



Phase One Environmental Site Assessment

5731 Hazeldean Road
Ottawa, Ontario

Prepared for:

Wellings of Stittsville Inc.
2962 Carp Road
Ottawa, ON K0A 1L0

Attn: Mr. Jim Gowland

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Issued To: Wellings of Stittsville Inc.
Contact: Mr. Jim Gowland
Issued On: December 23, 2015
Pinchin File: 110847
Issuing Office: 555 Legget Drive, Suite 1001,
Tower A, Kanata, ON K2K 2X3
Primary Pinchin
Contact: Skyler Besley
Senior Project Manager

KEF9966

Author:

Kurt Frommann, B.A., EMAPG
Project Technologist
1-613-592-3387 Ext. 1820
kfrommann@pinchin.com

SWM9966

Reviewer:

Scott Mather, P.Eng., QP_{ESA}
Manager, National Capital Region
1-613-592-3387 Ext. 1802
smather@pinchin.com

LCB9966

Reviewer:

Larry Backman, B.Sc.S.
Executive Vice President, National Accounts
1-613-592-3387 Ext. 1801
lbackman@pinchin.com



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1.0 EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by Wellings of Stittsville Inc. (Client) to complete a Phase One Environmental Site Assessment (Phase One ESA) of the property located at 5731 Hazeldean Road, Ottawa, Ontario (hereafter referred to as the Site or Phase One Property). The Phase One Property is presently vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 333/13 on December 13, 2013 (O. Reg. 153/04) (the 2013 Ontario Guidelines for Record of Site Condition (RSC) Phase One ESAs). The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property.

This Phase One ESA was conducted at the request of the Client for the purpose of filing a Site Plan Approval with the City of Ottawa in preparation for the future development of the Phase One Property.

The scope of work for this Phase One ESA was consistent with O. Reg. 153/04 in support of filing a Site Plan Approval with the City of Ottawa and was comprised of the following:

- A Records Review: Reviewed available current and historical information sources pertaining to the Phase One Property and Phase One Study Area including the use of, but not limited to, aerial photographs and city directories. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exists, including searches of the Ontario Ministry of the Environment and Climate Change's (MOECC's) Freedom of Information (FOI) and water well records, and the Technical Standards and Safety Authority (TSSA) records;
- Site Reconnaissance: Completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of potentially contaminating activities (PCAs);
- Evaluation: Evaluated the information gathered from the records review, interviews and Site reconnaissance;
- Reporting: Prepared a Phase One ESA report; and
- Submission: Submitted the Phase One ESA report to the Client.



The Phase One Property consists of portions of two legal lots situated at the municipal address 5731 Hazeldean Road, Ottawa, Ontario, which is currently owned by the Client. The Phase One Property is located on the north side of Hazeldean Road, approximately 100 metres (m) southwest of the intersection between Hazeldean Road and Huntmar Drive/Iber Road, in Ottawa, Ontario. The following table provides a summary of the current and past land uses of the Phase One Property:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans (FIPs), etc.
Prior to 1947.	Assumed Crown.	Assumed vacant/forested land.	N/A.	None.
1947 to 2014.	Unknown.	Assumed vacant/forested land.	N/A.	Aerial photographs.
Present.	Client (Wellings of Stittsville Inc.).	Vacant/forested land.	N/A.	Aerial photographs.

To the best of Pinchin's knowledge, no building or structure has been constructed on the Phase One Property to date.

Based on the findings of this Phase One ESA, no PCAs were identified at the Phase One Property (i.e., on-Site) and two PCAs were identified within the Phase One Study Area outside of the Phase One Property (i.e., off-Site):

- Item 52 - Storage, Maintenance, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems (Auto Searchers at 3 Cedarow Court, located 145 m southwest of the Phase One Property and situated hydraulically transgradient); and
- Item 52 - Storage, Maintenance, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems (Canadian Auto Mall at 2 Cedarow Court, located 225 m southwest of the Phase One Property and situated hydraulically transgradient).

Neither of the off-Site PCAs are considered to result in Areas of Potential Environmental Concern (APECs) at the Phase One Property given their distance from the Phase One Property and their transgradient location with respect to the inferred groundwater flow direction at the Phase One Property. Based on these findings, nothing was identified that is likely to have resulted in impacts to the soil and groundwater at the Phase One Property and would require the completion of a Phase Two ESA. As such,



it is Pinchin's opinion that the Phase One Property is suitable for filing a Site Plan Approval application with the City of Ottawa, and can be filed based only on the completion of this Phase One ESA report.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

This report has been issued without having received responses from the MOECC or the City of Ottawa. Once a response from these regulatory bodies is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

1.0 INTRODUCTION

A Phase One ESA is defined as a systematic qualitative process to determine whether a particular property is, or may be subject to, actual or potential contamination. Under the 2013 Ontario Guidelines for RSC Phase One ESAs, the purpose a Phase One ESA is two-fold:

- To obtain and review records that relate to the Phase One Property, and to the current and past uses of and activities at or affecting the Phase One Property, in order to determine if an APEC exists and to interpret any APEC; and
- To obtain and review records that relate to properties in the Phase One Study Area, other than the Phase One Property, in order to determine if a PCA exists and interpret whether any such PCA represents an APEC for the Phase One Property.

This Phase One ESA was conducted at the request of the Client for the purpose of filing a Site Plan Approval with the City of Ottawa in preparation for the future development of the Phase One Property.

1.1 Phase One Property Information

The Phase One Property consists of portions of two legal lots situated at the municipal address 5731 Hazeldean Road, Ottawa, Ontario, which is currently owned by the Client. The Phase One Property is located on the north side of Hazeldean Road, approximately 100 m southwest of the intersection between Hazeldean Road and Huntmar Drive/Iber Road, in Ottawa, Ontario, as shown on Figure 1 (all Figures are provided in Appendix A and all appendices are provided in Section 10.0). A plan showing the Phase One Property is provided as Figure 2, and the Phase One Study Area for which this Phase One ESA applies to is outlined on Figure 3. Photographs of the Phase One Property and surrounding properties are presented in Appendix B. A current legal survey of the Phase One Property is included in Appendix C.

Pertinent details of the Phase One Property are provided in the following table:

Detail	Source / Reference	Information
Legal Description	http://maps.ottawa.ca/geoottawa/ City of Ottawa	Block 1, Part of Lots 26 and 27, Concession 12, Ottawa, Ontario
Municipal Address	http://maps.ottawa.ca/geoottawa/ City of Ottawa	5731 Hazeldean Road, Ottawa, Ontario, K2S 0P6
Parcel Identification Number (PIN)	http://maps.ottawa.ca/geoottawa/ City of Ottawa	044660070
Current Owner	Client	Mr. Jim Gowland



Detail	Source / Reference	Information
Current Occupant(s)	Client	Currently vacant undeveloped land
Client	Authorization to Proceed Form for Pinchin Proposal	Wellings of Stittsville Inc.
Client Contact Information	Authorization to Proceed Form for Pinchin Proposal	Wellings of Stittsville Inc. 2962 Carp Road Ottawa, ON K0A 1L0
Site Area	http://maps.ottawa.ca/geottawa/ City of Ottawa	4.63 hectares (11.45 acres).

2.0 SCOPE OF INVESTIGATION

Pinchin conducted this Phase One ESA in accordance with O. Reg. 153/04, in particular Part VII and Schedule D of O. Reg. 153/04. The Phase One ESA scope of work was comprised of the following:

- A Records Review: Pinchin reviewed available current and historical information sources pertaining to the Phase One Property and surrounding properties within the Phase One Study Area including the use of, but not limited to, aerial photographs, city directories, FIPs, Property Underwriters' Reports (PURs), Property Underwriters' Plans (PUPs), available Site operating records, a regulatory data base search and MOECC water well records. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exist, including the MOECC's FOI and Protection of Privacy Office and the TSSA;
- Interviews: Pinchin conducted interviews with a Site Representative (see Section 5.0) to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area;
- Site Reconnaissance: Pinchin completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of significant environmental contaminants of concern;
- Evaluation: Pinchin evaluated the information gathered from the records review, interviews and Site reconnaissance;



- Reporting: Pinchin prepared a Phase One ESA report summarizing the findings of the Phase One ESA; and
- Submission: Pinchin submitted the Phase One ESA report to the Client.

3.0 RECORDS REVIEW

3.1 General

A Phase One ESA does not include sampling or testing of environmental media or building materials. The study period for this assessment was from November 2015 to December 2015, which included the records review, Site reconnaissance, interviews and reporting. A Site reconnaissance was completed on December 8, 2015, by a Pinchin representative under the direct supervision of a Qualified Person (QP). During the Site reconnaissance, Pinchin accessed all areas of the Phase One Property. Pinchin did not access any areas within the surrounding Phase One Study Area with the exception of publicly-accessible roads and sidewalks. Select photographs taken during the Site reconnaissance of the Phase One Property and the surrounding properties within the Phase One Study Area are presented in Appendix B.

3.1.1 Phase One Study Area Determination

Based on a review of the available historical information and observations made during the Site reconnaissance for the properties greater than 250 m, but less than 1 kilometre (km), from the Phase One Property boundary, Pinchin did not note or observe any significant potentially contaminating properties that should be included as part of this assessment (e.g., landfills, large industrial manufacturers, etc.). As such, the Phase One Study Area consisted of the Phase One Property, as well as all properties situated wholly, or partly, within 250 m from the nearest point of a boundary of the Phase One Property, in order to meet the minimum requirements set forth in O. Reg. 153/04. A map of the Phase One Study Area and the surrounding land use is presented in Figure 2.

3.1.2 First Developed Use Determination

The first developed land use of the Phase One Property is defined by O. Reg. 153/04 to be:

1. The first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property; and
2. The first potentially contaminating use or activity on the Phase One Property.

To the best of Pinchin's knowledge, no building or structure has been constructed on the Phase One Property to date.

The date of the first developed use of the Phase One Property was determined through a review of city directories and aerial photographs. No other information was reviewed by Pinchin during the records



review, or obtained during the Site reconnaissance or interviews, which would have resulted in a different interpretation of the date of first developed use of the Phase One Property.

3.1.3 Fire Insurance Plans

Pinchin contacted Opta Information Intelligence (Opta) to obtain FIPs related to the Phase One Property and the Phase One Study Area. A response was received from Opta, dated December 8, 2015, which indicated that no FIPs for the Phase One Property and Phase One Study Area were available. The Opta response is provided in Appendix D.

3.1.4 Chain of Title

A chain of title search was not completed for the Phase One ESA. The available historical records reviewed by Pinchin included aerial photographs and city directories. These records provided sufficient information to indicate that no building or structure has been constructed on the Phase One Property to date. As such, it was Pinchin's opinion that a chain of title search would not provide any additional information regarding the environmental condition of the Phase One Property.

3.1.5 Environmental Reports

The Client informed Pinchin that no previous environmental reports were available for the Phase One Property. None of the other information sources accessed by Pinchin had previous environmental reports for the Phase One Property or adjacent properties within the Phase One Study Area available for review; however, the following previous environmental report was completed by Pinchin for the property located at 21 Huntmar Drive, a property located adjacent to the northeast elevation of the Phase One Property (and within the Phase One Study Area):

- Report entitled "*Phase One Environmental Site Assessment, 21 Huntmar Drive, Ottawa, Ontario*" prepared by Pinchin for the Client, and dated September 14, 2015 (the 2015 Pinchin Phase One ESA Report (Huntmar)).

2015 Pinchin Phase One ESA Report (Huntmar)

The 2015 Pinchin Phase One ESA Report (Huntmar) was conducted in accordance with the 2013 Ontario Guidelines for RSC Phase One ESAs. The purpose of the 2015 Pinchin Phase One ESA Report (Huntmar) was to assess the potential presence of environmental impacts at this property due to activities at and near this property. This Phase One ESA was conducted for the purpose of filing a Site Plan Approval with the City of Ottawa in preparation for the future development of this property.

The scope of work for this Phase One ESA included a records review, a site reconnaissance, evaluation of findings and reporting. The 2015 Pinchin Phase One ESA Report (Huntmar) did not identify any PCAs at or near this property and as such, nothing was identified that was likely to have resulted in impacts to



the soil and groundwater at this property. Based on the above-noted information, it was Pinchin's opinion that this property was suitable for filing a Site Plan Approval application with the City of Ottawa, and could be filed based only on the completion of this Phase One ESA report.

3.1.5.1 Previous Environmental Report Summary

Based on Pinchin's review of the above-referenced previous environmental report, nothing was identified that is likely to result in potential subsurface impacts at the Phase One Property.

3.2 Environmental Source Information

Pinchin reviewed the historical use of the Phase One Study Area through the use of publicly available archives and databases, as well as through requesting information from regulatory agencies. The following provides a summary of the information obtained from these sources.

3.2.1 Environmental Database Search – EcoLog ERIS

Pinchin retained EcoLog Environmental Risk Information Service Ltd. (ERIS) to search all available federal, provincial and private source databases for information pertaining to the Phase One Study Area. A copy of the EcoLog ERIS report is provided in Appendix F and the results of the database search are described in the following subsections.

3.2.1.1 National Pollutant Release Inventory

EcoLog ERIS completed a search of the federal databases for information regarding the National Pollutant Release Inventory (NPRI). This database contains comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances and identifies information such as the approximate location, type and quantity of contaminant, date of release, and media impacted.

Pinchin reviewed the EcoLog ERIS report for NPRI information and found no records regarding the Phase One Study Area.

3.2.1.2 Ontario Inventory of PCB Storage Sites

The MOECC's Waste Management Branch maintains an inventory of PCB storage sites within Ontario. Ontario Regulation 11/82 and Ontario Regulation 347 (O. Reg. 347), made under the EPA, require the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the MOECC. This database contains information on waste quantities, major and minor sites storing liquid or solid waste, and a waste storage inventory.

EcoLog ERIS completed a search of the Ontario Inventory of PCB Storage Sites for information regarding PCB storage and found no information regarding the Phase One Study Area.



3.2.1.3 National PCB Inventory

Environment Canada maintains an inventory of in-use PCB-containing equipment at federal, provincial and private facilities in Canada, and of out-of-service PCB-containing equipment and PCB waste owned by the federal government or federally regulated industries.

EcoLog ERIS completed a search of the National PCB Inventory and found no information regarding the Phase One Study Area.

3.2.1.4 Certificates of Approval

EcoLog ERIS completed a search of the MOECC database for information regarding Certificates of Approval (Cs-of-A). The MOECC maintains a database of approved Cs-of-A for Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. Prior to November 1, 2011, the MOECC mandated that any facility that released emissions to the atmosphere, discharged contaminants to ground or surface water, provided potable water supplies, or stored, transported or disposed of waste, must have a C-of-A before it could operate lawfully. The MOECC no longer issues Cs-of-A, which were replaced by Environmental Compliance Approvals (ECAs) as of November 1, 2011.

The EcoLog ERIS search of the C-of-A database identified no Cs-of-A for the Phase One Property and five Cs-of-A for other properties within the Phase One Study Area. All of these Cs-of-A were for air emissions, sewage works and municipal water works and no Cs-of-A were identified for discharge to groundwater, which is considered the primary pathway of concern for contaminant impacts on the Phase One Property. As such, Pinchin does not consider the activities related to Cs-of-A at the Phase One Property and at other properties within the Phase One Study Area to represent an environmental concern to the Phase One Property.

3.2.1.5 Environmental Compliance Approvals, Permits To Take Water and Certificates of Property Use

EcoLog ERIS completed a search of the MOECC database for information regarding ECAs, permits including Permits To Take Water (PTTWs) and Certificates of Property Use (CPUs). Details regarding these databases are provided in the EcoLog ERIS report in Appendix F.

The EcoLog ERIS database search identified no information regarding ECAs, PTTWs or CPUs for the Phase One Study Area.

3.2.1.6 Inventory of Coal Gasification Plants

EcoLog ERIS searched the following publications prepared for the MOECC by Intera Technologies Inc. for information on industrial sites that formerly operated as coal gasification plants, and industrial sites that produced or used coal tar and other related tars:



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

The EcoLog ERIS search yielded no records of former coal gasification plants or the production or use of coal tar and related tars within the Phase One Study Area.

3.2.1.7 Environmental Incidents, Orders, Offences and Spills

EcoLog ERIS completed a search of the various provincial and federal databases for information regarding environmental incidents, orders, offences and spills. Details regarding the searched databases are provided in the EcoLog ERIS report in Appendix F.

The EcoLog ERIS database search of records of environmental incidents, orders, offences or spills revealed the following for the Phase One Study Area:

- No records were found of environmental incidents, orders, offences or spills for the Phase One Property; and
- No records were found of environmental incidents, orders, offences or spills for other properties within the Phase One Study Area, except for the following:
 - Two spill records, four TSSA historical incidents and one TSSA pipeline incident were identified for other properties located within the Phase One Study Area; however, the majority of the recorded spills/incidents involved atmospheric releases (i.e., natural gas leaks), with the exception of one raw sewage spill to the asphalt-paved roadway south of the Phase One Property. As such, the potential for the documented spills/incidents to be causes for environmental concern to the Phase One Property is considered low.



3.2.1.8 Waste Management Records

Waste Generators

EcoLog ERIS completed a search of the O. Reg. 347 Waste Generators database for information regarding waste generation. O. Reg. 347 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 Phase One Property. 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. The database search results provide a summary of available waste generation information for the registered sites for all years from 1986 to the present.

The EcoLog ERIS search of the O. Reg. 347 Waste Generators database found no information regarding the Phase One Study Area.

Six properties located within the Phase One Study Area were listed within the database search results as waste generators. Of these waste generators, the following was identified as a potential source of impacts to the Phase One Property based on their location and distance relative to the Phase One Property (i.e., within 100 m and inferred to be hydraulically transgradient of the Phase One Property), and the types of hazardous wastes generated:

- 19 Huntmar Drive (2013) – Paint, pigment and coating residues.

Based on a review of Pinchin's in-house MOECC Waste Generator database, approximately 200 kilograms of paint, pigment and coating residues were generated at this property in 2013. Based on the inferred groundwater flow direction, the short duration of hazardous waste generation, and the small quantities of hazardous wastes generated, it is Pinchin's opinion that the historical hazardous waste generation at this property is not considered an environmental concern for the Phase One Property.

Waste Receivers

EcoLog ERIS completed a search of the O. Reg. 347 Waste Receivers database for information regarding waste receivers. O. Reg. 347 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 contains 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.



The EcoLog ERIS search of the O. Reg. 347 Waste Receivers database found no information regarding the Phase One Study Area.

3.2.1.9 Fuel Storage Tanks

EcoLog ERIS completed a search of various private, provincial and federal databases for information regarding chemical storage tanks, as well as private and retail fuel storage tanks. Details regarding the searched databases are provided in the EcoLog ERIS report in Appendix F.

The EcoLog ERIS search of the chemical or fuel storage tank databases found no information regarding the Phase One Study Area.

3.2.1.10 Notices and Instruments

EcoLog ERIS completed a search of the provincial Environmental Registry for records pertaining to proposals, decisions, and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. EcoLog ERIS also searched the RSC database for filed RSCs.

The EcoLog ERIS database search of the Environmental Registry and RSC database indicated the following for the Phase One Study Area:

- No records were found in the Environmental Registry and RSC database for the Phase One Property;
- No records were found in the Environmental Registry and RSC database for other properties within the Phase One Study Area, except for the following:
 - One instrument proposal was identified for 20 Cedarow Court, the adjacent property located southwest of the Phase One Property; however, the search result was not related to potential impacts on groundwater quality, which is considered the primary pathway of concern for contaminant migration to the Phase One Property. As such, there is a low potential for the Environmental Registry database search result to be indicative of discharges to the environment that represent an environmental concern to the Phase One Property and the likelihood of potential impacts to the Phase One Property is considered low.

3.2.1.11 Areas of Natural Significance

EcoLog ERIS reviewed available databases and records to assess whether any parks, wetlands, conservation areas, or other areas of natural significance, are located within the Phase One Study Area. The Area of Natural & Scientific Interest map included in the EcoLog ERIS report in Appendix H did not identify any areas of natural significance within the Phase One Study Area.

3.2.1.12 *Landfill Information*

EcoLog ERIS reviewed available private and provincial databases for records of any current or inactive landfills and waste disposal sites within the Phase One Study Area. Details regarding the searched databases are provided in the EcoLog ERIS report in Appendix F.

The EcoLog ERIS search of the landfill and wasted disposal sites databases found no information regarding the Phase One Study Area.

3.2.2 *Ministry of the Environment and Climate Change Freedom of Information Search*

The MOECC FOI and Protection of Privacy Office in Toronto, Ontario, was contacted to determine if records exist for environmental matters such as orders, spills, previous investigations, prosecutions, registered PCB waste storage sites, waste generators, waste receivers, Cs-of-A and ECAs associated with the Phase One Property.

The search was requested in December 2015. At the time of writing this report, no response had been received from the MOECC. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Pinchin's conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the MOECC is provided in Appendix F of this report.

3.2.3 *Local and Municipal Government*

Inquiries were made to the City of Ottawa to conduct a search within their Historical Land Use Inventory (HLUI) and environmental (i.e., violations, sewer-use infractions, spills or leaks, waste disposal sites, etc.) databases for information concerning the Site and Site area. The HLUI database contains information concerning land uses within the City of Ottawa that may have the potential to impact soil and/or groundwater. A response was received from the City of Ottawa, dated December 16, 2015, indicating the following information for the Phase One Study Area:

- No records were found in the HLUI response for the Phase One Property;
- No records were found in the HLUI response for other properties within the Phase One Study Area, except for the following:
 - The City of Ottawa's Environmental Remediation Unit has environmental records on file for 5831 and 5837 Hazeldean Road, an adjacent property located west of the Site. More information regarding these records was requested by Pinchin on December 21, 2015; however, at the time of writing this report, no response had been received from the City of Ottawa. When a formal response is received, it



will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Pinchin's conclusions and recommendations may be amended based on this information.

A copy of Pinchin's requests submitted to the City of Ottawa and their initial response is provided in Appendix F of this report.

In addition, Pinchin reviewed the "Mapping and Assessment of Former Industrial Sites" report that was prepared by Intera for the City of Ottawa. The Intera report consists of a study that lists former industrial sites that may have potentially impacted the soil and/or groundwater at their respective locations. The sites identified within the study are categorized as Group I, Group II or Group III. Low priority sites are identified as Group III as it is unlikely that significant waste quantities remain present at these properties today and, therefore, the potential for environmental impact is low. Medium priority sites are identified as Group II as they are presently likely to have waste quantities remaining; however, the sites' location with respect to surface waste is such that significant environmental impacts are not likely to occur. High priority sites are identified as Group I as there is documentation demonstrating that wastes are present at these sites, and that the potential for environmental impact is high.

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

3.2.4 Technical Standards and Safety Authority Search

The TSSA is the regulatory body that governs the safe handling and storage of fuel in Ontario. All storage of gasoline, diesel and fuel oil is subject to the Technical Standards and Safety Act. The Technical Standards and Safety Act and its relevant documents and regulations (e.g., *Liquid Fuels Handling Code*; *Ontario Regulation 213/01 – Fuel Oil*; *Ontario Regulation 217/01 – Liquid Fuels*) require that all fuel storage devices such as aboveground storage tanks (ASTs) and underground storage tanks (USTs) be registered with the TSSA.

Pinchin contacted the TSSA to determine whether any ASTs or USTs are, or were, registered for the Phase One Property and to determine whether any records of regulatory non-compliance exist. An email response was issued by the TSSA on December 2, 2015, indicating that following a search of the TSSA files, no outstanding instructions, incident reports, fuel oil spills or contamination records, or records of registered ASTs or USTs were found for the Phase One Property or the immediately adjacent/surrounding properties.

A copy of the TSSA response is provided in Appendix G.



3.2.5 *Property Underwriters' Reports and Plans*

PURs provide detailed information on a site-specific basis, including descriptions of building construction, heating sources, production processes, and the presence of any hazardous chemicals or materials which may have been historically stored on the Phase One Property. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers and storage tanks. Information provided on PUPs includes the location, capacity, and contents of ASTs, USTs, chemical storage and other forms of environmental hazards.

Pinchin contacted Opta to obtain copies of PURs and PUPs related to the Phase One Property. No information was available pertaining to the Phase One Property. A copy of Opta's response is provided in Appendix D.

3.2.6 *City Directories*

City directories for the years 1990 to 2011 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that no city directories were available for the Site and the surrounding area prior to 1990 or subsequent to 2011. In addition, the Phase One Property was not listed in any of the city directories reviewed by Pinchin. As such, no PCAs were identified at the Phase One Property.

In general, the city directories indicated that the properties in the Phase One Study Area outside of the Phase One Property have been historically occupied by residential and commercial land uses since approximately 1993. Based on Pinchin's review of the above-noted city directories, the following PCA was identified within the Phase One Study Area outside of the Phase One Property:

- An automotive repair/servicing facility was listed in the city directories at 3 Cedarow Court from 1999 until 2011; however, this property is located approximately 145 m southwest of the Site and is situated hydraulically transgradient of the Phase One Property in relation to the inferred groundwater flow direction. Based on the distance between the automotive repair/servicing facility and the Phase One Property, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this operation does not represent an APEC in relation to the Phase One Property.

3.3 **Physical Setting Sources**

3.3.1 *Aerial Photographs*

Digital aerial photographs dated 1976, 1991, 2002, 2005, 2009 and 2014 were reviewed on the City of Ottawa e-map website (<http://maps.ottawa.ca/geoOttawa/>) by Pinchin. In addition, copies of aerial photographs dated 1947, 1958, 1968 and 1983 were obtained from the National Air Photo Library in



Ottawa, Ontario and reviewed by Pinchin. A summary of information obtained with respect to the Site is provided in the following table: The 1947 aerial photograph was the earliest available aerial photograph of the Phase One Study Area.

Efforts were made by Pinchin to obtain aerial photographs that:

- Illustrated the period between initial development of the Phase One Property to the present;
- Identified buildings and structures present on the Phase One Property since initial development;
- Identified PCAs within the Phase One Study Area; and
- Identified APECs on the Phase One Property.

It should be noted that accurate details could not be determined from the some of the aerial photographs due to the large reference scale and the low resolution of the photographs.

A summary of information obtained with respect to the Phase One Property from a review of the available aerial photography is provided in the following table:

Year of Photograph	Phase One Property
1947, 1958, 1968, 1976, 1983, 1991, 2002, 2005, 2009 and 2014.	The Phase One Property appeared to consist of vacant undeveloped/forested land, with a tributary of the Carp River intersecting the northwest corner of the Phase One Property.



A summary of information obtained with respect to the surrounding properties within the Phase One Study Area is provided in the following table:

Year of Photograph	Northeast	Southeast	Southwest	Northwest
1947, 1958, 1968, 1976 and 1983.	Vacant undeveloped/ agricultural land followed by a private access road to a residential dwelling and additional vacant undeveloped/ agricultural land to beyond 250 m from the Phase One Property.	Present-day Hazeldean Road followed by a residential dwelling and vacant undeveloped land to beyond 250 m from the Phase One Property.	Vacant undeveloped land followed by a farming operation and additional vacant undeveloped land to beyond 250 m from the Phase One Property.	Vacant undeveloped/ agricultural land and a creek similar in configuration to a tributary of the Carp River to beyond 250 m from the Phase One Property.
1991.	Similar to 1947, 1958, 1968, 1976 and 1983.		Similar to 1947, 1958, 1968, 1976 and 1983; however, the previously-observed farming operation appeared to have been decommissioned, and commercial buildings were evident on this property and on adjacent/ surrounding properties.	Similar to 1947, 1958, 1968, 1976 and 1983.
2002 and 2005.	Similar to 1947, 1958, 1968, 1976, 1983 and 1991.		Similar to 1991; however, additional commercial buildings were evident.	Similar to 1947, 1958, 1968, 1976, 1983 and 1991.

Year of Photograph	Northeast	Southeast	Southwest	Northwest
2009.	Similar to 1947, 1958, 1968, 1976, 1983, 1991, 2002 and 2005; however, present-day Huntmar Drive was evident.	Similar to 1947, 1958, 1968, 1976, 1983, 1991, 2002 and 2005.	Similar to 2002 and 2005; however, additional commercial buildings were evident, similar to the current configuration.	Similar to 1947, 1958, 1968, 1976, 1983, 1991, 2002 and 2005; however, a residential development was evident, similar to the current configuration.
2014.	Similar to 2009; however, commercial buildings were evident on the northeast side of present-day Huntmar Drive, similar to the current configuration.	Similar to 1947, 1958, 1968, 1976, 1983, 1991, 2002, 2005 and 2009; however, the residential dwelling was no longer evident, similar to the current configuration.	Similar to 2009.	

Based on the aerial photographs reviewed for the Phase One Property and the surrounding area, it appears that the Phase One Property was vacant and undeveloped, free of any permanent structures and/or buildings since at least 1947.

The aerial photograph review did not identify any PCAs within the Phase One Study Area or APECs on the Phase One Property.

3.3.2 Topography, Hydrology and Geology

The elevation of the Phase One Property, based on information obtained from the Ontario Base Map series, is approximately 103 m above mean sea level (mamsl). The general topography in the local and surrounding area is generally flat. No bedrock outcrops were observed on-Site or in the surrounding area.

A review of the available physiographical data indicates that the Phase One Property and the surrounding properties located within the Phase One Study Area are located within alluvial deposits consisting of stratified gravel, sand, silt and clay. Bedrock is expected to consist of sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit. The topography is considered to be mainly flat to rolling low local relief with dry surface water drainage conditions.

Based on general hydrogeological principles and Pinchin's familiarity with subsurface conditions at and near the Phase One Property and the surrounding properties within the Phase One Study Area, the unconfined groundwater beneath the Phase One Property is expected to flow in a northerly direction. A

small tributary of the Carp River, running in a northeast-southwest direction, intersects the northwest corner of the Site. The tributary flows northeast and discharges into the Carp River, located approximately 1.35 km northeast of the Phase One Property at an elevation of approximately 94 mamsl.

Copies of pertinent maps, illustrating local topographical, hydrogeological and drainage features are provided in Appendix H.

3.3.3 *Fill Materials*

No evidence of fill material, disturbed soil or buried debris was observed at the Phase One Property during the Site reconnaissance.

3.3.4 *Water Bodies and Areas of Natural Significance*

A small tributary of the Carp River, running in a northeast-southwest direction, intersects the northwest corner of the Site. The tributary flows northeast and discharges into the Carp River, located approximately 1.35 km northeast of the Phase One Property at an elevation of approximately 94 mamsl.

3.3.5 *Well Records*

A search of the Water Well Information System database by EcoLog ERIS identified no water well records for the Phase One Property and 10 water well records within the Phase One Study Area. A summary of pertinent information obtained with respect to the wells is provided in the following table:

MOECC Well ID (EcoLog ERIS ID)	Location	Stratigraphy	Approximate Depth to Bedrock	Approximate Depth to Water Table
1502983 (WWIS-1)	Adjacent to the southwest corner of the Phase One Property.	Topsoil, medium sand (0.0-7.5 metres below ground surface (mbgs)).	2.1 mbgs.	7.5 mbgs.
1502928 (WWIS-2)	Approximately 90 m southeast of the Phase One Property.	Fill, medium sand (0-2.1 mbgs) Clay (2.1-9.5 mbgs)	9.5 mbgs.	1.2 mbgs.
1514633 (WWIS-3)	Approximately 160 m south of the Phase One Property.	Brown topsoil (0-0.9 mbgs)	0.9 mbgs.	2.4 mbgs.
1502929 (WWIS-4)	Approximately 165 m southeast of the Phase One Property.	Gravel (0-3.7 mbgs)	3.7 mbgs.	3.0 mbgs.



MOECC Well ID (EcoLog ERIS ID)	Location	Stratigraphy	Approximate Depth to Bedrock	Approximate Depth to Water Table
1534817 (WWIS-5)	Approximately 165 m southeast of the Phase One Property.	Gravel (0-3.7 mbgs)	3.7 mbgs.	3.0 mbgs.
1517622 (WWIS-6)	Approximately 140 m southeast of the Phase One Property.	Brown clay (0-3.6 mbgs) Grey sandy-clay with boulders (3.6-8.4 mbgs)	8.4 mbgs.	2.4 mbgs.
1502913 (WWIS-7)	Approximately 240 m southwest of the Phase One Property.	Shale (0-3.0 mbgs) Limestone (3.0-22.5 mbgs)	0 mbgs.	6 mbgs.
1502912 (WWIS-8)	Approximately 250 m southwest of the Phase One Property.	Shale (0-3.6 mbgs) Limestone (3.6-14.4 mbgs)	0 mbgs.	3.6 mbgs.
1510161 (WWIS-9)	Approximately 250 m southwest of the Phase One Property.	Topsoil (0-1.2 mbgs) Gravel and medium sand (1.2-2.1 mbgs) Limestone (2.1-32.4 mbgs)	2.1 mbgs.	1.2 mbgs.
1510161 (WWIS-10)	Approximately 250 m southwest of the Phase One Property.	Topsoil (0-1.2 mbgs) Gravel and medium sand (1.2-2.1 mbgs) Limestone (2.1-32.4 mbgs)	2.1 mbgs.	1.2 mbgs.

The EcoLog ERIS report search results indicated that most of the wells identified within the Phase One Study Area were installed for domestic use and that the margin of error associated with the UTM coordinates is reported to be 100 to 300 m.



The Water Well Information System database search results are provided in the EcoLog ERIS report in Appendix K.

3.4 Site Operating Records

There are no current land uses or records of historical land use that would classify the Phase One Property as an enhanced investigation property (see Section 6.3). As such, Site operating records were not reviewed as part of the Phase One ESA.

4.0 INTERVIEWS

Pinchin interviewed individuals knowledgeable of the Phase One Property and its history to obtain or confirm information regarding the environmental condition of the Phase One Property. The following individuals provided information regarding the history of the Phase One Property and the surrounding properties within the Phase One Study Area to the best of their knowledge:

Person Interviewed	Relationship to Phase One Property	Date and Place of Interview	Interview Method
Mr. Jim Gowland	Current owner of Phase One Property	December 3, 2015 (By telephone)	Telephone interview.
Mr. Jim Gowland	Current owner of Phase One Property	December 8, 2015 (Phase One Property)	In-person interview during Site reconnaissance.

Mr. Gowland was chosen to be interviewed given that he is familiar with the recent operational history of the Phase One Property. Mr. Gowland is referred to herein as the "Site Representative", and accompanied the Pinchin representative (Mr. Kurt Frommann) during the Site reconnaissance.

Pinchin compared the information obtained from the interviews with information obtained from the historical records. The information provided by the interviewee was corroborated by the available historical records. As such, Pinchin has no concerns regarding the validity of the information provided by the individuals interviewed for the Phase One ESA.

To the best of Pinchin's knowledge, no building or structure has been constructed on the Phase One Property to date.

The date of the first developed use of the Phase One Property was determined through a review of aerial photographs. No other information was reviewed by Pinchin during the records review, or obtained during the Site reconnaissance or interviews which would have resulted in a different interpretation of the date of first developed use of the Phase One Property.



With respect to PCAs and APECs, no additional information was obtained from the interviews other than that documented elsewhere in this report.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

A visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area was conducted for the purpose of identifying the presence of possible PCAs and associated APECs.

The Site reconnaissance was completed on December 8, 2015, by a Pinchin representative (i.e., Mr. Kurt Frommann), under the direct supervision of Pinchin's QP overseeing this project. Mr. Frommann is a Project Technologist with more than four years of environmental consulting experience. Pinchin visited the Phase One Property and surrounding properties within the Phase One Study Area to document environmental conditions. During the Site reconnaissance, Pinchin viewed all accessible areas within the Phase One Property and viewed publicly-accessible portions of the adjacent lands for the presence of actual or potential issues of environmental concern.

The Site reconnaissance was conducted between the hours of 9:30 AM and 11:30 AM. During the Site reconnaissance, the weather was overcast and dry, and the ambient temperature was approximately 11° Celsius. The Phase One Property reconnaissance was conducted on foot and consisted of a full walk-through of the property. There were no access restrictions for Pinchin for the Phase One Property. At the time of the Site reconnaissance, the Phase One Property consisted of vacant undeveloped land, free of any permanent structures and/or buildings.

Photographs taken during the Site reconnaissance that illustrate the interior and exterior of the Site Building, Phase One Property and Phase One Study Area are provided in Appendix B.

With reference to Appendix B, the following table provides a summary of photographs that illustrate PCAs observed within the Phase One Study Area during the Site reconnaissance:

Photograph No.	Orientation	Description
11	Looking southwest	An automotive repair/servicing facility located approximately 145 m southwest of the Site. This property is inferred to be hydraulically transgradient of the Phase One Property.
12	Looking southwest	An automotive sales and repair/servicing facility located approximately 225 m southwest of the Site. This property is inferred to be hydraulically transgradient of the Phase One Property.



5.2 Specific Observations at Phase One Property

5.2.1 Description of Buildings and Structures

There were no buildings or structures present on the Phase One Property at the time of the Site reconnaissance.

5.2.2 Description of Below-Ground Structures

There were no below-ground structures present on the Phase One Property at the time of the Site reconnaissance.

5.2.3 Description of Tanks

During the Site reconnaissance, Pinchin did not observe any tanks on the Phase One Property for the purpose of either fuel dispensing or storage, or other unidentified substance storage.

5.2.4 Potable and Non-Potable Water Sources

During the Site reconnaissance, Pinchin did not observe potable or non-potable water sources on the Phase One Property. The Phase One Property is currently not serviced by a municipal water supply.

5.2.5 Description and Location of Underground Utilities

The Phase One Property has remained undeveloped and there are no known underground utilities.

5.2.6 Entry and Exit Points

The Phase One Property is presently vacant and undeveloped and as such, has no entry/exit points at this time.

5.2.7 Details of Heating System

The Phase One Property is presently vacant and undeveloped and as such, has no heating systems at this time.

5.2.8 Details of Cooling System

The Phase One Property is presently vacant and undeveloped and as such, has no cooling systems at this time.

5.2.9 Details of Drains, Pits and Sumps

No pits or sumps were observed at the Phase One Property.

5.2.10 Unidentified Substances Within Buildings and Structures

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances at the Phase One Property.



5.2.11 Details of Staining and Corrosion

During the Site reconnaissance, Pinchin did not observe any areas of staining or corrosion throughout the Phase One Property.

5.2.12 Details of On-Site Wells

No water supply or groundwater monitoring wells were observed to be on or within the Phase One Property.

5.2.13 Details of Sewage Works

During the Site reconnaissance, Pinchin did not observe any sewage works or evidence of sewage disposal on the Phase One Property.

5.2.14 Details of Ground Cover

During the Site reconnaissance, Pinchin visually inspected the Phase One Property ground cover. The Phase One Property consists of low-lying vegetated areas with scattered tree cover. In addition, a tributary of the Carp River intersects the northwest corner of the Phase One Property.

5.2.15 Details of Current or Former Railways

No current or former railway infrastructure was observed on the Phase One Property.

5.2.16 Areas of Stained Soil, Vegetation and Pavement

During the Site reconnaissance, Pinchin did not observe any areas of stained soil, vegetation or pavement on the Phase One Property.

5.2.17 Areas of Stressed Vegetation

During the Site reconnaissance, Pinchin did not observe any areas of stressed vegetation on the Phase One Property.

5.2.18 Areas of Fill and Debris Materials

No obvious areas where fill material or debris have been placed or graded were observed by Pinchin at the Phase One Property.

5.2.19 Potentially Contaminating Activities

A PCA is defined by O. Reg. 153/04 as a "use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One Study Area" including the Phase One Property. Pinchin did not identify any current PCAs at the Phase One Property during the Site reconnaissance.

5.2.20 Unidentified Substances Outside Buildings and Structures

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances on the exterior of the Phase One Property.

5.3 Enhanced Investigation Property

O. Reg. 153/04 defines an “enhanced investigation property” as a property that is being used or has been used, in whole or in part, in the following manner:

- For an industrial use;
- For any of the following commercial uses:
 - As a garage;
 - As a bulk liquid dispensing facility, including a gasoline outlet; or
 - For the operation of dry cleaning equipment.

The findings of this Phase One ESA have not documented any of the above land uses as occurring at the Phase One Property, and the Phase One Property is therefore not an enhanced investigation property.

5.4 Written Description of Investigation

The Phase One ESA completed by Pinchin included investigations of the Phase One Property and the Phase One Study Area outside of the Phase One Property pursuant to Sections 13 and 14 of Schedule D of O. Reg.153/04. The main objective of these investigations was to identify PCAs at the Phase One Property or within the Phase One Study Area outside of the Phase One Property that could have resulted in APECs at the Phase One Property.

5.4.1 Phase One Property

The investigation of the Phase One Property consisted of the following components:

- Review of available historical records, including an EcoLog ERIS regulatory search, information obtained through MOECC FOI and TSSA requests, city directories, aerial photographs, well records and Site operating records;
- A Site reconnaissance completed on December 8, 2015, by Mr. Kurt Frommann of Pinchin that included an assessment of the exterior of the Phase One Property;
- Interviews with individuals knowledgeable of the history and operations at the Phase One Property; and
- Review of mapping provided by EcoLog ERIS for the presence of areas of natural significance.



Pinchin's investigation of the Phase One Property did not identify any PCAs.

5.4.2 Phase One Study Area Outside of Phase One Property

The investigation of the Phase One Study Area outside of the Phase One Property consisted of the following components:

- Review of available historical records, including an EcoLog ERIS regulatory search, city directories and aerial photographs;



- Visual inspection of properties from publicly-accessible areas for evidence of PCAs and water bodies; and
- Review of mapping provided by EcoLog ERIS for the presence of areas of natural significance.

Pinchin's investigation of the Phase One Study Area outside of the Phase One Property did not identify any PCAs that are considered to represent APECs at the Phase One Property.

The following PCAs were identified within the Phase One Study Area outside of the Phase One Property:

- Item 52 - Storage, Maintenance, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems (Auto Searchers at 3 Cedarow Court, located 145 m southwest of the Phase One Property and situated hydraulically transgradient); and
- Item 52 - Storage, Maintenance, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems (Canadian Auto Mall at 2 Cedarow Court, located 225 m southwest of the Phase One Property and situated hydraulically transgradient).

These PCAs are not considered to represent APECs at the Phase One Property given the distance from the PCAs to the Phase One Property and the transgradient location of the PCAs relative to the Phase One Property.

No areas of natural significance were identified within the Phase One Study Area outside of the Phase One Property.

Based on a cursory review of the properties greater than 250 m (i.e., outside of the Phase One Study Area), but less than 1 km, from the Phase One Study Area, Pinchin did not note or observe any significant contaminating properties that should be included as part of this assessment (i.e., landfills, large industrial manufacturers, etc.).

A plan identifying the locations of the PCAs for which this Phase One ESA applies to is provided as Figure 3.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

The following table is a summary of the current and past land uses of the Phase One Property:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1947.	Assumed Crown.	Assumed vacant/forested land.	N/A.	None.
1947 to 2014.	Unknown.	Assumed vacant/forested land.	N/A.	Aerial photographs.
Present.	Client (Wellings of Stittsville Inc.).	Vacant/forested land.	N/A.	Aerial photographs.

To the best of Pinchin's knowledge, no building or structure has been constructed on the Phase One Property to date.

No other historical records were available to Pinchin that would indicate a date of first developed use of the Phase One Property.

6.2 Potentially Contaminating Activities

The following PCAs as defined by O. Reg. 153/04 were documented by Pinchin to have occurred within the Phase One Study Area outside of the Phase One Property that may have resulted in environmental impacts at the Phase One Property:

- Item 52 - Storage, Maintenance, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems (Auto Searchers at 3 Cedarow Court, located 145 m southwest of the Phase One Property and situated hydraulically transgradient); and
- Item 52 - Storage, Maintenance, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems (Canadian Auto Mall at 2 Cedarow Court, located 225 m southwest of the Phase One Property and situated hydraulically transgradient).

These PCAs are not consider to represent APECs at the Phase One Property given the distance from the PCAs to the Phase One Property and the transgradient location of the PCAs relative to the Phase One Property.

6.3 Areas of Potential Environmental Concern

No APECs were identified at the Phase One Property or within the Phase One Study Area.

In addition, Pinchin is not aware of any additional information that would alter the conclusions regarding the presence/absence of APECs at the Phase One Property or within the Phase One Study Area.

As described in the preceding sections, the historical information available for review for the Phase One ESA was limited. No FIPs, PURs or PUPs were available for the Phase One Property or Phase One Study Area. Based on the Site reconnaissance and the available documentation, there is no indication that the Phase One Property has ever been developed. As such, it is Pinchin's opinion that the lack of available historical records does not alter the conclusions of this report.

6.4 Phase One Conceptual Site Model

A conceptual site model (CSM) has been created to provide a summary of the findings of the Phase One ESA. The Phase One CSM is summarized in Figures 1 through Figure 3, which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures;
- Water bodies located in whole or in part within the Phase One Study Area;
- Areas of natural significance located in whole or in part within the Phase One Study Area;
- Drinking water wells located at the Phase One Property;
- Land use of adjacent properties;
- Roads within the Phase One Study Area;
- PCAs within the Phase One Study Area, including the locations of tanks; and
- APECs at the Phase One Property.

The following provides a narrative summary of the Phase One CSM:

- The Phase One Property is a rectangular-shaped parcel of land, which is approximately 11.45 acres (4.63 hectares) in size, and located approximately 80 m southwest of the intersection between Hazeldean Road and Huntmar Drive/Iber Road in the City of Ottawa. The Phase One Property is presently vacant and undeveloped, free of any permanent structures and/or buildings. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One property as an enhanced investigation;

- A tributary of the Carp River intersects the northwest corner of the Site. The tributary flows northeast and discharges into the Carp River, located approximately 1.35 km northeast of the Phase One Property at an elevation of approximately 94 mamsl;
- No areas of natural significance were identified within the Phase One study area;
- No drinking water wells were located on the Phase One Property;
- Hazeldean Road is located adjacent to the southeast of the Phase One Property, with vacant undeveloped land located further southeast. The properties located northeast of the Site consist of vacant undeveloped land followed by Huntmar Drive and a commercial plaza (to beyond 250 m from the Site) that has been gradually constructed since approximately 2010. The properties located northwest of the Site consist of residential dwellings, vacant undeveloped land and a tributary of the Carp River to beyond 250 m from the Site. The properties located southwest of the Site consist of vacant undeveloped land followed by commercial buildings and additional vacant undeveloped land to beyond 250 m from the Phase One Property; and
- No PCAs were identified at the Phase One Property and two PCAs were identified within the Phase One study, outside of the Phase One Property. As shown on Figure 3, the off-Site PCAs are an automotive repair/servicing facility located approximately 145 m southwest of the Phase One Property (3 Cedarow Court) and an automotive sales and repair/servicing facility located approximately 225 m southwest of the Phase One Property (2 Cedarow Court). Groundwater flow within the Phase One Study Area is interpreted to be to the north and the off-Site PCAs are inferred to be situated hydraulically transgradient of the Phase One Property. Given that these PCAs are located at transgradient properties that are at least 145 m from the Phase One Property, the off-Site PCAs are not considered to result in APECs at the Phase One Property. Contaminants of potential concern (COPCs) associated with the off-Site PCAs are not a concern to the Phase One Property because there are no APECs at the Phase One Property.

There were no deviations from the Phase One ESA requirements specified in O. Reg. 153/04 or absence of information that have resulted in uncertainty that would affect the validity of the Phase One CSM.

7.0 CONCLUSIONS

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of O. Reg. 153/04. The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property for the purpose of filing a



Site Plan Approval with the City of Ottawa in preparation for the future development of the Phase One Property.

The review of information obtained from historical records, interviews and a Site reconnaissance completed by Pinchin for the Phase One ESA did not identify any PCAs at the Phase One Property or within the Phase One Study Area outside of the Phase One Property (i.e., off-Site) that are considered to result in APECs to Phase One Property. Two off-Site PCAs were identified; however, these PCAs are not considered to result in APECs at the Phase One Property given their distance from the Phase One Property and their hydraulically transgradient location with respect to the inferred groundwater flow direction at the Phase One Property. Based on these findings, nothing was identified that is likely to have resulted in impacts to the soil, groundwater and sediment at the Phase One Property and would require the completion of a Phase Two ESA. As such, it is Pinchin's opinion that the Phase One Property is suitable for the intended future residential land use based only on the completion of this Phase One ESA report.

It should be noted that the references and sources for the information used in evaluating the Phase One Property are provided in the relevant sections of this report. Furthermore, specific references are also summarized in Section 9.0.

7.1 Signatures

This Phase One ESA was undertaken under the supervision of Scott Mather, P.Eng, QP_{ESA} in accordance with the requirements of O. Reg. 153/04 for the purpose of filing a Site Plan Approval with the City of Ottawa in preparation for the future development of the Phase One Property. The conclusions and recommendations provided in this report represent the best judgement of the assessor based on the Site conditions observed on December 8, 2015, and a review of available historical information and information obtained from interviews.

This report has been issued without having received responses to requests for information from the MOECC and the City of Ottawa. Pinchin reserves the right to amend our conclusions and recommendations based on information obtained from these regulatory agencies.

We trust that the information provided in this report meets your current requirements.

7.2 Standard Limitations

This Phase One ESA was performed in order to identify potential issues of environmental concern associated with the Phase One Property located at 5731 Hazeldean Road, Ottawa, Ontario, at the time of the Site reconnaissance. This Phase One ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to



this Phase One Property. This report was prepared for the exclusive use of Wellings of Stittsville Inc. (Client), subject to the conditions and limitations contained within the duly authorized work plan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

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



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

O. Reg. 153/04 does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable federal, provincial or municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase One ESA.

8.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

- EcoLog ERIS report entitled “5731 Hazeldean Road, Ottawa, Ontario” dated December 7, 2015 (ERIS Project # 20151202137).
- Opta Information Intelligence “5731 Hazeldean Road, ON, Canada”, dated December 8, 2015 (Opta Order ID: 24659).
- The Atlas of Canada – Surficial Materials:
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
- The Atlas of Canada – Bedrock Geology:
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
- Toporama – Topographic Maps:
<http://atlas.gc.ca/site/english/maps/topo/map>.
- Canadian Centre for Occupational Health & Safety:
http://www.ccohs.ca/oshanswers/phys_agents/phys_agents/radon.html.
- Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2012.
- National Air Photo Library, Ottawa, Ontario.
- Library and Archives of Canada, Ottawa, Ontario.
- Technical Standards & Safety Authority.
- The City of Ottawa.
- Ontario Ministry of the Environment and Climate Change.



- MOECC Brownfields Environmental Site Registry.
- Google Earth™ Satellite Imagery.
- Intera Technologies Inc. *Inventory of Coal Gasification Plant Waste Sites in Ontario*. April 1987.
- Intera Technologies Inc. *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*. November 1988.
- Province of Ontario. Environmental Protection Act R.S.O. 1990, c. E.19 and Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act. Last amended by Ontario Regulation 333/13 on December 13, 2013.
- “Phase One Environmental Assessment, 21 Huntmar Drive, Ottawa, Ontario” prepared by Pinchin Ltd. for Wellings of Stittsville Inc., and dated September 14, 2015.

110847 – Phase One ESA – 5731 Hazeldean Road, Ottawa, ON.doc

Template: Master Report for RSC Phase One ESA Report, EDR, November 9, 2015

9.0 APPENDICES

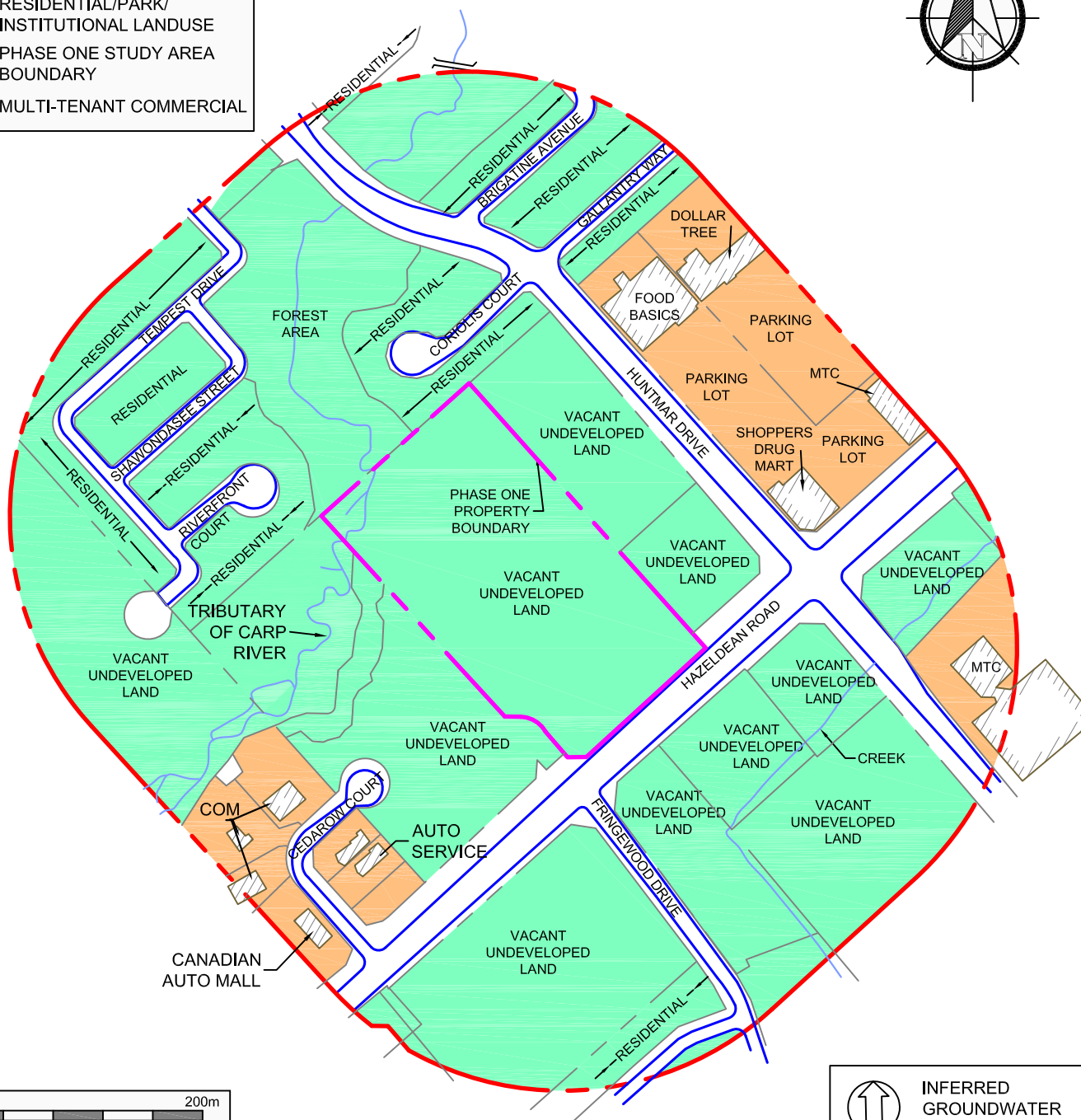
APPENDIX A
Figures



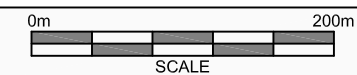
PROJECT NAME			
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME			
WELLINGS OF STITTSVILLE INC.			
PROJECT LOCATION			
5731 HAZELDEAN ROAD, OTTAWA, ONTARIO			
FIGURE NAME			FIGURE NO.
KEY MAP			1
SCALE	PROJECT NO.	DATE	
AS SHOWN	110847	DEC. 2015	

LEGEND

- INDUSTRIAL/COMMUNITY/COMMERCIAL LANDUSE
- RESIDENTIAL/PARK/INSTITUTIONAL LANDUSE
- PHASE ONE STUDY AREA BOUNDARY
- MTC MULTI-TENANT COMMERCIAL



INFERRED
GROUNDWATER
FLOW DIRECTION



PROJECT NAME

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME

WELLINGS OF STITTSVILLE INC.

PROJECT LOCATION

5731 HAZELDEAN ROAD, OTTAWA, ONTARIO

FIGURE NAME

PHASE ONE PROPERTY AND PHASE ONE STUDY AREA

FIGURE NO.

2

SCALE

AS SHOWN

PROJECT NO.

110847

DATE

DEC. 2015

APPENDIX B
Photographs



Photo 1 – View from the southwest corner of the Site, looking north.



Photo 2 – View of tributary intersecting the northwest corner of the Site.



Photo 3 – View from the northwest corner of the Site, looking east.



Photo 4 – View from the northeast corner of the Site, looking south.



Photo 5 – View from the central portion of the Site, looking southeast.



Photo 6 – View from the southeast corner of the Site, looking west.



Photo 7 – Adjacent property (vacant undeveloped land) located northeast of the Site.



Photo 8 – Surrounding property (vacant undeveloped land) located southeast of the Site.



Photo 9 – Adjacent properties (residential dwellings) located northwest of the Site.



Photo 10 – Adjacent (vacant undeveloped land) and surrounding properties (commercial buildings, including the two PCAs) located southwest of the Site.



Photo 11 – PCA #1 – Auto Searchers (an automotive repair/servicing facility) located approximately 145 m southwest of the Site.

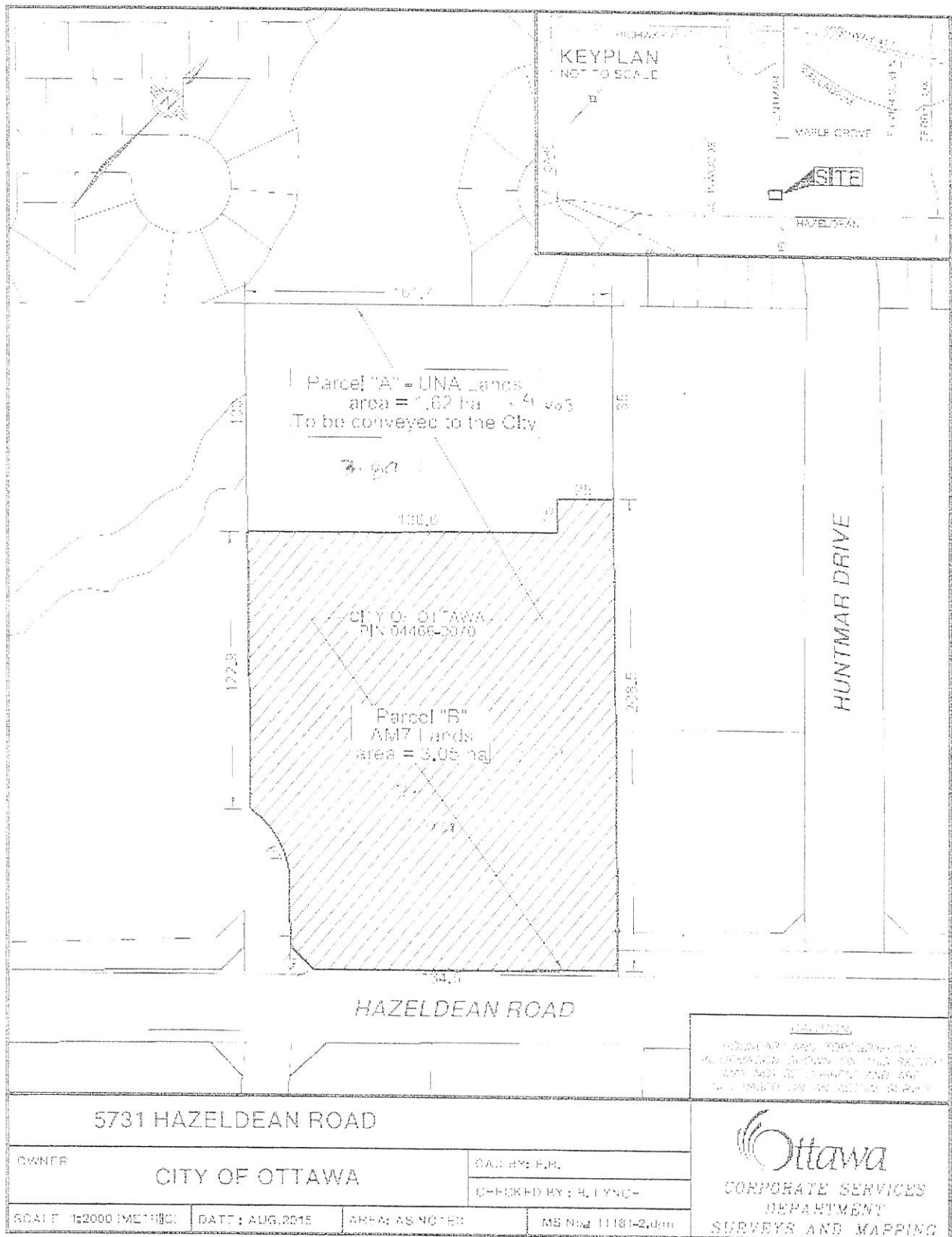


Photo 12 – PCA #2 – Canadian Auto Mall (an automotive sales and repair/servicing facility) located approximately 225 m southwest of the Site.

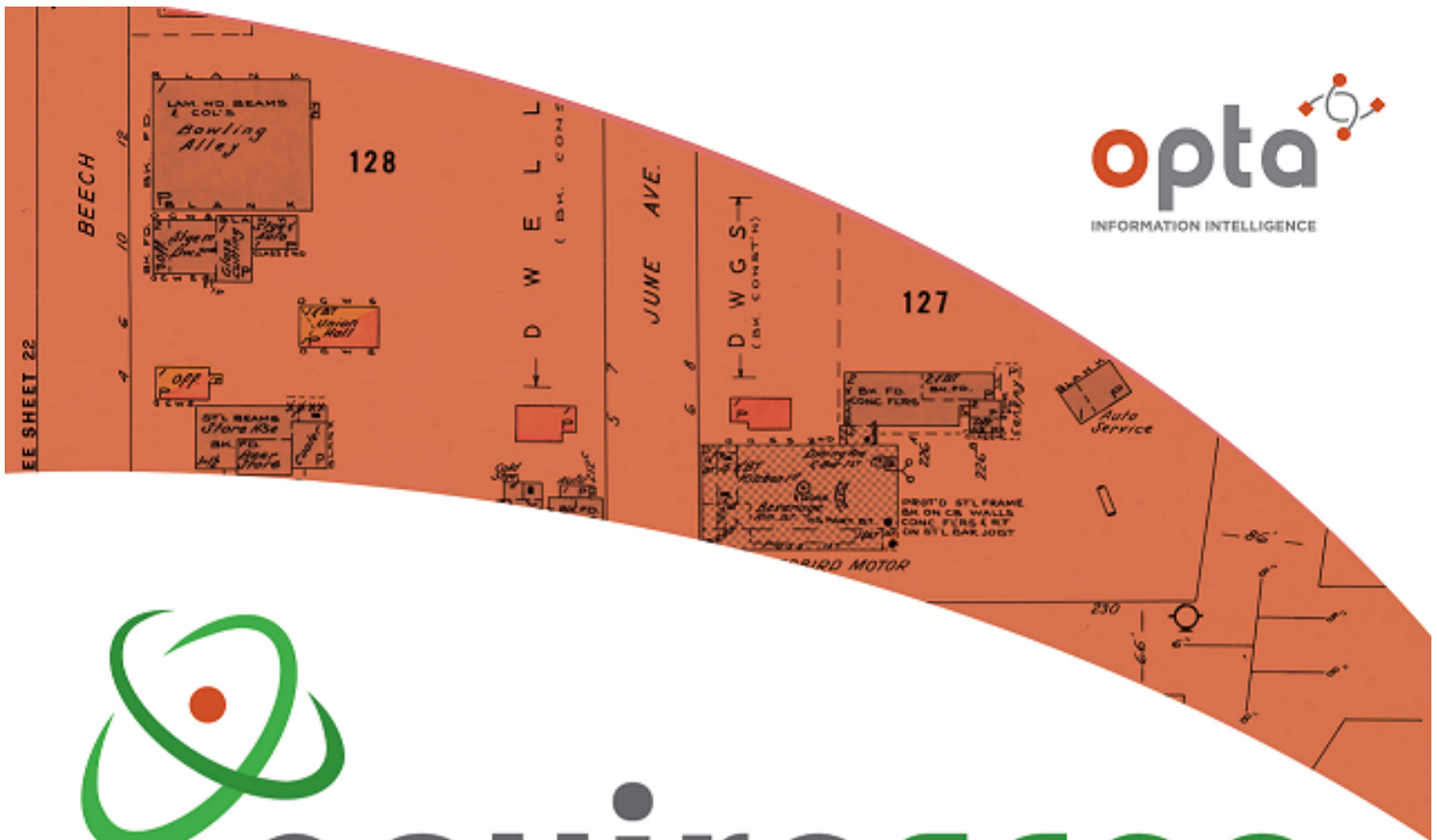
APPENDIX C
Survey Plan

SCHEDULE "B"

SKETCH PLAN SHOWING REAL PROPERTY



APPENDIX D
Opta Records



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:
Sunita Kapoor

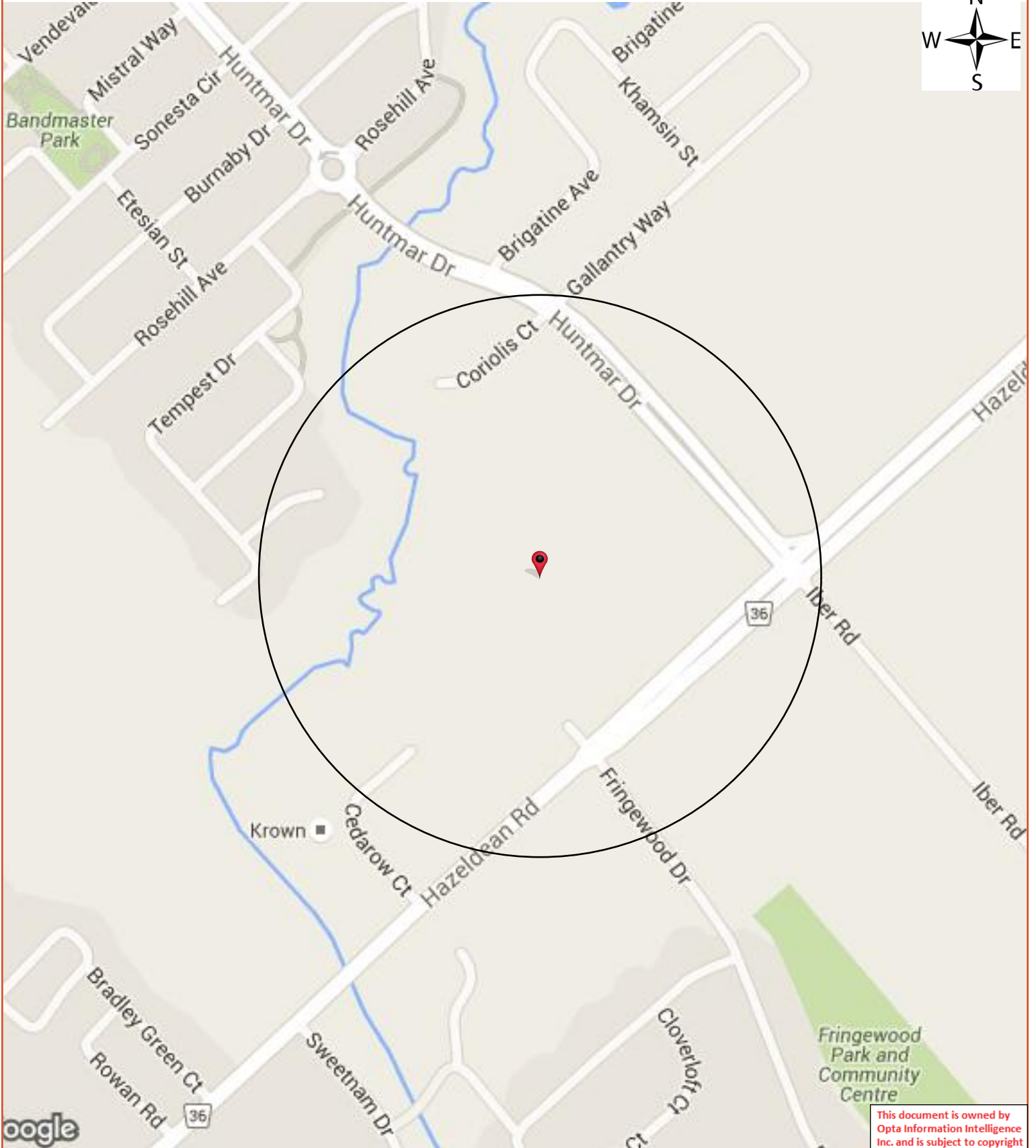
Site Address:
5731 Hazeldean Road ON Canada

Project No:
110847

Opta Order ID:
24659

Requested by:
**Kurt Frommann
Pinchin Ltd.**

Date Completed:
12/8/2015 10:45:31 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

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Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

APPENDIX E
EcoLog ERIS Report



DATABASE REPORT



Project Property:

*5731 Hazeldean Road, Ottawa, ON
5731 Hazeldean Rd
Ottawa ON K2S1E6
110847*

P.O. Number

Report Type:

Order #:

Requested by:

Date:

Quote - Custom-Build Your Own Report

20151202137

Pinchin Ltd

December 7, 2015

Ecolog ERIS Ltd.

Environmental Risk Information
Service Ltd. (ERIS)

A division of Glacier Media Inc.

P: 1.866.517.5204

E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property: 5731 Hazeldean Road, Ottawa, ON
5731 Hazeldean Rd Ottawa ON K2S1E6

P.O. Number: 110847

Order Information:

Order No.: 20151202137
Date Requested: 08/12/2015
Requested by: Pinchin Ltd
Report Type: Quote - Custom-Build Your Own Report

Additional Products:

Topographic Map National Topographic Maps
Topographic Map ANSI Map & Ontario Base Map (OBM)

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	12	12
CA	Certificates of Approval	Y	0	5	5
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	1	1
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	12	12
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	6	6
HINC	TSSA Historic Incidents	Y	0	4	4
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
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 Defence & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
NDWD	National Defence & Canadian Forces Waste Disposal Sites	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
OGW	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	1	1
PINC	TSSA Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
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	1	1
SPL	Ontario Spills	Y	0	2	2
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	TSSA 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	12	12
Total:			0	57	57

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>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
1	BORE		ON	ENE/10.3	0.89	17
2	EHS		16 to 20 Cedarow Court Kanata (Ottawa) ON	SW/29.8	0.00	17
3	BORE		ON	SSE/6.2	3.00	17
3	WWIS		lot 27 con 12 ON	SSE/6.2	3.00	18
4	BORE		ON	SSE/15.1	3.00	18
5	BORE		ON	SSE/18.3	3.00	19
6	SPL	PUC	ON VACANT LOT AT CORNER OF HAZELDINE ROAD & FRINGEWOOD DRIVE, STITTSVILLE SANITARY SEWER	SSE/28.1	3.00	19
7	GEN	CITY OF OTTAWA	GOULBOURN TOWNSHIP ON 19 HUNTMAR DRIVE - OTTAWA POLICE SERVICES OTTAWA ON	NNE/86.1	-0.04	20
8	BORE		ON	SSE/44.4	3.00	20
9	BORE		ON	SSE/44.2	3.00	20
10	EBR	Bryton Capital Corporation	Part of Lot 27, Concession 12, 20 Cedarow Court Ottawa ON	SSW/114.4	2.00	21
11	WWIS		lot 27 con 11 ON	ESE/74.4	0.32	21
12	CA	George Carruthers	5 Cedarow Court Ottawa ON K2S 1V6	SSW/142.8	2.00	22
13	BORE		ON	SE/101.1	0.89	22
14	CA	301152 ONTARIO LTD. "IN TRUST" C/O MR. R	IBER ROAD AND HAZELDEAN ROAD GOULBOURN TWP. ON	E/99.5	0.00	23

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
14	CA	301152 ONTARIO LTD. "IN TRUST" C/O MR. R	IBER ROAD AND HAZELDEAN ROAD GOULBOURN TWP. ON	E/99.5	0.00	23
14	SPL		Intersection of Iber Rd and Hazeldean Rd Ottawa ON	E/99.5	0.00	23
15	CA	AUTO SEARCHERS LIMITED	3 CEDAROW COURT, PLAN 4M-691 GOULBOURN TWP. ON	SSW/142.9	2.90	23
15	GEN	AUTO SEARCHERS LTD.	3 CEDAR ROW COURT STITTSVILLE ON	SSW/142.9	2.90	24
16	WWIS		lot 27 con 11 ON	S/89.6	3.00	24
17	EHS		5734 & 5754 Hazeldean Road and 2 Iber Road Ottawa ON	ESE/107.7	0.00	24
18	EHS		2 Iber Road Stittsville ON	ESE/95.9	0.00	25
18	EHS		2 Iber Rd Ottawa ON	ESE/95.9	0.00	25
18	EHS		2 Iber Road Ottawa ON	ESE/95.9	0.00	25
19	WWIS		lot 27 con 11 ON	SE/122.0	0.03	25
20	EHS		10 Cedarow Court Stittsville ON K2S 1V6	SW/181.6	1.77	26
21	BORE		ON	S/133.4	3.00	26
22	WWIS		lot 26 con 12 STITTSVILLE ON	SSW/162.0	3.00	26
23	HINC		521 SHAWONDASEE STREET STITTSVILLE ON K2S 0K5	WNW/123.8	-1.00	27
23	HINC		521 SHAWONDASEE STREET STITTSVILLE ON K2S 0K5	WNW/123.8	-1.00	27
24	EHS		2 Iber Road and 5734 And 5754 Hazeldean Road Ottawa ON	SE/157.5	1.00	28
25	GEN	G.G. Pharmacy Inc.	5709 HAZELDEAN ROAD KANATA ON	ENE/177.1	0.00	28
26	BORE		ON	SSW/165.9	3.00	28
27	WWIS		lot 27 con 11 ON	ESE/140.1	0.00	29

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
28	BORE		ON	SSW/186.8	3.00	29
29	EHS		5649 Hazeldean Road Ottawa ON	ENE/211.2	0.00	30
30	CA	4267281 Canada Inc.	8 Cedarow Court Ottawa ON K2S 1V6	SW/223.0	2.68	30
30	EHS		8 Cedarow Court Ottawa ON	SW/223.0	2.68	30
30	SCT	Deb's Valley Foods Inc.	8 Cedarow Crt Stittsville ON K2S 1V6	SW/223.0	2.68	30
31	EHS		6 Cedarow Crt Ottawa ON K2S 1V6	SW/224.3	3.03	31
32	BORE		ON	SSW/189.3	3.00	31
33	PES	METRO ONTARIO INC. O/A METRO FOOD BASICS	5703 HAZELDEAN RD STITTSVILLE ON K7S 0P6	ENE/202.0	-0.91	32
34	HINC		211 TEMPEST DRIVE STITTSVILLE ON K2S 0K4	NW/197.9	-1.00	32
35	GEN	MEL (SEE & USE ON0476101) 25-417	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STITTSVILLE ON K2S 1E6	ESE/190.0	0.00	32
35	GEN	MEL DEFENCE SYSTEMS LIMITED	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STITTSVILLE ON K2S 1E6	ESE/190.0	0.00	32
35	GEN	LOCKHEED CANADA INC.	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STREET STITTSVILLE ON K2S 1E6	ESE/190.0	0.00	33
36	WWIS		lot 26 con 11 ON	SSW/218.5	3.00	33
37	EHS		5 Orchard Drive Stittsville ON	S/197.2	3.00	34
38	WWIS		STITTSVILLE ON	SSE/203.6	3.00	34
39	EHS		1 & 3 IBER ROAD OTTAWA ON	ESE/215.8	0.00	34
40	PINC		Lot 26 - 423 Brigatine Avenue, Kanata ON	NNE/241.2	-2.00	34
41	WWIS		lot 26 con 11 ON	SSW/249.4	2.73	35
42	BORE		ON	SSW/246.4	3.00	35

<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>
42	WWIS		lot 26 con 11 ON	SSW/246.4	3.00	36
43	HINC		15 CLOVERLOFT LANE STITTSVILLE ON	S/240.3	3.00	36
44	WWIS		STITTSVILLE ON	S/243.1	3.00	37
45	WWIS		ON	S/245.1	3.00	37

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 12 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
ON		10.3	<u>1</u>
ON		6.2	<u>3</u>
ON		15.1	<u>4</u>
ON		18.3	<u>5</u>
ON		44.4	<u>8</u>
ON		44.2	<u>9</u>
ON		101.1	<u>13</u>
ON		133.4	<u>21</u>
ON		165.9	<u>26</u>
ON		186.8	<u>28</u>
ON		189.3	<u>32</u>
ON		246.4	<u>42</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 5 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
George Carruthers	5 Cedarow Court Ottawa ON K2S 1V6	142.8	<u>12</u>
301152 ONTARIO LTD. "IN TRUST" C/O MR. R	IBER ROAD AND HAZELDEAN ROAD GOULBOURN TWP. ON	99.5	<u>14</u>
301152 ONTARIO LTD. "IN TRUST" C/O MR. R	IBER ROAD AND HAZELDEAN ROAD GOULBOURN TWP. ON	99.5	<u>14</u>

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
AUTO SEARCHERS LIMITED	3 CEDAROW COURT, PLAN 4M-691 GOULBOURN TWP. ON	142.9	<u>15</u>
4267281 Canada Inc.	8 Cedarow Court Ottawa ON K2S 1V6	223.0	<u>30</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994-Sep 2015 has found that there are 1 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
Bryton Capital Corporation	Part of Lot 27, Concession 12, 20 Cedarow Court Ottawa ON	114.4	<u>10</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2014 has found that there are 12 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	16 to 20 Cedarow Court Kanata (Ottawa) ON	29.8	<u>2</u>
	5734 & 5754 Hazeldean Road and 2 Iber Road Ottawa ON	107.7	<u>17</u>
	2 Iber Road Stittsville ON	95.9	<u>18</u>
	2 Iber Rd Ottawa ON	95.9	<u>18</u>
	2 Iber Road Ottawa ON	95.9	<u>18</u>
	10 Cedarow Court Stittsville ON K2S 1V6	181.6	<u>20</u>
	2 Iber Road and 5734 And 5754 Hazeldean Road Ottawa ON	157.5	<u>24</u>
	5649 Hazeldean Road Ottawa ON	211.2	<u>29</u>
	8 Cedarow Court Ottawa ON	223.0	<u>30</u>
	6 Cedarow Crt Ottawa ON K2S 1V6	224.3	<u>31</u>
	5 Orchard Drive Stittsville ON	197.2	<u>37</u>
	1 & 3 IBER ROAD OTTAWA ON	215.8	<u>39</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-May 2015 has found that there are 6 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
CITY OF OTTAWA	19 HUNTMAR DRIVE - OTTAWA POLICE SERVICES OTTAWA ON	86.1	<u>7</u>
AUTO SEARCHERS LTD.	3 CEDAR ROW COURT STITTSVILLE ON	142.9	<u>15</u>
G.G. Pharmacy Inc.	5709 HAZELDEAN ROAD KANATA ON	177.1	<u>25</u>
MEL (SEE & USE ON0476101) 25-417	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STITTSVILLE ON K2S 1E6	190.0	<u>35</u>
LOCKHEED CANADA INC.	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STREET STITTSVILLE ON K2S 1E6	190.0	<u>35</u>
MEL DEFENCE SYSTEMS LIMITED	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STITTSVILLE ON K2S 1E6	190.0	<u>35</u>

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 4 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	521 SHAWONDASEE STREET STITTSVILLE ON K2S 0K5	123.8	<u>23</u>
	521 SHAWONDASEE STREET STITTSVILLE ON K2S 0K5	123.8	<u>23</u>
	211 TEMPEST DRIVE STITTSVILLE ON K2S 0K4	197.9	<u>34</u>
	15 CLOVERLOFT LANE STITTSVILLE ON	240.3	<u>43</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 1 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
METRO ONTARIO INC. O/A METRO FOOD BASICS	5703 HAZELDEAN RD STITTSVILLE ON K7S 0P6	202.0	<u>33</u>

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated June 2009-2014 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	Lot 26 - 423 Brigatine Avenue, Kanata ON	241.2	40

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
Deb's Valley Foods Inc.	8 Cedarow Crt Stittsville ON K2S 1V6	223.0	30

SPL - Ontario Spills

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

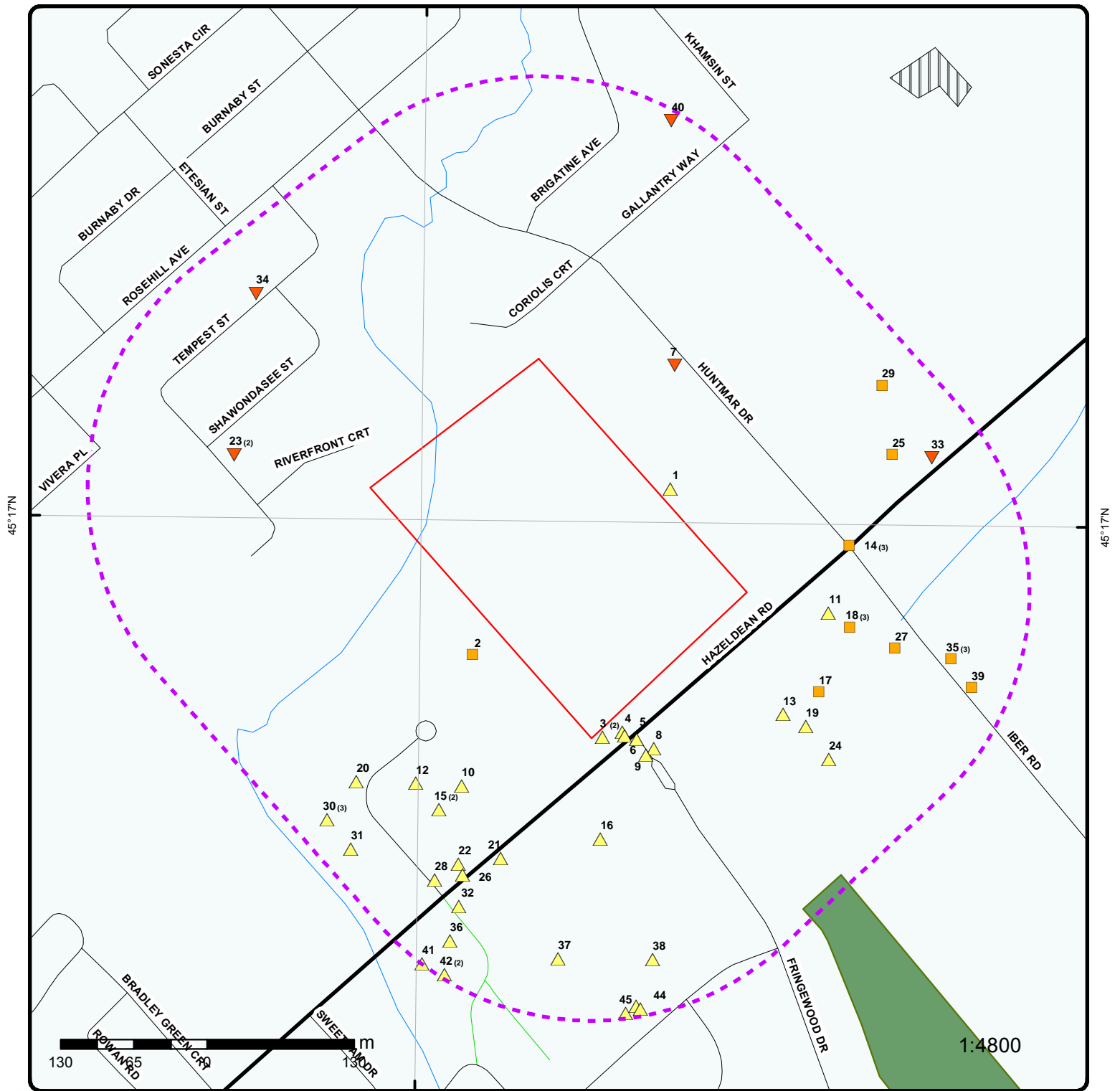
<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
PUC	ON VACANT LOT AT CORNER OF HAZELDINE ROAD & FRINGEWOOD DRIVE, STITTSVILLE SANITARY SEWER GOULBOURN TOWNSHIP ON	28.1	6
	Intersection of Iber Rd and Hazeldean Rd Ottawa ON	99.5	14

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 12 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	lot 27 con 12 ON	6.2	3
	lot 27 con 11 ON	74.4	11
	lot 27 con 11 ON	89.6	16
	lot 27 con 11 ON	122.0	19
	lot 26 con 12 STITTSVILLE ON	162.0	22
	lot 27 con 11 ON	140.1	27

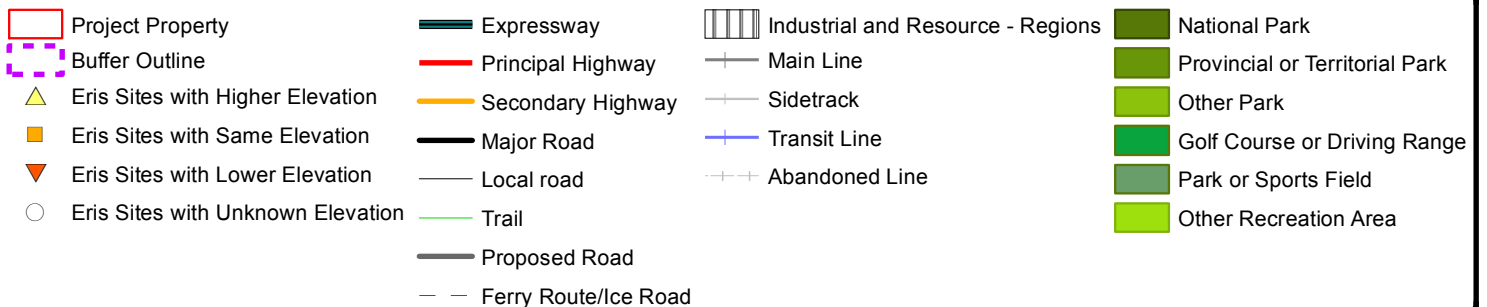
<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	lot 26 con 11 ON	218.5	<u>36</u>
	STITTSVILLE ON	203.6	<u>38</u>
	lot 26 con 11 ON	249.4	<u>41</u>
	lot 26 con 11 ON	246.4	<u>42</u>
	STITTSVILLE ON	243.1	<u>44</u>
	ON	245.1	<u>45</u>

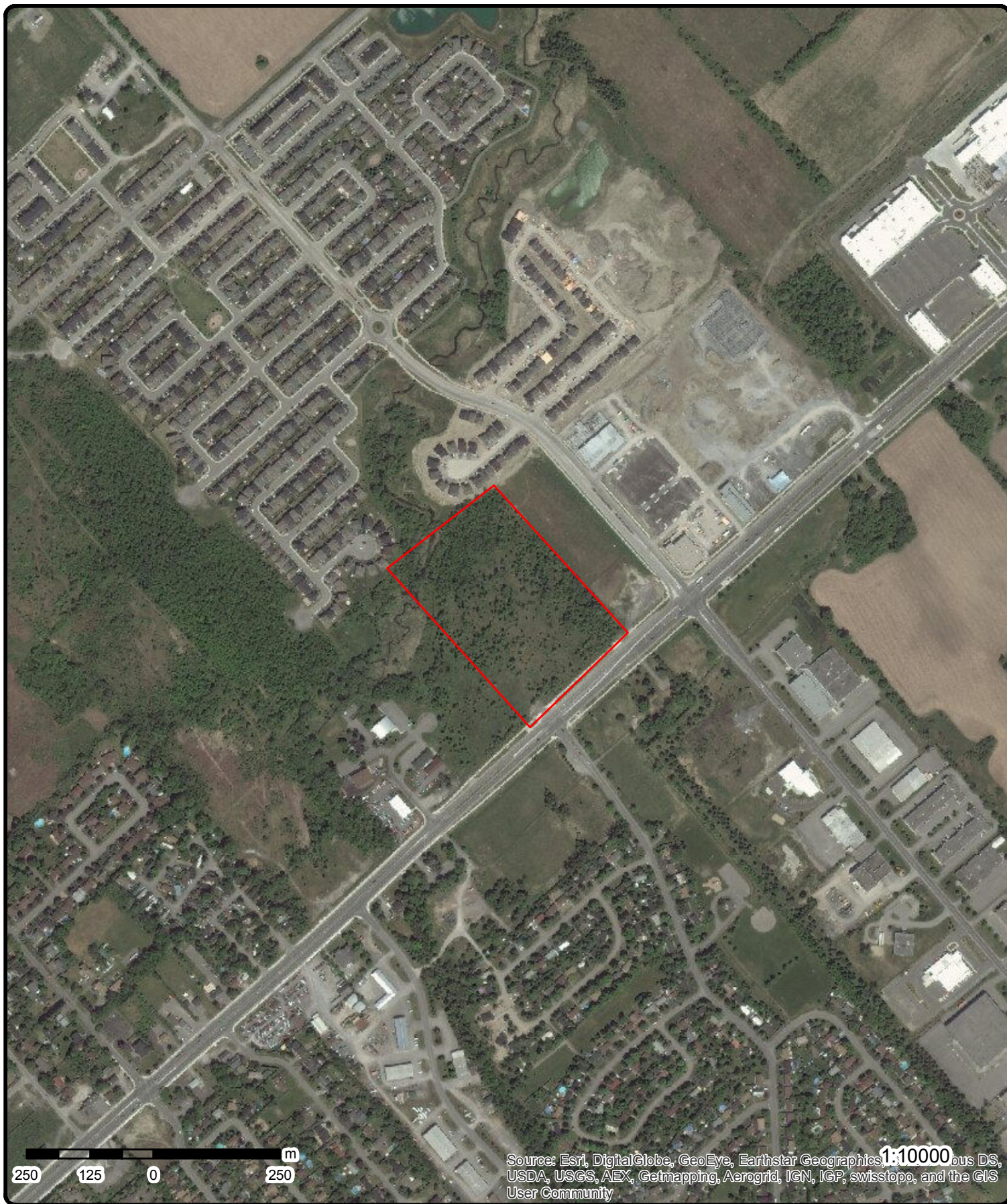


Map

Order No: 20151202137

Address: 5731 Hazeldean Rd, Ottawa, ON, K2S1E6





Aerial

Order No: 20151202137

Address: 5731 Hazeldean Rd, Ottawa, ON, K2S1E6

Source: ESRI World Imagery, Updated October 2014

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 1	ENE/10.3	102.9	ON	BORE
Borehole ID: 609619		Type: Borehole			
Use:		Status:			
Drill Method:		UTM Zone: 18			
Easting: 428331		Northing: 5014862			
Location Accuracy:		Orig. Ground Elev m: 102			
Elev. Reliability Note:		DEM Ground Elev m: 103			
Total Depth m: -999		Primary Name:			
Township:		Concession:			
Lot:		Municipality:			
Completion Date:		Static Water Level: -999.9			
Primary Water Use:		Sec. Water Use:			
--- Details ---					
Stratum ID: 218383652		Top Depth(m): 0.0			
Bottom Depth(m): 2.1		Stratum Desc: SAND,SILT.			
+					
Stratum ID: 218383653		Top Depth(m): 2.1			
Bottom Depth(m):		Stratum Desc: BEDROCK,LIMESTONE. 002500017LDERS. GREY. LIMESTONE. GREY. 00111SEISMIC VELOCITY = 1150			
2	1 of 1	SW/29.8	102.0	16 to 20 Cedarow Court Kanata (Ottawa) ON	EHS
Order No.: 20090331030					
Report Date: 4/9/2009					
Report Type: Standard Report					
Search Radius (km): 0.25					
Addit. Info Ordered:					
3	1 of 2	SSE/6.2	105.0	ON	BORE
Borehole ID: 609611		Type: Borehole			
Use:		Status:			
Drill Method:		UTM Zone: 18			
Easting: 428271		Northing: 5014642			
Location Accuracy:		Orig. Ground Elev m: 103			
Elev. Reliability Note:		DEM Ground Elev m: 104			
Total Depth m: 32		Primary Name:			
Township:		Concession:			
Lot:		Municipality:			
Completion Date: AUG-1957		Static Water Level: -999.9			
Primary Water Use:		Sec. Water Use:			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
--- Details ---					
Stratum ID:	218383632			Top Depth(m):	0.0
Bottom Depth(m):	2.1			Stratum Desc:	SOIL,SAND.
+					
Stratum ID:	218383633			Top Depth(m):	2.1
Bottom Depth(m):	32.0			Stratum Desc:	LIMESTONE. GREY. 001100 FEET.BEDROCK,LIMESTONE. CK. SEISMIC VELOCITY = 1150
3	2 of 2	SSE/6.2	105.0	lot 27 con 12 ON	WWIS
Well ID:	1502983			Lot:	027
Concession:	12			Concession Name:	CON
County:	OTTAWA-CARLETON			Municipality:	GOULBOURN TOWNSHIP
Easting Nad83:	428270.6			Northing Nad83:	5014642
Zone:	18			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Domestic			Construction Date:	29-AUG-57
Sec. Water Use:				Well Depth:	105 ft
Pump Rate:	7 GPM			Static Water Level:	25 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	104.76			Elevation Reliability:	
Depth to Bedrock:	7			Overburden/Bedrock:	Bedrock
Water Type:	SULPHUR			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:	7 ft			Original Depth:	7 ft
Material Colour:				Material:	TOPSOIL, MEDIUM SAND
+					
Thickness:	98 ft			Original Depth:	105 ft
Material Colour:	GREY			Material:	LIMESTONE
4	1 of 1	SSE/15.1	105.0	ON	BORE
Borehole ID:	808428			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status:	
Drill Method:	Hollow stem auger			UTM Zone:	18
Easting:	428288.32			Northing:	5014646.39
Location Accuracy:				Orig. Ground Elev m:	104
Elev. Reliability Note:				DEM Ground Elev m:	103
Total Depth m:	3.7			Primary Name:	BH 04-4B
Township:				Concession:	
Lot:				Municipality:	
Completion Date:	07-MAY-2004			Static Water Level:	-999.9
Primary Water Use:				Sec. Water Use:	
--- Details ---					
Stratum ID:	218596291			Top Depth(m):	0.0
Bottom Depth(m):	0.1			Stratum Desc:	Asphalt
+					
Stratum ID:	218596292			Top Depth(m):	0.1
Bottom Depth(m):	0.5			Stratum Desc:	Grey Crushed Stone BASE
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Stratum ID:	218596293			Top Depth(m):	0.5
Bottom Depth(m):	1.1			Stratum Desc:	Brown Subbase Sand - Gravel
+					
Stratum ID:	218596294			Top Depth(m):	1.1
Bottom Depth(m):	1.7			Stratum Desc:	Dark Brown to Black clay silt
+					
Stratum ID:	218596295			Top Depth(m):	1.7
Bottom Depth(m):	2.7			Stratum Desc:	Brown Loose to Compact Silt With: Sa Trace: Cl
+					
Stratum ID:	218596296			Top Depth(m):	2.7
Bottom Depth(m):	3.7			Stratum Desc:	Brown to Grey Compact Till Silt - Sand With: Gr Trace: Cl

5	1 of 1	SSE/18.3	105.0	ON	BORE
Borehole ID:	808503			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status:	
Drill Method:	Hand auger			UTM Zone:	18
Easting:	428290.28			Northing:	5014643.85
Location Accuracy:				Orig. Ground Elev m:	-999.9
Elev. Reliability Note:				DEM Ground Elev m:	103
Total Depth m:	1.5			Primary Name:	AH 04-3
Township:				Concession:	
Lot:				Municipality:	
Completion Date:	10-MAY-2004			Static Water Level:	-999.9
Primary Water Use:				Sec. Water Use:	
--- Details ---					
Stratum ID:	218596612			Top Depth(m):	0.0
Bottom Depth(m):	0.2			Stratum Desc:	Asphalt
+					
Stratum ID:	218596613			Top Depth(m):	0.2
Bottom Depth(m):	0.7			Stratum Desc:	Grey Crushed Stone BASE
+					
Stratum ID:	218596614			Top Depth(m):	0.7
Bottom Depth(m):	1.0			Stratum Desc:	Brown Subbase Sand - Gravel Occasional: Cob
+					
Stratum ID:	218596615			Top Depth(m):	1.0
Bottom Depth(m):	1.5			Stratum Desc:	Brown Fill-Misc Silt With: Sa W Gr

6	1 of 1	SSE/28.1	105.0	PUC	SPL
				ON VACANT LOT AT CORNER OF HAZELDINE ROAD & FRINGEWOOD DRIVE, STITTVILLE SANITARY SEWER GOULBOURN TOWNSHIP ON	
Ref No.:	149973				
Incident Dt:	12/6/1997				
MOE Reported Dt:	12/6/1997				
Contaminant Name:					
Contaminant Quantity:					
Incident Summary:	GOULBOURNE TWP PUC:225 L RAW SEWAGE TO GROUND WHENFORCEMAIN OVERFLOWED.				

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Incident Cause: Incident Reason: Nature of Impact: Receiving Medium: Environmental Impact:		PIPE/HOSE LEAK EQUIPMENT FAILURE Soil contamination LAND POSSIBLE			
7	1 of 1	NNE/86.1	102.0	CITY OF OTTAWA 19 HUNTMAR DRIVE - OTTAWA POLICE SERVICES OTTAWA ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON9450261 2013 913130 ---			
--- Details --- Waste Code: Waste Description:		145 PAINT/PIGMENT/COATING RESIDUES			
8	1 of 1	SSE/44.4	105.0	ON	BORE
Borehole ID: Use: Drill Method: Easting: Location Accuracy: Elev. Reliability Note: Total Depth m: Township: Lot: Completion Date: Primary Water Use:		808499 Geotechnical/Geological Investigation Hand auger 428315.74 1.5 10-MAY-2004		Type: Status: UTM Zone: Northing: Orig. Ground Elev m: DEM Ground Elev m: Primary Name: Concession: Municipality: Static Water Level: Sec. Water Use:	
--- Details --- Stratum ID: Bottom Depth(m): + Stratum ID: Bottom Depth(m): + Stratum ID: Bottom Depth(m): + Stratum ID: Bottom Depth(m): + Stratum ID: Bottom Depth(m):		218596594 0.2 218596595 0.3 218596596 0.9 218596597 1.4 218596598 1.5		Top Depth(m): Stratum Desc: Top Depth(m): Stratum Desc: Top Depth(m): Stratum Desc: Top Depth(m): Stratum Desc:	
				Borehole 18 5014631.88 -999.9 101 AH 04-1 -999.9	
				0.0 Asphalt 0.2 Brown Base Sand - Gravel 0.3 Brown Subbase Sand - Gravel Occasional: Cob 0.9 Grey Silty Clay With: Org M 1.4 Grey-Brown Silt With: Sa	
9	1 of 1	SSE/44.2	105.0	ON	BORE

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Borehole ID:	808500			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status:	
Drill Method:	Hand auger			UTM Zone:	18
Easting:	428309.1			Northing:	5014626
Location Accuracy:				Orig. Ground Elev m:	-999.9
Elev. Reliability Note:				DEM Ground Elev m:	101
Total Depth m:	1.1			Primary Name:	AH 04-2
Township:				Concession:	
Lot:				Municipality:	
Completion Date:	10-MAY-2004			Static Water Level:	-999.9
Primary Water Use:				Sec. Water Use:	
--- Details ---					
Stratum ID:	218596599			Top Depth(m):	0.0
Bottom Depth(m):	0.2			Stratum Desc:	Asphalt
+					
Stratum ID:	218596600			Top Depth(m):	0.2
Bottom Depth(m):	0.2			Stratum Desc:	Brown Base Sand - Gravel
+					
Stratum ID:	218596601			Top Depth(m):	0.2
Bottom Depth(m):	0.7			Stratum Desc:	Brown Subbase Sand - Gravel Occasional: Cob
+					
Stratum ID:	218596602			Top Depth(m):	0.7
Bottom Depth(m):	1.1			Stratum Desc:	Brown Fill-Misc Silt - Sand With: Gr

10	1 of 1	SSW/114.4	104.0	Bryton Capital Corporation Part of Lot 27, Concession 12, 20 Cedarow Court Ottawa ON	EBR
Year:	2011				
EBR Registry No.:	011-3079				
Ministry Ref. No.:	MNR INST 25/11				
Type:	Instrument Proposal				
Instrument Type:	(ESA s.17(2) (c)) - Permit for activities with conditions to achieve overall benefit to the species				
Proposal Date:	April 01, 2011				
Location:	Part of Lot 27, Concession 12, 20 Cedarow Court CITY OF OTTAWA				
Proponent Address:	121 Richmond Street West Suite 801 Toronto Ontario Canada M5H 2K1				

11	1 of 1	ESE/74.4	102.3	lot 27 con 11 ON	WWIS
Well ID:	1502928			Lot:	027
Concession:	11			Concession Name:	CON
County:	OTTAWA-CARLETON			Municipality:	GOULBOURN TOWNSHIP
Easting Nad83:	428470.6			Northing Nad83:	5014752
Zone:	18			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Domestic			Construction Date:	24-FEB-53
Sec. Water Use:				Well Depth:	180 ft
Pump Rate:	10 GPM			Static Water Level:	4 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	103.28			Elevation Reliability:	
Depth to Bedrock:	38			Overburden/Bedrock:	Bedrock

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Water Type:	FRESH, MINERIAL			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:	7 ft			Original Depth:	7 ft
Material Colour:				Material:	FILL, MEDIUM SAND
+					
Thickness:	31 ft			Original Depth:	38 ft
Material Colour:				Material:	CLAY
+					
Thickness:	142 ft			Original Depth:	180 ft
Material Colour:	BLUE			Material:	LIMESTONE
12	1 of 1	SSW/142.8	104.0	George Carruthers 5 Cedarow Court Ottawa ON K2S 1V6	CA
Certificate #:	9533-5SXQ6U				
Application Year:	2003				
Issue Date:	11/3/2003				
Approval Type:	Industrial Sewage Works				
Status:	Approved				
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
13	1 of 1	SE/101.1	102.9	ON	BORE
Borehole ID:	609612			Type:	Borehole
Use:				Status:	
Drill Method:				UTM Zone:	18
Easting:	428431			Northing:	5014662
Location Accuracy:				Orig. Ground Elev m:	103
Elev. Reliability Note:				DEM Ground Elev m:	103
Total Depth m:	-999			Primary Name:	
Township:				Concession:	
Lot:				Municipality:	
Completion Date:				Static Water Level:	-999.9
Primary Water Use:				Sec. Water Use:	
--- Details ---					
Stratum ID:	218383634			Top Depth(m):	0.0
Bottom Depth(m):	3.7			Stratum Desc:	GRAVEL.
+					
Stratum ID:	218383635			Top Depth(m):	3.7
Bottom Depth(m):				Stratum Desc:	BEDROCK,LIMESTONE. 001100 FEET.BEDROCK,LIMESTONE. CK. SEISMIC VELOCITY = 1

23 erisinfo.com | EcoLog ERIS Ltd. Order #: 20151202137
5731 Hazeldean Road, Ottawa, ON K2S1E6 5731 Hazeldean Rd Ottawa ON K2S1E6

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Certificate #: 8-4227-95-966 Application Year: 95 Issue Date: 1/29/96 Approval Type: Industrial air Status: Received in 1995, Issued in 1996 Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: WASTE OIL FURNACE MODEL CB-1400 Contaminants: Suspended Particulate Matter, Sulphur Dioxide, Nitrogen Oxides, Zinc Emission Control:					
15	2 of 2	SSW/142.9	104.9	AUTO SEARCHERS LTD. 3 CEDAR ROW COURT STITTSVILLE ON	GEN
Generator #: ON2099400 Approval Yrs: 95,96,97,98,99,00,01 SIC Code: 6351 SIC Description: GARAGES(GEN. REPAIR) --- Details --- Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS					
16	1 of 1	S/89.6	105.0	lot 27 con 11 ON	WWIS
<div> <div> Well ID: 1514633 Concession: 11 County: OTTAWA-CARLETON Easting Nad83: 428268.6 Zone: 18 Primary Water Use: Domestic Sec. Water Use: Pump Rate: 17 GPM Flow Rate: Specific Capacity: Construction Method: Air Percussion Elevation (m): 102.93 Depth to Bedrock: 3 Water Type: FRESH </div> <div> Lot: 027 Concession Name: CON Municipality: GOULBOURN TOWNSHIP Northing Nad83: 5014552 Utm Reliability: margin of error : 30 m - 100 m Construction Date: 15-JUL-74 Well Depth: 88 ft Static Water Level: 8 ft Clear/Cloudy: CLEAR Final Well Status: Water Supply Flowing (y/n): N Elevation Reliability: Overburden/Bedrock: Bedrock Casing Material: FRESH, MINERIAL </div> </div> <div> --- Details --- Thickness: 3 ft Material Colour: BROWN + Thickness: 85 ft Material Colour: GREY </div> <div> Original Depth: 3 ft Material: TOPSOIL Original Depth: 88 ft Material: LIMESTONE </div>					
17	1 of 1	ESE/107.7	102.0	5734 & 5754 Hazeldean Road and 2 Iber Road Ottawa ON	EHS

Order No.: 20070912011

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Report Date:		9/18/2007			
Report Type:		CAN - Complete Report			
Search Radius (km):		0.25			
Addit. Info Ordered:		Fire Insur. Maps And /or Site Plans; Title Search; City Directory			
18	1 of 3	ESE/95.9	102.0	2 Iber Road Stittsville ON	EHS
Order No.:		20130301028			
Report Date:		08-MAR-13			
Report Type:		Custom Report			
Search Radius (km):		.25			
Addit. Info Ordered:					
18	2 of 3	ESE/95.9	102.0	2 Iber Rd Ottawa ON	EHS
Order No.:		20030121003			
Report Date:		1/29/03			
Report Type:		Complete Report			
Search Radius (km):		0.35			
Addit. Info Ordered:					
18	3 of 3	ESE/95.9	102.0	2 Iber Road Ottawa ON	EHS
Order No.:		20090507027			
Report Date:		5/12/2009			
Report Type:		Standard Report			
Search Radius (km):		0.25			
Addit. Info Ordered:		Fire Insur. Maps and/or Sire Plans; Title Searches; City Directory			
19	1 of 1	SE/122.0	102.0	lot 27 con 11 ON	WWIS
Well ID:		1502929		Lot:	027
Concession:		11		Concession Name:	CON
County:		OTTAWA-CARLETON		Municipality:	GOULBOURN TOWNSHIP
Easting Nad83:		428450.6		Northing Nad83:	5014652
Zone:		18		Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:		Domestic		Construction Date:	16-APR-57
Sec. Water Use:				Well Depth:	50 ft
Pump Rate:		3 GPM		Static Water Level:	10 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:		Cable Tool		Flowing (y/n):	N
Elevation (m):		102.74		Elevation Reliability:	
Depth to Bedrock:		12		Overburden/Bedrock:	Bedrock
Water Type:		FRESH		Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:		12 ft		Original Depth:	12 ft
Material Colour:				Material:	GRAVEL
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Thickness:	38 ft			Original Depth:	50 ft
Material Colour:	GREY			Material:	LIMESTONE
20	1 of 1	SW/181.6	103.8	10 Cedarow Court Stittsville ON K2S 1V6	EHS
Order No.:	20051020005				
Report Date:	10/28/2005				
Report Type:	Custom Report				
Search Radius (km):	0.25				
Addit. Info Ordered:					
21	1 of 1	S/133.4	105.0	ON	BORE
Borehole ID:	808421			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status:	
Drill Method:	Hollow stem auger			UTM Zone:	18
Easting:	428180.23			Northing:	5014534.91
Location Accuracy:				Orig. Ground Elev m:	105
Elev. Reliability Note:				DEM Ground Elev m:	105
Total Depth m:	2.9			Primary Name:	BH 04-4A
Township:				Concession:	
Lot:				Municipality:	
Completion Date:	07-MAY-2004			Static Water Level:	-999.9
Primary Water Use:				Sec. Water Use:	
--- Details ---					
Stratum ID:	218596264			Top Depth(m):	0.0
Bottom Depth(m):	0.4			Stratum Desc:	Asphalt
+					
Stratum ID:	218596265			Top Depth(m):	0.4
Bottom Depth(m):	0.6			Stratum Desc:	Grey Crushed Stone BASE
+					
Stratum ID:	218596266			Top Depth(m):	0.6
Bottom Depth(m):	1.5			Stratum Desc:	Dark Brown Loose Fill-Misc sand silt Trace: Gr Tr Org M
+					
Stratum ID:	218596267			Top Depth(m):	1.5
Bottom Depth(m):	1.7			Stratum Desc:	Dark Brown Topsoil
+					
Stratum ID:	218596268			Top Depth(m):	1.7
Bottom Depth(m):	1.8			Stratum Desc:	Brown to Grey Silt Trace: Sa
+					
Stratum ID:	218596269			Top Depth(m):	1.8
Bottom Depth(m):	2.9			Stratum Desc:	Brown Till Silt - Sand With: Gr Trace: Cl
22	1 of 1	SSW/162.0	105.0	lot 26 con 12 STITTSVILLE ON	WWIS
Well ID:	1534817			Lot:	026
Concession:	12			Concession Name:	CON
County:	OTTAWA-CARLETON			Municipality:	GOULBOURN TOWNSHIP
Easting Nad83:	428143			Northing Nad83:	5014530
26	erisinfo.com EcoLog ERIS Ltd.			Order #: 20151202137	
	5731 Hazeldean Road, Ottawa, ON			5731 Hazeldean Rd Ottawa ON K2S1E6	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Zone:	18			Utm Reliability:	margin of error : 10 - 30 m
Primary Water Use:				Construction Date:	08-JUL-04
Sec. Water Use:				Well Depth:	26 m
Pump Rate:				Static Water Level:	
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status:	Observation Wells
Construction Method:	Other Method			Flowing (y/n):	
Elevation (m):	105.42			Elevation Reliability:	
Depth to Bedrock:				Overburden/Bedrock:	Overburden
Water Type:	FRESH			Casing Material:	Not stated
--- Details ---					
Thickness:	26 m			Original Depth:	26 m
Material Colour:	BROWN			Material:	SAND, SILT, GRAVEL

<u>23</u>	1 of 2	WNW/123.8	101.0	521 SHAWONDASEE STREET STITTSVILLE ON K2S 0K5	HINC
External File Num:	FS INC 0807-03877				
Date of Occurrence:	7/10/2008				
Fuel Occurrence Type:	Pipeline Strike				
Fuel Type Involved:	Natural Gas				
Status Desc:	Completed - Causal Analysis(End)				
Job Type Desc:	Incident/Near-Miss Occurrence (FS)				
Oper. Type Involved:	Construction Site (excluding pipeline strike)				
Service Interruptions:	Yes				
Property Damage:	No				
Fuel Life Cycle Stage:	Utilization				
Root Cause:	Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:No Human Factors:No				
Reported Details:					
Fuel Category:	Gaseous Fuel				
Occurrence Type:	Incident				
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)				
County Name:	Ottawa				
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					

<u>23</u>	2 of 2	WNW/123.8	101.0	521 SHAWONDASEE STREET STITTSVILLE ON K2S 0K5	HINC
External File Num:	FS INC 0808-04300				
Date of Occurrence:	7/30/2008				
Fuel Occurrence Type:	Pipeline Strike				
Fuel Type Involved:	Natural Gas				
Status Desc:	Completed - Causal Analysis(End)				
Job Type Desc:	Incident/Near-Miss Occurrence (FS)				
Oper. Type Involved:	Construction Site (pipeline strike)				
Service Interruptions:	Yes				
Property Damage:	No				
Fuel Life Cycle Stage:	Transmission, Distribution and Transportation				
Root Cause:	Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:No Human Factors:No				
Reported Details:					
Fuel Category:	Gaseous Fuel				

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Occurrence Type: Affiliation: County Name: Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:		Incident Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) Ottawa			
24	1 of 1	SE/157.5	103.0	2 Iber Road and 5734 And 5754 Hazeldean Road Ottawa ON	EHS
Order No.: Report Date: Report Type: Search Radius (km): Addit. Info Ordered:		20140319054 26-MAR-14 Custom Report .25 Topographic Maps			
25	1 of 1	ENE/177.1	102.0	G.G. Pharmacy Inc. 5709 HAZELDEAN ROAD KANATA ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON2645550 As of May 2015			
--- Details ---					
Waste Code:		312			
Waste Description:		Pathological wastes			
26	1 of 1	SSW/165.9	105.0	ON	BORE
Borehole ID: Use: Drill Method: Easting: Location Accuracy: Elev. Reliability Note: Total Depth m: Township: Lot: Completion Date: Primary Water Use:		808505 Geotechnical/Geological Investigation Hand auger 428146.96 1.5 10-MAY-2004		Type: Status: UTM Zone: Northing: Orig. Ground Elev m: DEM Ground Elev m: Primary Name: Concession: Municipality: Static Water Level: Sec. Water Use:	Borehole 18 5014520.53 -999.9 105 AH 04-4C -999.9
--- Details ---					
Stratum ID:		218596620		Top Depth(m):	0.0
Bottom Depth(m):		0.2		Stratum Desc:	Asphalt
+					
Stratum ID:		218596621		Top Depth(m):	0.2
Bottom Depth(m):		0.3		Stratum Desc:	Grey Crushed Stone BASE
+					
Stratum ID:		218596622		Top Depth(m):	0.3

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Bottom Depth(m):	1.2			Stratum Desc:	Brown Subbase Sand - Gravel Occasional: Cob
+					
Stratum ID:	218596623			Top Depth(m):	1.2
Bottom Depth(m):	1.5			Stratum Desc:	Brown to Grey Fill-Misc Silt - Sand With: Gr Trace: Cl Tr Org M
27	1 of 1	ESE/140.1	102.0	lot 27 con 11 ON	WWIS
Well ID:	1517622			Lot:	027
Concession:	11			Concession Name:	CON
County:	OTTAWA-CARLETON			Municipality:	GOULBOURN TOWNSHIP
Easting Nad83:	428529.6			Northing Nad83:	5014721
Zone:	18			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:	Domestic			Construction Date:	23-JUL-81
Sec. Water Use:				Well Depth:	100 ft
Pump Rate:	20 GPM			Static Water Level:	8 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Air Percussion			Flowing (y/n):	N
Elevation (m):	102.34			Elevation Reliability:	
Depth to Bedrock:	28			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:	12 ft			Original Depth:	12 ft
Material Colour:	BROWN			Material:	CLAY
+					
Thickness:	16 ft			Original Depth:	28 ft
Material Colour:	GREY			Material:	CLAY, BOULDERS, SANDY
+					
Thickness:	72 ft			Original Depth:	100 ft
Material Colour:	GREY			Material:	LIMESTONE, MEDIUM-GRAINED, SOFT
28	1 of 1	SSW/186.8	105.0	ON	BORE
Borehole ID:	808711			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status:	
Drill Method:	Hand auger			UTM Zone:	18
Easting:	428122.07			Northing:	5014515.99
Location Accuracy:				Orig. Ground Elev m:	-999.9
Elev. Reliability Note:				DEM Ground Elev m:	105
Total Depth m:	1.5			Primary Name:	AH 04-5
Township:				Concession:	
Lot:				Municipality:	
Completion Date:	10-MAY-2004			Static Water Level:	-999.9
Primary Water Use:				Sec. Water Use:	
--- Details ---					
Stratum ID:	218597438			Top Depth(m):	0.0
Bottom Depth(m):	0.0			Stratum Desc:	Asphalt
+					
Stratum ID:	218597439			Top Depth(m):	0.0

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Bottom Depth(m):	0.3			Stratum Desc:	Grey Crushed Stone BASE
+					
Stratum ID:	218597440			Top Depth(m):	0.3
Bottom Depth(m):	1.1			Stratum Desc:	Brown Subbase Sand - Gravel With: Si Occasional: Cob
+					
Stratum ID:	218597441			Top Depth(m):	1.1
Bottom Depth(m):	1.5			Stratum Desc:	Brown to Grey Silt With: Sa

<u>29</u>	1 of 1	ENE/211.2	102.0	5649 Hazeldean Road Ottawa ON	EHS
Order No.:	20070108037				
Report Date:	1/17/2007				
Report Type:	CAN - Custom Report				
Search Radius (km):	0.25				
Addit. Info Ordered:					

<u>30</u>	1 of 3	SW/223.0	104.7	4267281 Canada Inc. 8 Cedarow Court Ottawa ON K2S 1V6	CA
Certificate #:	0544-6D6NCV				
Application Year:	2005				
Issue Date:	6/13/2005				
Approval Type:	Industrial Sewage Works				
Status:	Approved				
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					

<u>30</u>	2 of 3	SW/223.0	104.7	8 Cedarow Court Ottawa ON	EHS
Order No.:	20041001001				
Report Date:	10/12/04				
Report Type:	Complete Report				
Search Radius (km):	0.25				
Addit. Info Ordered:	Fire Insur. Maps and/or Site Plans				

<u>30</u>	3 of 3	SW/223.0	104.7	Deb's Valley Foods Inc. 8 Cedarow Crt Stittsville ON K2S 1V6	SCT
Established:	01-AUG-90				
Plant Size (ft²):					
Employment:					

--- Details ---

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<div>SIC/NAICS Code: 311614 Description: Rendering and Meat Processing from Carcasses + SIC/NAICS Code: 333299 Description: All Other Industrial Machinery Manufacturing + SIC/NAICS Code: 311410 Description: Frozen Food Manufacturing + SIC/NAICS Code: 311990 Description: All Other Food Manufacturing + SIC/NAICS Code: 311420 Description: Fruit and Vegetable Canning, Pickling and Drying</div>					
31	1 of 1	SW/224.3	105.0	6 Cedarow Crt Ottawa ON K2S 1V6	EHS
Order No.: 20130322014 Report Date: 01-APR-13 Report Type: Custom Report Search Radius (km): .25 Addit. Info Ordered:					
32	1 of 1	SSW/189.3	105.0	ON	BORE
Borehole ID: 808508 Use: Geotechnical/Geological Investigation Drill Method: Hand auger Easting: 428143.35 Location Accuracy: Elev. Reliability Note: Total Depth m: 1.5 Township: Lot: Completion Date: 10-MAY-2004 Primary Water Use:		Type: Borehole Status: UTM Zone: 18 Northing: 5014492.6 Orig. Ground Elev m: -999.9 DEM Ground Elev m: 103 Primary Name: AH 04-6 Concession: Municipality: Static Water Level: -999.9 Sec. Water Use:			
--- Details ---					
Stratum ID: 218596636 Bottom Depth(m): 0.1 + Stratum ID: 218596637 Bottom Depth(m): 0.2 + Stratum ID: 218596638 Bottom Depth(m): 0.5 + Stratum ID: 218596639 Bottom Depth(m): 0.6 + Stratum ID: 218596640 Bottom Depth(m): 1.5		Top Depth(m): 0.0 Stratum Desc: Asphalt Top Depth(m): 0.1 Stratum Desc: Grey Crushed Stone BASE Top Depth(m): 0.2 Stratum Desc: Grey Subbase Sand - Gravel Top Depth(m): 0.5 Stratum Desc: Topsoil Top Depth(m): 0.6 Stratum Desc: Brown Till Silt - Sand With: Gr Trace: Cl			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
33	1 of 1	ENE/202.0	101.1	METRO ONTARIO INC. O/A METRO FOOD BASICS 5703 HAZELDEAN RD STITTSVILLE ON K7S 0P6	PES
Licence No.: 23-01-16114-0 Licence Type: LIMITED					
34	1 of 1	NW/197.9	101.0	211 TEMPEST DRIVE STITTSVILLE ON K2S 0K4	HINC
External File Num: FS INC 0809-05346 Date of Occurrence: 9/9/2008 Fuel Occurrence Type: Pipeline Strike Fuel Type Involved: Natural Gas Status Desc: Completed - Causal Analysis(End) Job Type Desc: Incident/Near-Miss Occurrence (FS) Oper. Type Involved: Construction Site (pipeline strike) Service Interruptions: Yes Property Damage: No Fuel Life Cycle Stage: Transmission, Distribution and Transportation Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:No Human Factors:No Reported Details: Fuel Category: Gaseous Fuel Occurrence Type: Incident Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name: Ottawa Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
35	1 of 3	ESE/190.0	102.0	MEL (SEE & USE ON0476101) 25-417 OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STITTSVILLE ON K2S 1E6	GEN
Generator #: ON1014400 Approval Yrs: 92,93,94,95,96,97,98 SIC Code: 3359 SIC Description: OTHER COMMUN. & ELE.					
35	2 of 3	ESE/190.0	102.0	MEL DEFENCE SYSTEMS LIMITED OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STITTSVILLE ON K2S 1E6	GEN
Generator #: ON1014400 Approval Yrs: 88,89,90 SIC Code: 3359 SIC Description: OTHER COMMUN. & ELE.					
--- Details ---					
Waste Code: 211 Waste Description: AROMATIC SOLVENTS					
32	erisinfo.com EcoLog ERIS Ltd. 5731 Hazeldean Road, Ottawa, ON 5731 Hazeldean Rd Ottawa ON K2S1E6				Order #: 20151202137

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<div> <div>+</div> <div>Waste Code: 232</div> <div>Waste Description: POLYMERIC RESINS</div> </div> <div> <div>+</div> <div>Waste Code: 241</div> <div>Waste Description: HALOGENATED SOLVENTS</div> </div>					
35	3 of 3	ESE/190.0	102.0	LOCKHEED CANADA INC. OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD STREET STITTSVILLE ON K2S 1E6	GEN
<div> <div>Generator #:</div> <div>ON0476101</div> </div> <div> <div>Approval Yrs:</div> <div>99,00,01</div> </div> <div> <div>SIC Code:</div> <div>3359</div> </div> <div> <div>SIC Description:</div> <div>OTHER COMMUN. & ELE.</div> </div> <div> <div>--- Details ---</div> <div> <div>Waste Code:</div> <div>148</div> </div> <div> <div>Waste Description:</div> <div>INORGANIC LABORATORY CHEMICALS</div> </div> <div> <div>+</div> <div>Waste Code:</div> <div>211</div> </div> <div> <div>Waste Description:</div> <div>AROMATIC SOLVENTS</div> </div> <div> <div>+</div> <div>Waste Code:</div> <div>232</div> </div> <div> <div>Waste Description:</div> <div>POLYMERIC RESINS</div> </div> <div> <div>+</div> <div>Waste Code:</div> <div>241</div> </div> <div> <div>Waste Description:</div> <div>HALOGENATED SOLVENTS</div> </div> <div> <div>+</div> <div>Waste Code:</div> <div>263</div> </div> <div> <div>Waste Description:</div> <div>ORGANIC LABORATORY CHEMICALS</div> </div> </div>					
36	1 of 1	SSW/218.5	105.0	lot 26 con 11 ON	WWIS
<div> <div>Well ID:</div> <div>1502913</div> </div> <div> <div>Concession:</div> <div>11</div> </div> <div> <div>County:</div> <div>OTTAWA-CARLETON</div> </div> <div> <div>Easting Nad83:</div> <div>428135.6</div> </div> <div> <div>Zone:</div> <div>18</div> </div> <div> <div>Primary Water Use:</div> <div>Domestic</div> </div> <div> <div>Sec. Water Use:</div> <div></div> </div> <div> <div>Pump Rate:</div> <div>2 GPM</div> </div> <div> <div>Flow Rate:</div> <div></div> </div> <div> <div>Specific Capacity:</div> <div></div> </div> <div> <div>Construction Method:</div> <div>Cable Tool</div> </div> <div> <div>Elevation (m):</div> <div>103.36</div> </div> <div> <div>Depth to Bedrock:</div> <div>0</div> </div> <div> <div>Water Type:</div> <div>FRESH</div> </div> <div> <div>Lot:</div> <div>026</div> </div> <div> <div>Concession Name:</div> <div>CON</div> </div> <div> <div>Municipality:</div> <div>GOULBOURN TOWNSHIP</div> </div> <div> <div>Northing Nad83:</div> <div>5014462</div> </div> <div> <div>Utm Reliability:</div> <div>margin of error : 100 m - 300 m</div> </div> <div> <div>Construction Date:</div> <div>10-JUL-58</div> </div> <div> <div>Well Depth:</div> <div>75 ft</div> </div> <div> <div>Static Water Level:</div> <div>20 ft</div> </div> <div> <div>Clear/Cloudy:</div> <div>CLEAR</div> </div> <div> <div>Final Well Status:</div> <div>Water Supply</div> </div> <div> <div>Flowing (y/n):</div> <div>N</div> </div> <div> <div>Elevation Reliability:</div> <div></div> </div> <div> <div>Overburden/Bedrock:</div> <div>Bedrock</div> </div> <div> <div>Casing Material:</div> <div>FRESH, MINERIAL</div> </div> <div> <div>--- Details ---</div> <div> <div>Thickness:</div> <div>10 ft</div> </div> <div> <div>Material Colour:</div> <div></div> </div> <div> <div>+</div> <div>Thickness:</div> <div>65 ft</div> </div> <div> <div>Material Colour:</div> <div>GREY</div> </div> <div> <div>Original Depth:</div> <div>10 ft</div> </div> <div> <div>Material:</div> <div>SHALE</div> </div> <div> <div>Original Depth:</div> <div>75 ft</div> </div> <div> <div>Material:</div> <div>LIMESTONE</div> </div> </div>					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
37	1 of 1	S/197.2	105.0	5 Orchard Drive Stittsville ON	EHS
Order No.: 20130904041 Report Date: 16-SEP-13 Report Type: Standard Report Search Radius (km): .25 Addit. Info Ordered: Fire Insur. Maps and/or Site Plans					
38	1 of 1	SSE/203.6	105.0	STITTSVILLE ON	WWIS
Well ID: 7122529 Concession: County: OTTAWA-CARLETON Easting Nad83: 428317 Zone: 18 Primary Water Use: Monitoring and Test Hole Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Direct Push Elevation (m): 105.15 Depth to Bedrock: Water Type: Lot: Concession Name: Municipality: STITTSVILLE VILLAGE Northing Nad83: 5014450 Utm Reliability: margin of error : 30 m - 100 m Construction Date: 18-MAR-09 Well Depth: 3.1 m Static Water Level: Clear/Cloudy: Final Well Status: Test Hole Flowing (y/n): Elevation Reliability: Overburden/Bedrock: Casing Material: Not stated					
--- Details ---					
Thickness: .61 m Material Colour: BROWN + Thickness: .89 m Material Colour: BROWN + Thickness: 1.6 m Material Colour: GREY Original Depth: .61 m Material: FILL, GRAVEL, LOOSE Original Depth: 1.5 m Material: SILT, CLAY, DENSE Original Depth: 3.1 m Material: SILT, CLAY, WATER-BEARING					
39	1 of 1	ESE/215.8	102.0	1 & 3 IBER ROAD OTTAWA ON	EHS
Order No.: 20070813001 Report Date: 8/21/2007 Report Type: CAN - Custom Report Search Radius (km): 0.25 Addit. Info Ordered: Fire Insur. Maps And /or Site Plans					
40	1 of 1	NNE/241.2	100.0	Lot 26 - 423 Brigatine Avenue, Kanata ON	PINC
Incident ID: Tank Status: RC Established Attribute Category: Excavation practices not sufficient Task Number: 3845584 SR Type: FS-Pipeline Incident Incident Number: 815636					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Status Code:		Pipeline Damage Reason Est			
Summary:		Lot 26 - 423 Brigatine Avenue, Kanata - 1/2" Pipeline Hit			
Spills Action Centre:					
Reported By:		Jeff.Stiles@enbridge.com			
Affiliation:					
Method Details:		E-mail			
Fuel Category:		Natural Gas			
Fuel Occurrence Type:					
Date of Occurrence:					
Occurrence Start Date:		2012/05/04			
Health Impact:					
Occurrence Desc:					
Environment Impact:					
Property Damage:		Yes			
Service Interrupt:					
Fuel Type:					
Enforce Policy:		Yes			
Operation Type:					
Damage Reason:		FS-Perform P-line Inc Invest			
Public Relation:					
Pipeline System:					
Pipeline Type:					
Depth:					
Pipe Material:					
Regualtor Location:					
PSIG:					
Regulator Type:					
Notes:					

41	1 of 1	SSW/249.4	104.7	lot 26 con 11 ON	WWIS
Well ID:	1502912			Lot:	026
Concession:	11			Concession Name:	CON
County:	OTTAWA-CARLETON			Municipality:	GOULBOURN TOWNSHIP
Easting Nad83:	428110.6			Northing Nad83:	5014442
Zone:	18			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Domestic			Construction Date:	18-MAY-56
Sec. Water Use:				Well Depth:	48 ft
Pump Rate:	2 GPM			Static Water Level:	12 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	103.88			Elevation Reliability:	
Depth to Bedrock:	0			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:	12 ft			Original Depth:	12 ft
Material Colour:				Material:	SHALE
+					
Thickness:	36 ft			Original Depth:	48 ft
Material Colour:	GREY			Material:	LIMESTONE

42	1 of 2	SSW/246.4	105.0	ON	BORE
Borehole ID:	609601			Type:	Borehole

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<div> <div> Use: Drill Method: Easting: 428131 Location Accuracy: Elev. Reliability Note: Total Depth m: 32.9 Township: Lot: Completion Date: JUN-1969 Primary Water Use: </div> <div> Status: UTM Zone: 18 Northing: 5014432 Orig. Ground Elev m: 106 DEM Ground Elev m: 103 Primary Name: Concession: Municipality: Static Water Level: -999.9 Sec. Water Use: </div> </div>					
--- Details ---					
Stratum ID: 218383609		Top Depth(m): 0.0			
Bottom Depth(m): 1.2		Stratum Desc: SOIL.			
+					
Stratum ID: 218383610		Top Depth(m): 1.2			
Bottom Depth(m): 2.1		Stratum Desc: GRAVEL,SAND.			
+					
Stratum ID: 218383611		Top Depth(m): 2.1			
Bottom Depth(m): 32.9		Stratum Desc: LIMESTONE. ERS. GREY. LIMESTONE. GREY. 00106CK. SEISMIC VELOCITY = 11500. BED			
42	2 of 2	SSW/246.4	105.0	lot 26 con 11 ON	WWIS
<div> <div> Well ID: 1510161 Concession: 11 County: OTTAWA-CARLETON Easting Nad83: 428130.6 Zone: 18 Primary Water Use: Domestic Sec. Water Use: Pump Rate: 8 GPM Flow Rate: Specific Capacity: Construction Method: Cable Tool Elevation (m): 103.39 Depth to Bedrock: 7 Water Type: SULPHUR </div> <div> Lot: 026 Concession Name: CON Municipality: GOULBOURN TOWNSHIP Northing Nad83: 5014432 Utm Reliability: margin of error : 30 m - 100 m Construction Date: 18-JUN-69 Well Depth: 108 ft Static Water Level: 4 ft Clear/Cloudy: CLOUDY Final Well Status: Water Supply Flowing (y/n): N Elevation Reliability: Overburden/Bedrock: Bedrock Casing Material: FRESH, MINERIAL </div> </div>					
--- Details ---					
Thickness: 4 ft		Original Depth: 4 ft			
Material Colour:		Material: TOPSOIL			
+					
Thickness: 3 ft		Original Depth: 7 ft			
Material Colour:		Material: GRAVEL, MEDIUM SAND			
+					
Thickness: 101 ft		Original Depth: 108 ft			
Material Colour:		Material: LIMESTONE			
43	1 of 1	S/240.3	105.0	15 CLOVERLOFT LANE STITTSVILLE ON	HINC
<div> <div> External File Num: FS INC 0903-01297 Date of Occurrence: 3/10/2009 </div> </div>					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Fuel Occurrence Type:		Leak			
Fuel Type Involved:		Fuel Oil			
Status Desc:		Completed - Causal Analysis(End)			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Private Dwelling			
Service Interruptions:		Yes			
Property Damage:		Yes			
Fuel Life Cycle Stage:		Utilization			
Root Cause:		Root Cause: Equipment/Material/Component:Yes Procedures:No Maintenance:No Design:No Training:No Management:No Human Factors:No			
Reported Details:		Mobile Trailer			
Fuel Category:		Liquid Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Ottawa			
Approx. Quant. Rel:		100			
Nearby body of water:		No			
Enter Drainage Syst.:		Unknown			
Approx. Quant. Unit:		Liters			
Environmental Impact:		Issued Environmental Assessment Orders.			

44	1 of 1	S/243.1	105.0	STITTSVILLE ON	WWIS
Well ID:	7133919			Lot:	
Concession:				Concession Name:	
County:	OTTAWA-CARLETON			Municipality:	STITTSVILLE VILLAGE
Easting Nad83:	428304			Northing Nad83:	5014402
Zone:	18			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:				Construction Date:	28-SEP-09
Sec. Water Use:				Well Depth:	m
Pump Rate:				Static Water Level:	
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status:	Abandoned-Other
Construction Method:	Other Method			Flowing (y/n):	
Elevation (m):	104.16			Elevation Reliability:	
Depth to Bedrock:				Overburden/Bedrock:	
Water Type:				Casing Material:	
--- Details ---					
Thickness:	m			Original Depth:	m
Material Colour:				Material:	

45	1 of 1	S/245.1	105.0	ON	WWIS
Well ID:	7133920			Lot:	
Concession:				Concession Name:	
County:	OTTAWA-CARLETON			Municipality:	STITTSVILLE VILLAGE
Easting Nad83:	428291			Northing Nad83:	5014398
Zone:	18			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:				Construction Date:	28-SEP-09
Sec. Water Use:				Well Depth:	m
Pump Rate:				Static Water Level:	
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status:	Abandoned-Other
Construction Method:	Other Method			Flowing (y/n):	
Elevation (m):	104.12			Elevation Reliability:	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Depth to Bedrock:				Overburden/Bedrock:	
Water Type:				Casing Material:	
--- Details ---					
Thickness:	m			Original Depth:	m
Material Colour:				Material:	

Unplottable Summary

Total: 27 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	City of Ottawa	Huntmar Dr Carp River Bridge to Old Carp Road, Kanata Ward and West Carleton War	Ottawa ON	
CA	455866 ONTARIO LIMITED HAZELDEAN RD.	CEDARLANE SUBD. CEDAROW CRT.	GOULBOURN TWP. ON	
CA	1048219 ONTARIO INC.	PT.LOT 22/CON.11,HAZELDEAN RD.	GOULBOURN TWP. ON	
CA	GOULBOURN TWP. LOT 27/CON.X1-PH. 2	STORMWATER RET.POND/IND. PARK	GOULBOURN TWP. ON	
CA	ETINVEST HOLDINGS LTD.	HAZELDEAN RD.,PT.LOT 31/C-11	GOULBOURN TWP. ON	
CA	511376 ONTARIO INC.	HAZELDEAN RD. S.W. RET. FAC.	GOULBOURN TWP. ON	
CA	GOULBOURN TOWNSHIP	FRINGEWOOD DR. PUMP STATION	GOULBOURN TWP. ON	
CA	GOULBOURN TOWNSHIP	FRINGEWOOD DR. PUMP STATION	GOULBOURN TWP. ON	
CA	SUNNY JIM HOLDINGS LTD.-LOT 2, CON. XII	CEDAROW CT.-POOLE CREEK DEVE	GOULBOURN TWP. ON	
CA	SUNNY JIM HOLDINGS LTD.-LOT 2, CONC. XII	CEDAROW CT.-POOLE CREEK DEVELO	GOULBOURN TWP. ON	
CA	PATTEN HOMES LIMITED	LOT 26/C-XI, FOREST CREEK SUB.	GOULBOURN ON	
CA	TOWNSHIP OF GOULBOURN	LOT 25/CONC.XII FRINGEWOOD P.S	GOULBOURN TWP. ON	
CA	SOFTWARE KINETICS LTD.	IBER ROAD, BLOCKS 4&5 (SWM)	GOULBOURN TWP. ON	
CA	3843173 Canada Inc.	Iber Road, Lot 5, Part 4/5, Plan 4M-658	Ottawa ON	
CA		Lot 27, Concession 11	Ottawa ON	
CA	R.M. OF OTTAWA- CARLETON-PT. 2-5, LOT 31	HAZELDEAN SEWAGE PUMP STATION	KANATA CITY ON	
CA	PHIL SWEETNAM MOBILE HOME PARK	LOT 26/CONC. 12, SEPTIC TANKS	GOULBURN TWP. ON	

EBR	Tartan Land Consultants Inc.	Lot 26 and 27, Concession 12	Stittsville ON
EBR	Mattamy Homes Limited	Part of Lot 27, Concession 12	OTTAWA ON
ECA	Mattamy (Fairwinds) Limited	Lot 27 and 28, Concession 12	Ottawa ON
ECA	Mattamy (Fairwinds West) Limited	Part of Lot 26, Concession 12	Ottawa ON
ORD	Relocatable Homes Limited	Lot 26	Township of Goulbourn ON
SPL	TOP OIL RESOURCES	TOP OIL RESOURCES HAZELDEAN ROAD, GOULBORN TWP.	OTTAWA-CARLETON R.M. ON
SPL	PRIVATE RESIDENCE	LOT 21, CON. 12, HAZELDEAN ROAD IN STITTSVILLE.	GOULBOURN TOWNSHIP ON
SPL	TRANSPORT TRUCK	FRINGEWOOD VILLAGE	OTTAWA CITY ON
SPL	City of Ottawa	Fringewood pumping station	Ottawa ON
WWIS			ON

Unplottable Report

Site: **City of Ottawa**
Huntmar Dr Carp River Bridge to Old Carp Road, Kanata Ward and West Carleton War Ottawa ON

Database:
CA

Certificate #: 0586-6T6PLK
Application Year: 2006
Issue Date: 9/1/2006
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: **455866 ONTARIO LIMITED HAZELDEAN RD.**
CEDARLANE SUBD. CEDAROW CRT. GOULBOURN TWP. ON

Database:
CA

Certificate #: 7-0030-89-
Application Year: 89
Issue Date: 1/24/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **1048219 ONTARIO INC.**
PT.LOT 22/CON.11,HAZELDEAN RD. GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0908-94-
Application Year: 94
Issue Date: 8/16/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: GOULBOURN TWP. LOT 27/CON.X1-PH. 2
STORMWATER RET.POND/IND. PARK GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0193-90-
Application Year: 90
Issue Date: 7/30/1991
Approval Type: Municipal sewage
Status: Approved in 1991
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ETINVEST HOLDINGS LTD.
HAZELDEAN RD.,PT.LOT 31/C-11 GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0349-96-
Application Year: 96
Issue Date: 6/11/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: 511376 ONTARIO INC.
HAZELDEAN RD. S.W. RET. FAC. GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0858-93-
Application Year: 93
Issue Date: 9/15/1993
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: GOULBOURN TOWNSHIP
FRINGEWOOD DR. PUMP STATION GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0675-93-006
Application Year: 93
Issue Date: 7/5/93

Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **GOULBOURN TOWNSHIP**
FRINGEWOOD DR. PUMP STATION GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0675-93-
Application Year: 93
Issue Date: 6/21/1993
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **SUNNY JIM HOLDINGS LTD.-LOT 2, CON. XII**
CEDAROW CT.-POOLE CREEK DEVE GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-1328-90-
Application Year: 90
Issue Date: 7/20/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **SUNNY JIM HOLDINGS LTD.-LOT 2, CONC. XII**
CEDAROW CT.-POOLE CREEK DEVELO GOULBOURN TWP. ON

Database:
CA

Certificate #: 7-1082-90-
Application Year: 90
Issue Date: 7/20/1990
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:

Project Description:
Contaminants:
Emission Control:

Site: **PATTEN HOMES LIMITED**
LOT 26/C-XI, FOREST CREEK SUB. GOULBOURN ON

Database:
CA

Certificate #: 3-0893-98-
Application Year: 98
Issue Date: 8/18/1998
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 GOULBOURN**
LOT 25/CONC.XII FRINGEWOOD P.S GOULBOURN TWP. ON

Database:
CA

Certificate #: 8-4035-93-
Application Year: 93
Issue Date: 4/22/1993
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: 30KW DIESEL GENERATOR FOR SEW. PUMP STA.
Contaminants: Nitrogen Oxides
Emission Control: No Controls

Site: **SOFTWARE KINETICS LTD.**
IBER ROAD, BLOCKS 4&5 (SWM) GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0516-96-006
Application Year: 96
Issue Date: 7/17/96
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **3843173 Canada Inc.**

Database:
CA

Iber Road, Lot 5, Part 4/5, Plan 4M-658 Ottawa ON

Certificate #: 1916-5XEMBL
Application Year: 2004
Issue Date: 4/14/2004
Approval Type: Industrial Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Lot 27, Concession 11 Ottawa ON** **Database:**
CA

Certificate #: 5380-4YQSBE
Application Year: 01
Issue Date: 7/31/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: 909979 Alberta Ltd.
Client Address: 30 Glendeer Circle SE, Suite 200
Client City: Calgary
Client Postal Code: T2H 2Z7
Project Description: Runoff from parking areas south and east of the building will be directed to the existing Iber Road ditch; the remainder of the site will drain via catch basins and storm sewers to the existing municipal wet pond. Restrictors will be installed at roof drain inlets and in the outlet storm sewer to reduce flows to pre-development levels and detain water on the roof and in surface ponds.

Contaminants:
Emission Control:

Site: **R.M. OF OTTAWA-CARLETON-PT. 2-5, LOT 31** **Database:**
HAZELDEAN SEWAGE PUMP STATION KANATA CITY ON **CA**

Certificate #: 3-0744-92-
Application Year: 92
Issue Date: 6/29/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **PHIL SWEETNAM MOBILE HOME PARK** **Database:**
LOT 26/CONC. 12, SEPTIC TANKS GOULBURN TWP. ON **CA**

Certificate #: 3-1529-94-
Application Year: 94

Issue Date: 12/23/1994
Approval Type: Municipal sewage
Status: Preliminary approval
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Tartan Land Consultants Inc.**
Lot 26 and 27, Concession 12 Stittsville ON

Database:
EBR

Year: 2011
EBR Registry No.: 011-5086
Ministry Ref. No.: MNR INST 66/11
Type: Instrument Proposal
Instrument Type: (ESA s.17(2) (c)) - Permit for activities with conditions to achieve overall benefit to the species
Proposal Date: December 21, 2011
Location: Lot 26 and 27, Concession 12, Goulbourn Township, Stittsville
Proponent Address: 237 Somerset Street West Ottawa Ontario Canada K2S 0J3

Site: **Mattamy Homes Limited**
Part of Lot 27, Concession 12 OTTAWA ON

Database:
EBR

Year: 2012
EBR Registry No.: 011-7154
Ministry Ref. No.: MNR INST 67/12
Type: Instrument Proposal
Instrument Type: (ESA s.17(2) (c)) - Permit for activities with conditions to achieve overall benefit to the species
Proposal Date: September 07, 2012
Location: Part of Lot 27, Concession 12, Township of Goulbourn, CITY OF OTTAWA
Proponent Address: 50 Hines Road Suite 100 Ottawa Ontario Canada K2K 2M5

Site: **Mattamy (Fairwinds) Limited**
Lot 27 and 28, Concession 12 Ottawa ON

Database:
ECA

CofA Number: 3306-9AQR9K
Date: 26-AUG-13
Status: Approved
Project Type: Municipal and Private Sewage

Site: **Mattamy (Fairwinds West) Limited**
Part of Lot 26, Concession 12 Ottawa ON

Database:
ECA

CofA Number: 1384-9RFSN4
Date: 12/8/14
Status: Approved
Project Type: Municipal and Private Sewage

Site: **Relocatable Homes Limited**
Lot 26 Township of Goulbourn ON

Database:
ORD

Year: 2000
EBR Registry No.: IA00E1222
Ministry Ref. No.:
Type: Instrument
Instrument Type: OWRA s. 53(3) - Order for unapproved sewage works.
Proposal Date:
Location: Township of Goulbourn
Proponent Address: Relocatable Homes Limited 8A Sweetname Drive, Stittsville, Ontario, K2S 1G2

Site: TOP OIL RESOURCES
TOP OIL RESOURCES HAZELDEAN ROAD, GOULBORN TWP. OTTAWA-CARLETON R.M. ON

Database:
SPL

Ref No.: 25861
Incident Dt: 9/25/1989
MOE Reported Dt: 9/28/1989
Contaminant Name:
Contaminant Quantity:
Incident Summary: TOP OIL RESOURCES- 7000 LTR DIESEL FUEL LEAK FROM UNDERGROUND TANK
Incident Cause: UNDERGROUND TANK LEAK
Incident Reason: UNKNOWN
Nature of Impact:
Receiving Medium: LAND
Environmental Impact:

Site: PRIVATE RESIDENCE
LOT 21, CON. 12, HAZELDEAN ROAD IN STITTSVILLE. GOULBOURN TOWNSHIP ON

Database:
SPL

Ref No.: 140830
Incident Dt: //
MOE Reported Dt: 5/15/1997
Contaminant Name:
Contaminant Quantity:
Incident Summary: PRIVATE RESIDENCE-200 L FURNACE OIL TO GROUND.
Incident Cause: OTHER CONTAINER LEAK
Incident Reason: UNKNOWN
Nature of Impact: Multi Media Pollution
Receiving Medium: LAND
Environmental Impact: POSSIBLE

Site: TRANSPORT TRUCK
FRINGEWOOD VILLAGE OTTAWA CITY ON

Database:
SPL

Ref No.: 227391
Incident Dt: 6/6/2002
MOE Reported Dt: 6/6/2002
Contaminant Name:
Contaminant Quantity:
Incident Summary: CANADIAN WASTE SERVICES SPILL OF MOTOR OIL FROM VEHICLE. CLEANING.
Incident Cause: OTHER CONTAINER LEAK
Incident Reason: EQUIPMENT FAILURE
Nature of Impact: Multi Media Pollution
Receiving Medium: LAND
Environmental Impact: POSSIBLE

Site: City of Ottawa
Fringewood pumping station Ottawa ON

Database:
SPL

Ref No.: 3663-7UA4VQ
 Incident Dt:
 MOE Reported Dt: 7/24/2009
 Contaminant Name: SEWAGE,RAW UNCHLORINATED
 Contaminant Quantity:
 Incident Summary: Sanitary Sewer Overflow at Fringewood Pumping Station
 Incident Cause: Discharge Or Bypass To A Watercourse
 Incident Reason: Weather
 Nature of Impact: Surface Water Pollution
 Receiving Medium:
 Environmental Impact: Confirmed

Site:
ON

Database:
WWIS

Well ID:	1518033	Lot:	027
Concession:		Concession	
		Name:	
County:	OTTAWA-CARLETON	Municipality:	OTTAWA CITY
Easting Nad83:		Northing	
		Nad83:	
Zone:	18	Utm Reliability:	unknown UTM
Primary Water Use:	Cooling And A/C	Construction	29-JAN-82
		Date:	
Sec. Water Use:		Well Depth:	100 ft
Pump Rate:	10 GPM	Static Water	15 ft
		Level:	
Flow Rate:		Clear/Cloudy:	CLEAR
Specific Capacity:		Final Well	Water Supply
		Status:	
Construction Method:	Air Percussion	Flowing (y/n):	N
Elevation (m):		Elevation	
		Reliability:	
Depth to Bedrock:	15	Overburden/Bedrock:	Bedrock
		Casing	FRESH, MINERIAL
Water Type:	FRESH	Material:	

--- Details ---

Thickness:	10 ft	Original Depth:	10 ft
Material Colour:	BROWN	Material:	CLAY
+			
Thickness:	5 ft	Original Depth:	15 ft
Material Colour:	GREY	Material:	CLAY
+			
Thickness:	12 ft	Original Depth:	27 ft
Material Colour:	BLACK	Material:	SHALE, SOFT
+			
Thickness:	73 ft	Original Depth:	100 ft
Material Colour:	GREY	Material:	LIMESTONE

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

*Government Publication Date: Sept 2002**

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Mar 2015

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Jan 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 2001-Jul 2014

Borehole:Provincial **BORE**

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:Provincial **CA**

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

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

Commercial Fuel Oil Tanks:Provincial **CFOT**

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

Government Publication Date: 1948-2014

Chemical Register:Private **CHEM**

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

Government Publication Date: 1992, 1999-Jul 2014

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial **COAL**

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

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

Compliance and Convictions:Provincial **CONV**

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

Government Publication Date: 1989-Feb 2014

Certificates of Property Use:Provincial **CPU**

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

Government Publication Date: 1994-Sep 2015

Drill Hole Database:Provincial [DRL](#)

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

Government Publication Date: 1886-Jun 2014

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

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

Government Publication Date: Oct 31 2011-Oct 2015

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-Sep 2015

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 31, 2011-Jun 2015

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-Aug 2014

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

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

*Government Publication Date: 1992-2001**

Emergency Management Historical Event:Provincial [EMHE](#)

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include 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.

Government Publication Date: May 31, 2014

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

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

Government Publication Date: Current to Nov 2014

Federal Convictions:Federal [FCON](#)

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

*Government Publication Date: 1988-Jun 2007**

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

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

Government Publication Date: June 2000-Oct 2015

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

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:Provincial [FST](#)

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

Government Publication Date: 2010-Nov 2014

Fuel Storage Tank - Historic:

Provincial

FSTH

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

*Government Publication Date: Pre-Jan 2010**

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-May 2015

TSSA Historic Incidents:

Provincial

HINC

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

*Government Publication Date: 2006-June 2009**

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

*Government Publication Date: 1950-Aug 2003**

TSSA Incidents:

Provincial

INC

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

Government Publication Date: June 2009-2014

Landfill Inventory Management Ontario:Provincial [LIMO](#)

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

*Government Publication Date: 2012***Canadian Mine Locations:**Private [MINE](#)

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

*Government Publication Date: 1998-2009****Mineral Occurrences:**Provincial [MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the 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-Apr 2013***National Analysis of Trends in Emergencies System (NATES):**Federal [NATE](#)

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

*Government Publication Date: 1974-1994****Non-Compliance Reports:**Provincial [NCPL](#)

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

*Government Publication Date: 1994-2012***National Defence & Canadian Forces Fuel Tanks:**Federal [NDFT](#)

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

*Government Publication Date: Up to May 2001**

National Defence & Canadian Forces Spills:

Federal NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal NDWD

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

*Government Publication Date: 2001-Apr 2007**

National Environmental Emergencies System (NEES):

Federal NEES

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

*Government Publication Date: 1974-2003**

National PCB Inventory:

Federal NPCB

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

*Government Publication Date: 1988-2008**

National Pollutant Release Inventory:

Federal NPRI

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

Government Publication Date: 1993-2013

Oil and Gas Wells:

Private OGW

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

Government Publication Date: 1988-Sep 2015

Ontario Oil and Gas Wells:

Provincial OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, 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.

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-Sep 2015

Canadian Pulp and Paper:

Private [PAP](#)

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

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

Parks Canada Fuel Storage Tanks:

Federal [PCFT](#)

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial [PES](#)

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

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:

Provincial [PINC](#)

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

Government Publication Date: June 2009-2014

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-Sep 2015

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2015

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory:

Private SCT

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

*Government Publication Date: 1992-Mar 2011**

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Feb 2014

Wastewater Discharger Registration Database:

Provincial SRDS

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

Government Publication Date: 1990-2011

Anderson's Storage Tanks:

Private TANK

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

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-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial VAR

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

Government Publication Date: Current to Nov 2014

Waste Disposal Sites - MOE CA Inventory:

Provincial WDS

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

Government Publication Date: 1970-Jun 2015

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial WWIS

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

Government Publication Date: 1955-Mar 2014

Definitions

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

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

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

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

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

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

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

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

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

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


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

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

APPENDIX F

MOECC FOI Search Request and City of Ottawa Search Requests/Results

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Kurt Frommann Pinchin Ltd. 555 Legget Dr, Suite 1001, Tower A Kanata, Ontario K2K 2X3 For questions or concerns please contact Kurt Frommann at: kfrommann@pinchin.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received	Fee Paid ~ ACCT ~ CHQ <input checked="" type="checkbox"/> VISA ~ CASH
			Response Due Date	
Telephone/Fax Nos. Tel: (613) 592-3387 Fax (613) 592-5897	Your Project/Reference No. 110847	Signature of Requester 	CNR ER NOR SWR WCR SAC IEB EAA	
Request Parameters Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 5731 Hazeldean Road, Ottawa, Ontario Present Property Owner(s) and Date(s) of Ownership Nautical Lands General Contractor Inc. Previous Property Owner(s) and Date(s) of Ownership Present/Previous Tenant(s), (if applicable) Vacant undeveloped land				
Search Parameters Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			Specify Year(s) Requested	
Environmental concerns (General correspondence, occurrence reports, abatement)			ALL	
Orders			ALL	
Spills			ALL	
Investigations/prosecutions ▶ Owner/tenant information must be provided			ALL	
Waste Generator number/classes			ALL	
Certificates of Approval ▶ Proponent information must be provided 1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.				
			SD	Specify Year(s) Requested
air – emissions				
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				
waste water - industrial discharge				
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				
waste systems	- haulers: sewage, non-hazardous & hazardous waste			
	- mobile waste processing units			
	- PCB destruction			
pesticides - licenses				



December 2, 2015

City of Ottawa
110 Laurier Street West
Ottawa, ON K1P 1J1

E-mail: hlui@ottawa.ca

Attention: John Bernier
Planning & Growth Management Department

Re: Phase I Environmental Site Assessment
5731 Hazeldean Road, Ottawa, Ontario
Pinchin File: 110847

Pinchin Ltd. (Pinchin) was retained by the Nautical Lands General Contractor Inc. ("Client") to conduct a Phase I Environmental Site Assessment ("Phase I ESA") of the property located at 5731 Hazeldean Road, Ottawa, Ontario, Canada (hereafter referred to as the "Site").

We would appreciate any information you may have, regarding any environmental records, for this property. Such records would include violations, sewer-use violations, sewer-use infractions, spills or leaks, waste disposal sites, etc. In addition, please search the HLUI database for historical land use in the Site area. The consent form, HLUI consent form, and the Request for Information form are attached. We thank you for your co-operation in this matter and look forward to your reply.

In addition, we would greatly appreciate if you could quote the above-noted Pinchin Project Number in your response.

If you should require further information, please do not hesitate to contact Kurt Frommann at kfrommann@Pinchin.com or by telephone at (613) 592-3387, Ext. 1820.

Yours truly,

A handwritten signature in dark ink, appearing to be "K. Frommann", with a long, horizontal, looping flourish extending to the right.

Kurt Frommann

Pinchin Ltd.

DISCLAIMER
For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the HISTORICAL LAND USE INVENTORY ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Pinchin Ltd. ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided "as is".
3. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information to be provided by the City to the Requester is provided on the assumption that no person shall rely on it without undertaking independent verification of it for any purpose whatsoever and all liability to any such person is denied.
4. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
5. Copyright is reserved to the City.
6. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
7. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
8. All information collected under this request and all records provided in response to this request are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M56, as amended.

Signed: _____

Per: Kurt Frommann
Title: Project Technologist
Company: Pinchin Ltd.

Dated: _____

December 2nd, 2015

CONFIDENTIAL

Deadline for Response: _____

Phase 1 – Environmental Site Assessment

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Kurt Frommann
- b) Address of Requester: 555 Legget Dr, Suite 1001, Kanata, ON K2K 2X3
- c) Telephone Number: 613-592-3387
- d) Site Address: Lot-_____ Concession: _____
 Street: 5731 Hazeldean Road
 City/Town: Ottawa, Ontario
 Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owner: Nautical Lands General Contractor Inc.
- g) Adjacent Property Owners: _____

- h) Date of Ownership: _____
 Previous Owner(s): _____

- i) Type of Site: (X) vacant, () residential, () commercial,
 () other (specify) _____
- j) Requestors relationship to Site: environmental site assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: see attached letter

2. CONFIDENTIALITY

- a) Consent Required: () Owner () Tenant () Purchaser () Legal**
- b) Consent Obtained: (X) Owner () Tenant () Purchaser () Legal**

*(If formal MFIPPA request, please forward to Corporate Access and Privacy Coordinator, Clerk's Department)

**(Consent letters must contain the information required, give authorization to requestor, and be dated and signed)



City of Ottawa Authorization Letter

November 27, 2015

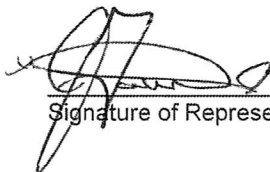
RE: Phase I Environmental Site Assessment
5731 Hazeldean Road
Ottawa, Ontario
Pinchin Project Number: 110847

This will confirm that Pinchin Ltd. has been retained to conduct a Phase I Environmental Site Assessment ("ESA") of the above-mentioned property, hereby referred to as the "Site".

Please regard this letter as authorization to release to Pinchin information requested to the City of Ottawa, or any other regulatory body requiring authorization from the **owner of the Site**.

NLG C Noutres/lands
Name of Company General Contractor
Inc.

November 30 / 2015
Dated


Signature of Representative

Kirk Huppner
Name (please print)



File Number: C10-01-15-0346

December 16, 2015

Kurt Frommann
Pinchin Ltd.
555 Legget Drive, Suite 1001
Kanata, ON
K2K 2X3

Sent via email [kfrommann@pinchin.com]

Dear Mr. Frommann,

**Re: Information Request
5731 Hazeldean, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Property:

- The City's Environmental Remediation Unit has environmental records on file for 5831 and 5837 Hazeldean Road, which are adjacent to the subject property. Visit <http://ottawa.ca/en/city-hall/your-city-government/policies-and-administrative-structure/how-and-where-submit-request> to submit requests for information under the *Municipal Freedom of Information and Protection of Privacy Act*.
- The Solid Waste Services Branch notes that the subject property is within 5km of a waste management facility located at 106 Westhunt Road and 4.5km of a waste management facility located at 2301 Carp Road.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

A search of the HLUI database revealed the following information:

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Infrastructure Services and Community
Sustainability Department
Planning and Growth Management Branch

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 24856
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services d'infrastructure et Viabilité des
collectivités
Direction de l'approbation des demandes
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 24856
Télééc: (613) 560-6006
www.ottawa.ca

- There are no activities associated with the Subject Property.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The search revealed the following:

- There are no activities associated with the properties located within 50m of the Subject Property.

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

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

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose

whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

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

If you have any further questions or comments, please contact Melissa Leung at 613-580-2424 ext. 24856 or HLUI@ottawa.ca

Sincerely,

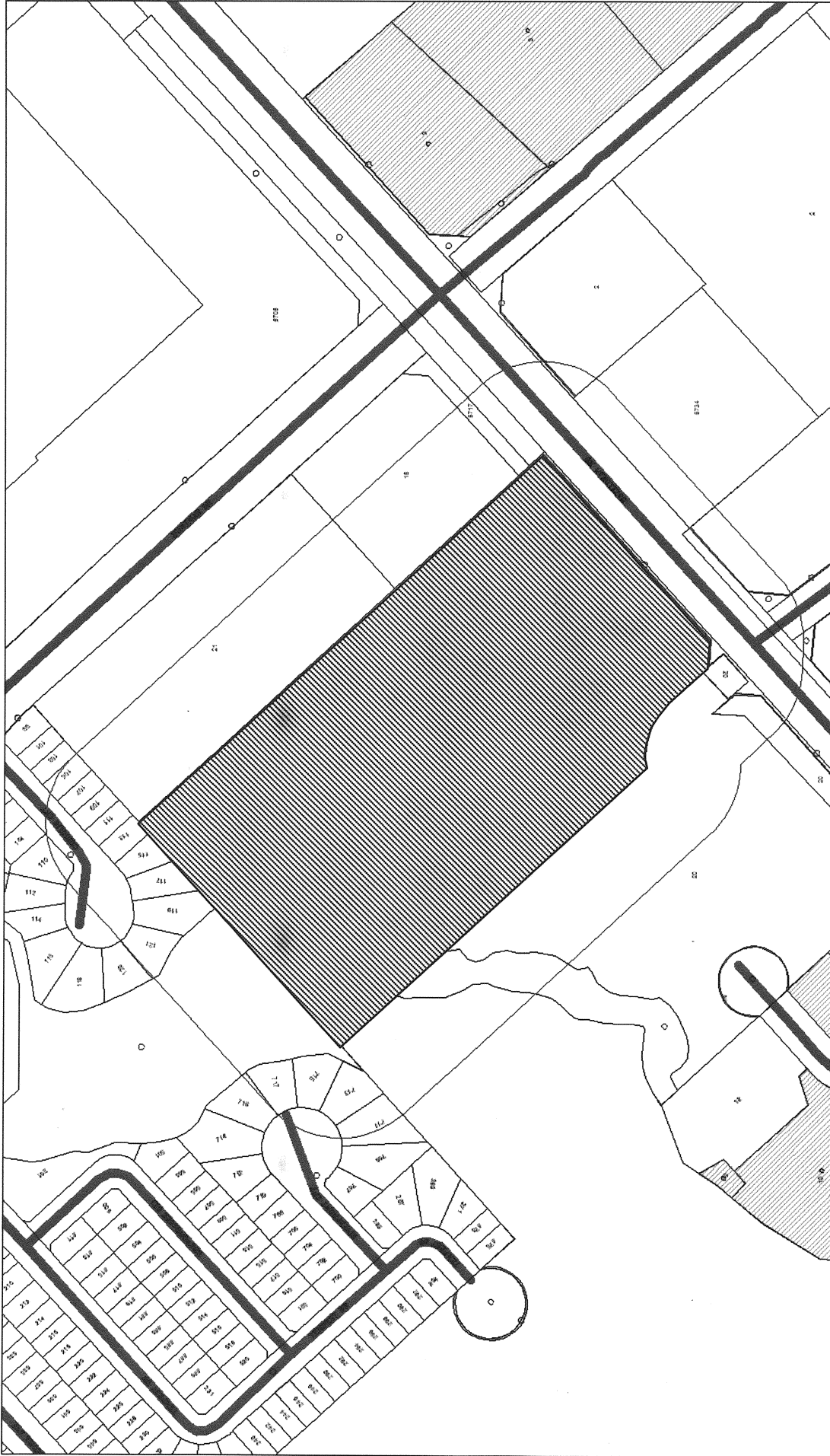


David Wise, MUP, MCIP, RPP
Program Manager
Development Review (Suburban Services) - West
Planning and Growth Management Department

DW/ML

Attach: 1

cc: File no. C10-01-15-0346



Scale 1: n/a

5731 Hazeldean Road
Ottawa, ON
File # C10-01-15-0346
Melissa Leung



ID# = Activity Identification Number

 = Subject Site

Overview



Municipal Freedom of Information & Protection of Privacy Act (MFIPPA) - Access/Correction Form

Please note:

- An access/correction request for information will be processed in accordance with the time limits set out in the MFIPPA and regulations. The time limit to respond to your inquiry will begin from the date the request and the \$5.00 application fee are received.
- If paying by cheque, please make the cheque payable to the "City of Ottawa".
- Photocopies of originals will be provided in responding to requests. On-site viewing of originals may be arranged if required.

Part A: To be completed in full by the Requester

<input checked="" type="checkbox"/> Access to General Records <input type="checkbox"/> Access to Own Personal Information <input type="checkbox"/> Correction of Own Personal Information	Directed to: City of Ottawa Access to Information & Privacy Office 110 Laurier Avenue West Ottawa, Ontario, K1P 1J1 Mail Code: 331
---	--


Details

Last Name FROMMANN		First Name KURT	
Address 555 LEGGET DRIVE, SUITE 1001, TOWER A		City OTTAWA (KANATA)	Province ONTARIO
Postal Code K2K 2X3	Telephone - Day 613.592.3387	Telephone - Evening 613.410.6956	

E-mail Kfrommann @ pinchin . com
--

Detailed description of requested records, personal information records or correction of personal information:
(If request is for correction of personal information, please indicate the desired correction and attach any supporting documentation.)

See attached sheet from HCU1 request. I am requesting the records for 5831 + 5837 Hazeldean Road, as I am currently completing a Phase One ESA for Site Plan Approval for the city. (for 5731 Hazeldean Road).

Preferred method of access to records: <input checked="" type="checkbox"/> Receive Copy <input type="checkbox"/> Examine Original (on-site only)	Signature: 	Date: 2015 / 12 / 21 yyyy / mm / dd
--	--	--

Part B: For Office Use Only

<input type="checkbox"/> \$5.00 Application Fee Received	Date Application Fee Received:			Received By:	Ext. #:
	Day	Month	Year		

Comments:

Personal information contained on this form is collected under section 17 of the *Municipal Freedom of Information and Protection of Privacy Act*, and will be used to respond to your request. Questions about this collection should be directed to the City of Ottawa, Access to Information & Privacy Office, 110 Laurier Ave. West, Ottawa, Ontario, K1P 1J1, 613-580-2424, ext. 21898.



Municipal Freedom of Information & Protection of Privacy Act (MFIPPA) - Access/Correction Form

Summary of Fees for Information Requests Under the Municipal Freedom of Information and Protection of Privacy Act

Note:

If you are requesting information about yourself, your request is considered a “personal information request”. All other requests for information, whether about a person other than yourself, or about a government program or activity, are considered “general information requests”.

Fee Charges for Requests for General Information

If paying by cheque, please make the cheque payable to the “City of Ottawa”.

Application Fee: \$5.00 to be paid when you submit your request
Search Time: \$7.50 per ¼ hour required to search and retrieve records
Record Preparation: \$7.50 per ¼ hour required to prepare records for release
Photocopying: \$0.20 per page
Computer Programming: \$15.00 per ¼ hour to develop program to retrieve information
CD: \$10.00 per CD

Fee Charges for Requests for Personal Information

If paying by cheque, please make the cheque payable to the “City of Ottawa”.

Application Fee: \$5.00 to be paid when you submit your request
Photocopying: \$0.20 per page
Computer Programming: \$15.00 per ¼ hour develop program to retrieve information
CD: \$10.00 per CD

You will be given a fee estimate if anticipated fees are \$25.00 or more. If the estimate of fees to be paid is \$100.00 or more, you may be required to pay a 50% deposit. Please note that the fee charges are prescribed by section 45 of the *Municipal Freedom of Information and Protection of Privacy Act* and section 6 of the Regulations and Guidelines for Municipalities and Local Boards. All monies are payable by cash, money order or certified cheque only.

**Please forward your request and the \$5.00 application fee,
directly to the City of Ottawa, Access to Information & Privacy
Office, 110 Laurier Avenue West, Ottawa, ON K1P 1J1**



File Number: C10-01-15-0346

December 16, 2015

Kurt Frommann
Pinchin Ltd.
555 Legget Drive, Suite 1001
Kanata, ON
K2K 2X3

Sent via email [kfrommann@pinchin.com]

Dear Mr. Frommann,

Re: Information Request
5731 Hazeldean, Ottawa, Ontario ("Subject Property")

Internal Department Circulation

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Property:

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Ensemble, formons notre avenir

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Planning and Growth Management Branch

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Services d'infrastructure et Viabilité des
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Direction de l'approbation des demandes
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 24856
Télééc: (613) 560-6006
www.ottawa.ca

APPENDIX G
TSSA Search Results

From: [Sarah Quibell](#) on behalf of [Public Information Services](#)
To: [Frommann, Kurt](#)
Subject: RE: Tank Search - Pinchin Project #110847
Date: Wednesday, December 02, 2015 3:35:27 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good afternoon Kurt,

Thank you for your inquiry.

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

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

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

Thank you and have a great day!

Regards,

Sarah

Public Information Services

Facilities & Business Services

3300 Bloor Street West

Center Tower, 16th Floor

Toronto, Ontario, M8X-2X4

Tel: 1-877-682-8772 Fax: (416) 734-3568 E-mail: publicinformationservices@tssa.org

www.tssa.org



From:

Frommann,
Kurt

[mailto:kfrommann@Pinchin.com]

Sent: Wednesday, December 02, 2015 3:34 PM

To: Public Information Services

Subject: Tank Search - Pinchin Project #110847

To Whom It May Concern;

I am writing this email on behalf of Pinchin Ltd. Could you please conduct a web search for fuel tanks and retail fuel outlets on the following addresses in Ottawa, Ontario:

- 1) 15 Huntmar Drive;
- 2) 21 Huntmar Drive;
- 3) 5731 Hazeldean Road;
- 4) 5734 Hazeldean Road;
- 5) 5754 Hazeldean Road;
- 6) 20 Cedarow Court;
- 7) 2 Iber Road; and
- 8) 5 Orchard Drive.

Thank you for your time and co-operation regarding this matter.

Sincerely,

Kurt Frommann, B.A., EMAPG

Project Technologist, Environmental Due Diligence & Remediation

Pinchin Ltd.

555 Legget Drive, Suite 1001, Tower A, Kanata ON K2K 2X3

T: 613.592.3387 ext. 1820 | C: 613.410.6956 | pinchin.com

kfrommann@pinchin.com

www.pinchin.com

This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. The communication may contain material protected by the attorney-client privilege. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you received this email in error, please notify the sender.

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

APPENDIX H
Maps

75°55'30"W

75°55'W

75°54'30"W

75°54'W

75°53'30"W

75°53'W



2000m Buffer

Source: ANSI (ANSI) April 2014,
Ontario Ministry of Natural Resources

45°18'N

45°17'30"N

45°17'30"N

45°17'N

45°17'N

45°16'30"N

45°16'30"N

45°16'N

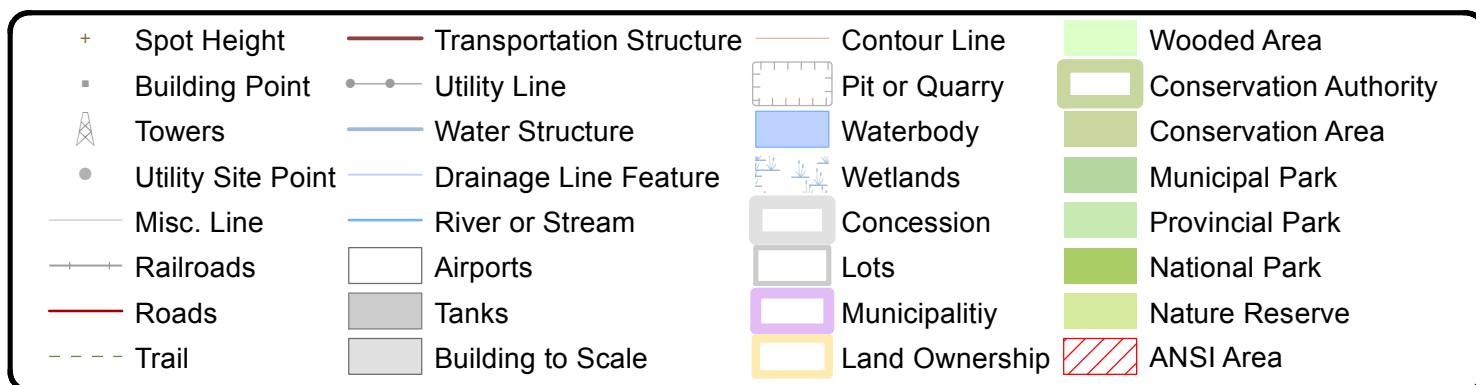
45°15'30"N

1:22000

1000 500 0 1000 m



Area of Natural & Scientific Interest (ANSI) Order No. 20151202137





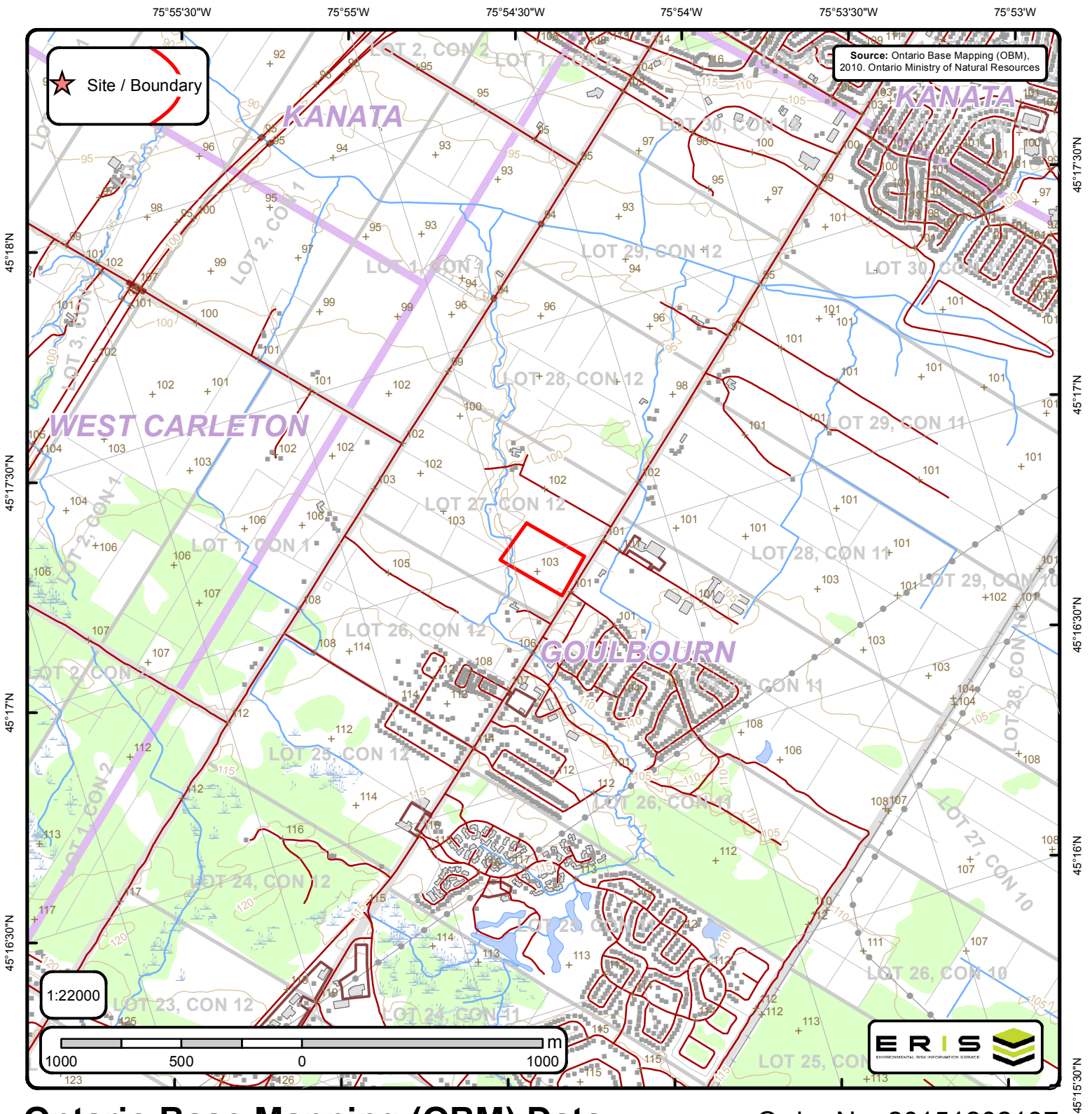
ANSI Report

ANSI Units Found within 2000 m of
5731 Hazeldean Rd, Ottawa, ON, K2S1E6

Page 1
Order ID:
20151202137



No ANSI units found within search area.



Ontario Base Mapping (OBM) Data

Order No. 20151202137

+	Spot Height (metre)	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—	Utility Line	■	Pit or Quarry	■	Conservation Authority
⚡	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	■	Concession	■	Provincial Park
—+—	Railroads	■	Airports	■	Lots	■	National Park
—	Roads	■	Tanks	■	Municipality	■	Nature Reserve
- - -	Trail	■	Building to Scale	■	Land Ownership		