publication Date: 1886 - Sep 2019

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

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

Government Publication Date: Oct 2011-Jan 31, 2020

Environmental Registry:

Provincial

[EBR](#)

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

Government Publication Date: 1994-Jan 31, 2020

Environmental Compliance Approval:

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011-Jan 31, 2020

Environmental Effects Monitoring:

Federal

[EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Jan 31, 2020

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

[EMHE](#)

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

[EPAR](#)

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2018

List of Expired Fuels Safety Facilities:

Provincial

EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: Jun 2000-Nov 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FED TANKS

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

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.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Jan 31, 2020

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Jan 2019

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2018

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Dec 31, 2019

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-Aug 31, 2019

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Jun 2019

Inventory of PCB Storage Sites:

Provincial

OPCB

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

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

ORD

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

Government Publication Date: 1994-Jan 31, 2020

Canadian Pulp and Paper:

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: 1988-Jan 2020

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994-Jan 31, 2020

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial

RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2020

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: 1999-Jan 31, 2020

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

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

Government Publication Date: 1988-Aug 2019

Wastewater Discharger Registration Database:

Provincial

SRDS

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

Government Publication Date: 1990-Dec 31, 2017

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Aug 2018

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Jan 31, 2020

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Feb 28, 2019

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

EXP Services Inc.

Ironclad Developments Inc.

Phase One Environmental Site Assessment

2168 Tenth Line Road, Orleans (Ottawa), Ontario

OTT-00258842-A0

March 13, 2020

Appendix E: Aerial Photographs





0 100 200 400 600 800 1,000
Metres



EXP Services Inc.
100-2650 Queensview Drive
Ottawa, Ontario
K2B 8H6
T - (613) - 688-1899
F - (613) - 225-7337

PROJECT TITLE:
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT**
2168 Tenth Line Road
Ottawa, Ontario

DRAWING TITLE:

AIR PHOTO 1976

PROJECT No.:
OTT-00258842-A0

DWN:
SL

SCALE:
AS SHOWN

CHKD:
MM

DATE:
MARCH 2020

FIG. No.:
3



APPROXIMATE
SITE LOCATION

0 100 200 400 600 800 1,000
Metres



EXP Services Inc.
100-2650 Queensview Drive
Ottawa, Ontario
K2B 8H6
T - (613) - 688-1899
F - (613) - 225-7337

PROJECT TITLE:
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT**
2168 Tenth Line Road
Ottawa, Ontario

DRAWING TITLE:
AIR PHOTO 1991

PROJECT No.: OTT-002588420-AC	DWN: SL
SCALE: AS SHOWN	CHKD: MM
DATE: MARCH 2020	FIG. No.: 4



APPROXIMATE
SITE LOCATION

0 100 200 400 600 800 1,000
Metres



EXP Services Inc.
100-2650 Queensview Drive
Ottawa, Ontario
K2B 8H6
T - (613) - 688-1899
F - (613) - 225-7337

PROJECT TITLE:
PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
2168 Tenth Line Road
Ottawa, Ontario

DRAWING TITLE:

AIR PHOTO 2007

PROJECT No.:
OTT-00258842-A0

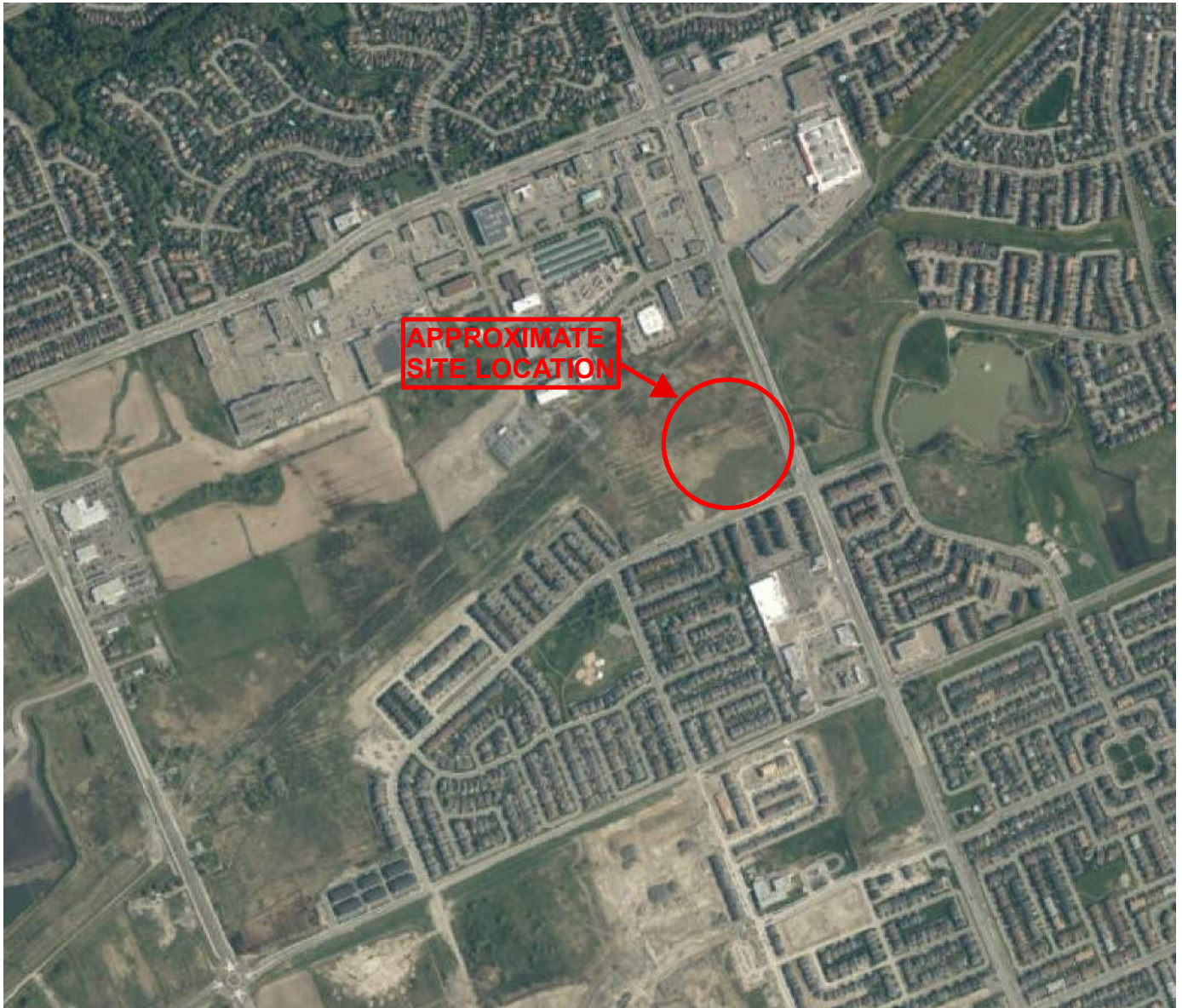
DWN:
SL

SCALE:
AS SHOWN

CHKD:
MM

DATE:
MARCH 2020

FIG. No.:
7



0 100 200 400 600 800 1,000
Metres



EXP Services Inc.
100-2650 Queensview Drive
Ottawa, Ontario
K2B 8H6
T - (613) - 688-1899
F - (613) - 225-7337

PROJECT TITLE:
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT**
2168 Tenth Line Road
Ottawa, Ontario

DRAWING TITLE:

AIR PHOTO 2017

PROJECT No.:
OTT-00258842-A0

DWN:
SL

SCALE:
AS SHOWN

CHKD:
MM

DATE:
MARCH 2020

FIG. No.:
9

EXP Services Inc.

Ironclad Developments Inc.

Phase One Environmental Site Assessment

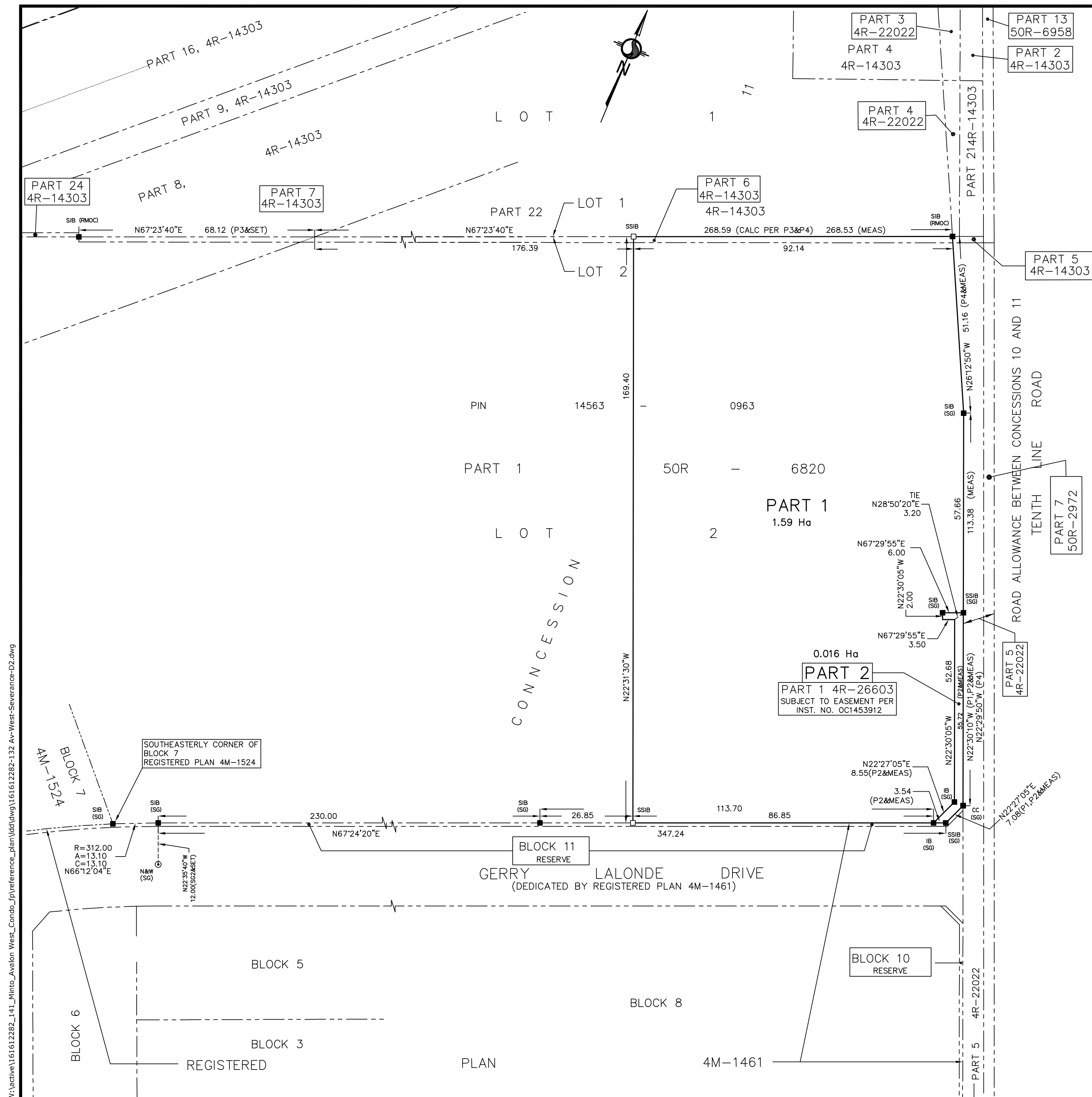
2168 Tenth Line Road, Orleans (Ottawa), Ontario

OTT-00258842-A0

March 13, 2020

Appendix F: Proposed Site Plan





I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

_____, 2015

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

PLAN 4R-_____
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE

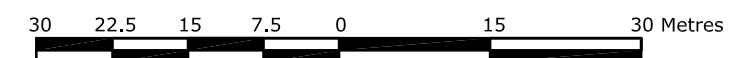
PART	LOT	CONCESSION	PIN
1	PART OF 2	11	PART OF 14563-0963
2			

PART 2 IS SUBJECT TO EASEMENT PER INST. NO. OC1453912.

PLAN OF SURVEY of

PART OF LOT 2
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

Scale 1 : 750



METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999968.

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' WEST LONGITUDE OF THE 3° MTM ONTARIO COORDINATE SYSTEM, NAD83 (ORIGINAL) ZONE 9.

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET VIRTUAL REFERENCE STATION NETWORK;

COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
(A)	*	*
(B)	*	*

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2015.

DATE _____

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

LEGEND

	DENOTES	FOUND MONUMENTS	SET MONUMENTS
■	"		
IB	"	IRON BAR	
IBØ	"	ROUND IRON BAR	
SIB	"	STANDARD IRON BAR	
SSIB	"	SHORT STANDARD IRON BAR	
CC	"	CUT CROSS	
CP	"	CONCRETE PIN	
NW	"	NAIL & WASHER	
WIT	"	WITNESS	
PIN	"	PROPERTY IDENTIFICATION NUMBER	
MEAS	"	MEASURED	
PROP	"	PROPORTIONED	
OU	"	ORIGIN UNKNOWN	
SG	"	STANTEC GEOMATICS LTD.	
P1	"	REGISTERED PLAN 4M-1461	
P2	"	PLAN 4R-26603	
P3	"	PLAN 4R-14303	
P4	"	PLAN 4R-22022	
SG2	"	SG COORDINATES PER PLAN 4M-1461	

Stantec Geomatics Ltd.

Ontario Land Surveyors

Ontario Land Surveyors
Canada Lands Surveyors

1331 CLYDE AVENUE, SUITE 400, OTTAWA, ON. K2C 3G4
PHONE (613)722-4420 FAX (613)722-2799

stantec.com

DRAWN BY: CEC					CHECKED BY: *	PM: FP	FIELD: *	PROJECT No.: 161612282-114
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DRAWING: 161612282-132 Av-West-Severance-D2.dwg

EXP Services Inc.

*Ironclad Developments Inc.
Phase One Environmental Site Assessment
2168 Tenth Line Road, Orleans (Ottawa), Ontario
OTT-00258842-A0
March 13, 2020*

Appendix G: Site Photographs





Photograph No. 1

View of the Phase One property from southwest corner, looking north



Photograph No. 2

View of the Phase One property from northeast corner, looking southwest



Photograph No. 3

View of Phase One property from northeast corner, looking south



Photograph No. 4

View of hydro easement north of the Phase One property



Photograph No. 5

View of residential properties and construction site east of Phase One property



Photograph No. 6

View of residential properties south of the Phase One property



Photograph No. 7

View of vacant and residential properties west of Phase One property