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**Phase I Environmental Site Assessment
Proposed Residential Development
1050 Klondike Road
Kanata, Ontario**



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Submitted to:

D.G. Belfie Planning and Development Consulting Ltd.
21 Pinecone Trail
Stittsville, ON
K2S 1E1

**Phase I Environmental Site Assessment
Proposed Residential Development
1050 Klondike Road
Kanata, Ontario**

September 22, 2020

Project: 65153.01

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Ottawa, ON, Canada
K2K 2A9

September 22, 2020

File: 65153.01

D.G. Belfie Planning and Development Consulting Ltd.
21 Pinecone Trail
Stittsville, ON
K2S 1E1

Attention: Ms. Deborah Belfie

**Re: Phase One Environmental Site Assessment
Proposed Residential Development
1050 Klondike Road
Kanata, Ontario**

Enclosed is GEMTEC's Phase One Environmental Site Assessment report as per the proposal dated July 8, 2020. The Phase One ESA was completed in general accordance with Ontario Regulation 153/04, as amended, and describes the interpreted environmental conditions at the property based on available information and observations at the time the Phase One ESA was completed.

We trust this information is sufficient for your current needs. If you have any questions or require further information, please contact the undersigned.



Emily Piggott, M.Eng.
Environmental Scientist



Su-Kim Roy, M.Eng., P.Eng.
Senior Environmental Engineer

EP/SKR

Enclosures

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EXECUTIVE SUMMARY

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by D.G. Belfie Planning and Development Consulting Ltd. (D.G. Belfie) to complete a Phase One Environmental Site Assessment (ESA) for a proposed residential development at 1050 Klondike Road (the 'subject property').

It is understood that the existing single-tenant residential dwelling at 1050 Klondike Road is to be demolished and replaced with a low-rise (4 storey) apartment building. GEMTEC understands that the Phase One ESA is required in support of the submission of a rezoning and site plan application for the proposed development. As the property will not be changing to a more sensitive land use, the filing of a Record of Site Condition (RSC), as regulated by Ontario Regulation 153/04 under the Environmental Protection Act, is not mandatory. The Phase One ESA was conducted in general accordance with Ontario Regulation 153/04, which is the accepted standard of regulatory agencies in the absence of a mandatory RSC.

Based on records review and the site reconnaissance, three Potentially Contaminating Activities (PCAs) are present at the subject property or within the study area resulting from historical / present activities identified at the subject property and study area. Two Areas of Potential Environmental Concern (APEC) were identified on the subject property and are summarized below:

APEC 1 – Fill of Unknown Origin on the Subject Property

Fill material of unknown quantity and quality was identified to be present on the subject site. Some of the material is anticipated to be present due to the construction of the residential dwelling, while other fill material was imported for the gravel-surfaced driveway to the northwest of the dwelling. No documentation was available regarding the quality for the imported fill material. Due to the uncertainty of quality/quantity of the fill material, this APEC has a potential to impact soil across the subject property primarily in the eastern portion.

APEC 2 – Oil Storage in Fixed AST on Subject Property

An oil aboveground storage tank (AST) was identified in the basement of the residential dwelling present at the subject site. While this AST was reportedly empty, it was formerly associated with an oil-fired furnace that was used to heat the dwelling until the mid-2010s. It is unknown when the AST was installed at the subject site; however, there is the possibility with any bulk petroleum storage of failure (i.e. leaks, spills, etc.), with the potential to release petroleum hydrocarbons into the soil and groundwater. Due to the potential impacts associated with any leaks or spills from the oil AST, this APEC has a potential to impact the soil and groundwater on the western portion of the subject site and under the residential dwelling.

Based on these findings, a Phase Two ESA is recommended to be completed for the subject property, to investigate soil and groundwater quality in the vicinity of the identified APECs in support of the site plan application for redevelopment.

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1.0 INTRODUCTION

1.1 Background

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by D.G. Belfie Planning and Development Consulting Ltd. (D.G. Belfie) to complete a Phase One Environmental Site Assessment (ESA) for a proposed residential development at 1050 Klondike Road (the 'subject property' or 'subject site'). The location of the subject property is shown on Figure A.1, Appendix A.

It is understood that the existing single-tenant residential dwelling at 1050 Klondike Road is to be demolished and replaced with a low-rise (4 storey) apartment building. GEMTEC understands that the Phase One ESA is required in support of the submission of a rezoning and site plan application for the proposed development. As the property will not be changing to a more sensitive land use, the filing of a Record of Site Condition (RSC), as regulated by Ontario Regulation 153/04 under the Environmental Protection Act, is not mandatory. The Phase One ESA was conducted in general accordance with Ontario Regulation 153/04, as amended, which is the accepted standard of regulatory agencies in the absence of a mandatory RSC. The Phase One ESA was conducted by GEMTEC staff members whose qualifications are provided in Appendix B.

1.2 Phase One Property Information

The subject property is located at municipal address 1050 Klondike Road in Kanata, Ontario and is owned by Israr Ahmad Akhtar and Junaid Israr.

The property is semi-rectangular in shape, with approximately 57 m frontage along Klondike Road and 18 m along Sandhill Road. The property is bounded by Klondike Road to the west/northwest, Sandhill Road to the north/northeast, and by 1056 Klondike Road to the south, southeast, and southwest. The subject property has a total area of approximately 0.17 hectares (0.42 acres). The property's PIN and legal description is PT LT 10, CON 4 , AS IN N499485 ; KANATA/MARCH, PIN.

Authorization to proceed with the Phase One ESA was granted by Ms. Debbie Belfie of D.G.Belfie on behalf of the current property owners on August 10, 2020.

2.0 SCOPE OF INVESTIGATION

2.1 General Objectives

The Phase One ESA was conducted in general accordance with current industry standards, as outlined within Ontario Regulation 153/04, as amended. The general objectives of the Phase One ESA were:

- To develop a preliminary determination of the likelihood of contamination in soil or groundwater at the subject property; and,

- To determine the need for a Phase Two ESA.

The general objectives were met through the evaluation of the information gathered from the records review, an interview with persons familiar with site operations and historical land use and a site reconnaissance. Specific objectives for these components and the tasks completed to achieve the objectives of the Phase One ESA study are described below.

2.2 Records Review

The records review was conducted to obtain and review records that relate to the subject property and the surrounding lands within a 250 m radius (i.e., the Phase One “Study Area”) to identify current and past land uses and activities that may have impacted the soil and groundwater quality on-site. The following available records were reviewed as part of the investigation:

- **Bedrock and Overburden Geology Maps** – Overburden and bedrock geology maps provided by Ontario Basic Mapping, the Ministry of Natural Resources and Forestry, and Environmental Systems Research Institute were reviewed in order to identify the underlying soil deposits and bedrock types;
- **Fire Insurance Maps and Reports** – A search of available fire insurance maps and reports was performed for the subject property and study area to confirm the development history of the study area. This information was used to assess the historical occupants present in the study area, the historical presence of storage tanks, and general development of the area over time;
- **Chain of Title** – Chain of title and ownership history for the site was reviewed to confirm the site development, ownership, and occupancy history;
- **Ecolog ERIS Databases** – The Ecolog ERIS report searches more than 50 public and private information databases to identify potential environmental concerns. An Ecolog ERIS report was obtained for the subject site and a 250-metre-buffer surrounding the subject site;
- **City Directories** – Review of city directory listings and ownership history for the subject site obtained from LGI Copy Service Canada to confirm the site development history. This information was used to assess the historical ownership/occupants at the subject site, the historical presence of USTs, industrial activities and development at the subject site;
- **Review of available information from regulatory agencies** (i.e. Technical Standards and Safety Authority (TSSA), Records from the City of Ottawa Historical Land Use Inventory (HLUI), and Local Municipal Works or Engineering Department), including a Freedom of Information (FOI) search request for the subject property. These sources can provide information regarding the presence of fuel storage tanks, approvals and permits, Certificates of Approvals, Ministry of the Environment, Conservation and Parks (MECP) administrative orders (such as control orders, stop orders, remedial orders), and reports submitted to the MECP;

- Aerial Photographs – Aerial photographs taken at regular intervals were reviewed for the subject site and study area. The photographs were reviewed in order to identify potential environmental concerns resulting from historical land uses on the subject site and surrounding areas;
- Mapping of Federally Contaminated Sites – This database prepared by the Treasury Board of Canada Secretariat was reviewed. The interactive maps database provides an inventory of over 4,000 federally owned contaminated sites across the country, and was reviewed to identify any known federal brownfields on the subject property, or in the study area; and
- Ontario Inventory of PCB Storage Sites – This inventory prepared by MECP (Waste Management Branch) was reviewed. The publication includes information of PCB storage sites collected under O.Reg 11/82 through MECP district and regional offices, and was reviewed to determine if any known large PCB storage sites were identified on the subject property, or in the study area.

2.3 Interview

The objective of the interview is to assist in the identification of potentially contaminating activities (PCAs) that may have led to areas of potential environmental concern (APECs) at the subject property based on information provided by persons familiar with the site operations and current and historical land use.

GEMTEC completed an interview with Mr. Andrew Paterson, the current tenant of the residential dwelling on the subject site, on August 31, 2020 at 2:00 pm. Mr. Paterson is the former owner of the subject site and has over 15 years of knowledge with respect to the history and operations at the subject property. Mr. Paterson provided to the best of his knowledge, a description of recent and past uses of the subject property and activities that could have environmental impacts.

2.4 Site Reconnaissance

The site reconnaissance was conducted to document current site conditions and determine if visually apparent APECs are present at the subject property as a result of the current property uses and surrounding land uses. The purpose of the site reconnaissance was to determine if APECs exist through observations regarding current uses and PCAs on, in or under the subject property and, as practicable, current uses and activities and PCAs within the Phase One Study Area.

To meet the specific site reconnaissance objectives outlined above, the subject property was visually assessed to document current conditions and evaluate the potential for environmental impacts to soil and groundwater. The site was also inspected to identify if possible preferential pathways such as underground utilities exist on the subject property that may affect the fate, transport and distribution of contaminants. Adjacent properties were assessed from publicly

accessible boundaries to evaluate the potential for environmental impacts to the subject property. Photographs were taken to support pertinent observations.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One Study Area was determined to include the subject property and surrounding properties located within a 250 m radius; the records review did not identify any properties of interest beyond the 250 m radius. The land use within the study area was observed to be residential, commercial, and community/recreational. Therefore, it was determined that the nature and extent of APECs would not change through consideration of properties outside of the 250-metres radius study area. The location of the subject property and the extent of the Phase One ESA study area are provided on the Study Area Plan, Figure A.2. in Appendix A.

3.1.2 First Developed Use Determination

According to a review of available historical aerial photographs, the subject property was first used for crop or pasture lands from at least the 1950s until the current residential dwelling was constructed on the subject site around 1968.

3.1.3 Fire Insurance Plans

A search of Fire Insurance Plans (FIPs) and insurance reports was completed for the study area, however there were none available. A copy of the OPTA Information Intelligence report is included in Appendix C.

3.1.4 City Directories

A search of the city directories was completed by LGI Copy Service Canada for the study area for the years 1961, 1966, 1971, 1976, 1981-82, 1987, 1992, 1994-95, 1999-2000, 2004-05, and 2010. A copy of the city directory search is provided in Appendix C.

Review of the city directories indicated the following notable information (with associated PCA, as outlined in Table 2 of Schedule D in O.Reg. 153/04):

- The subject site is listed as residential from 1992 to 2010, prior to this the subject site address is not listed; and,
- 1032 Klondike Avenue, located across Sandhill Road approximately 20 m northeast of the subject site was listed as “Ruiter Construction” in 2010. (*Other – General Contractor*).

3.1.5 Chain of Title

The Parcel Register Abstract for PIN is 04517-0005 (LT); and legal description for the subject site is PT LT 10, CON 4 , AS IN N499485 ; KANATA/MARCH. A copy of the Parcel Register Abstracts

is provided in Appendix D. A summary of the information obtained from the Parcel Register Abstracts is provided in Table 3.1.

Table 3.1: Chain of Title Abstract Summary

Year	Property Owner	Notable Details of Parcel Register Abstract
1989 to 2001	Duncan Iain Davidson and Janet Susan Davidson	None
2001 to 2010	Elizabeth Ann Paterson and Andrew Charles Patterson	None
2010 to 2020	Andrew Charles Patterson	None
2020 to Present	Israr Ahmad Akhtar and Junaid Israr	None

No PCAs were identified from the review of the title search.

3.1.6 Previous Environmental Reports

No previous environmental site assessments or environmental investigation reports pertaining to the subject property were made available to GEMTEC for review.

3.2 Environmental Source Information

3.2.1 Databases

GEMTEC contacted Ecolog ERIS to conduct a search of over 50 public and private information databases for the subject property and the area within a 250 metre radius of the subject property. The complete Ecolog ERIS report, including a list of the databases searched, is provided in Appendix E.

All listings in the Ecolog ERIS report were reviewed and the relevant highlights pertaining to potentially contaminating activities are as follows:

Table 3.2: Summary of Ecolog Database

Database	Name	On Subject Property	Within Study Area
ECA	Environmental Compliance Approval	0	1
HINC	TSSA Historic Incidents	0	1
Total		0	2

The search of the ERIS database identified two records within the study area. A summary of these records is presented below:

- The Environmental Compliance Approval database had one record for 351 Sandhill Road, located within the study area approximately 93.5 metres south/southeast from the subject site. The record was approval for municipal and private sewage works, issued July 26, 2019. This record is not expected to impact the soil and groundwater quality of the subject property.
- The TSSA Historic Incidents database has one record for 121 Streamside Crescent, located within the study area approximately 249.4 metres northwest of the subject site. This record was for a release of natural gas into the air, and is not considered notable. A release of natural gas into the air would not be expected to impact the soil and groundwater quality of the subject property.

The unplottable report summary was reviewed to determine if any of the records were located on the subject property or within the study area. Many of the other entries were only located geographically by concession, lot number, or company due to the uncertainty related to the entries describing these activities, and in most cases could not be confirmed as being present within the study area.

3.3 Regulatory Information

3.3.1 Freedom of Information

A Freedom of Information (FOI) request for records on the subject property was sent to the MECP in August 2020. FOI responses consist of information obtained from documents and records from the Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch

A response to the FOI request has not yet been received from the MECP. If the MECP's response identifies records with respect to the subject property which indicate areas of potential environmental concern, an update will be provided.

3.3.2 Technical Safety and Standards Authority

The TSSA was contacted on August 11, 2020, to conduct a search of the subject property (1050 Klondike Road).

The response from the TSSA indicated that they have no records for the subject property. It should be noted that the Fuels Safety Division of the TSSA did not register private fuel underground or aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002.

A copy of the search request and the response from the TSSA is provided in Appendix F.

3.3.3 Historical Land Use Inventory

The City of Ottawa was contacted on August 11, 2020, to provide information from the Planning, Transit and the Environment Departments and from the Historical Land Use Inventory (HLUI).

A response from the City of Ottawa has not yet been received. If the City of Ottawa's response identifies records with respect to the subject property which indicate areas of potential environmental concern, an update will be provided.

3.3.4 City of Ottawa Former Landfills

The City of Ottawa's Old Landfill Management Strategy (OLMS, 2014) OpenData files entitled "Former Landfills" was accessed by GEMTEC to determine if any former landfills exist on the subject site or within the study area. The OLMS identifies 123 former landfills, and includes location, ownership, periods of operation, and waste type for 83 sites identified as previously owned/operated either fully or in part by former municipalities and townships within the boundaries of the City of Ottawa (City of Ottawa, 2017).

3.3.5 Mapping of Federally Owned Contaminated Sites

A Government of Canada, Treasury Board of Canada Secretariat, interactive map illustrating a database of over 4,000 federally owned contaminated sites was reviewed. The database did not identify any federally owned contaminated sites on the subject site or within the study area.

3.3.6 Ontario Inventory of PCB Storage Sites

The Waste Management Branch of the MECP published a report entitled "Ontario Inventory of PCB Storage Sites in October 1991" in January 1992. The publication includes information of PCB storage sites collected under O.Reg 11/82 through MECP district and regional offices. The database did not identify any PCB storage sites on the subject site or within the study area.

3.4 Physical Setting Sources

3.4.1 Aerial Photographs

One 1954 aerial photograph was available from the National Air Photo Library (NAPL) for the subject site; a copy is provided in Appendix G. Photographs from 1965, 1976, 1991, 1999, 2002,

2005, 2007, 2008, 2009, 2011, 2014, 2015, and 2017 provided by GeoOttawa (GeoOttawa, 2000) were reviewed as part of the investigation but are not reproduced within this report due to copyright limitations. Aerial photographs were reviewed to evaluate development progress and potential environmental liabilities, associated with the subject property and surrounding lands. A summary of the aerial photograph information is provided in Table 3.3.

Table 3.2: Aerial Photograph Review

Date	Source	Observations
1954	NAPL	<ul style="list-style-type: none"> The subject site and most of the study area appears to be used as crop or pasture lands. What are currently known as Klondike Road and Sandhill Road border the subject site to the northwest and northeast, respectively. Rural residential dwellings and farm buildings are visible in the study area.
1965	GeoOttawa	<ul style="list-style-type: none"> No significant changes observed from the 1954 Aerial Photograph.
1976	GeoOttawa	<ul style="list-style-type: none"> Development has occurred on the subject property including the construction of a residential dwelling and the clearing of vegetation.
1991	GeoOttawa	<ul style="list-style-type: none"> Significant development has occurred in the study area including multiple new commercial and residential buildings. An oval track borders the subject site to the south. A rural residential dwelling to the south of the subject site has been demolished.
1999	GeoOttawa	<ul style="list-style-type: none"> What appears to be a commercial building has been developed on a property to the south of the subject site.
2002	GeoOttawa	<ul style="list-style-type: none"> A residential subdivision is under development to the east of the subject site.
2005	GeoOttawa	<ul style="list-style-type: none"> No significant changes from the 2002 Aerial Photograph.
2007	GeoOttawa	<ul style="list-style-type: none"> Residential subdivisions are under development to the north and northeast of the subject site.
2008	GeoOttawa	<ul style="list-style-type: none"> No significant changes from the 2007 Aerial Photograph.
2009	GeoOttawa	<ul style="list-style-type: none"> Completed residential subdivisions are present to the north, northeast, and east of the subject site. A school is present directly beyond Sandhill Road to the northeast of the subject site. An excavator and mobile trailer is present on the adjoining land to the southeast of the subject site.
2011	GeoOttawa	<ul style="list-style-type: none"> Some vegetation has been cleared on the adjoining land to the southeast of the subject site and it appears some fill may have been placed. There are tracks leading from this cleared area to a building to the south of the subject site.
2014	GeoOttawa	<ul style="list-style-type: none"> Vegetation on the adjoining land to the south of the subject site has regrown in the previously cleared areas.
2015	GeoOttawa	<ul style="list-style-type: none"> No significant changes from the 2014 Aerial Photograph.
2017	GeoOttawa	<ul style="list-style-type: none"> No significant changes from the 2015 Aerial Photograph.

No PCAs were identified from the aerial photograph review. Although the subject site and other properties within the study area appear to have historically been used for agricultural purposes. It is expected that these subject site and properties within the study area were small-scale local farming operations, and therefore bulk storage or use of pesticides/ herbicides is not anticipated.

3.4.2 Topography, Hydrology, Geology, Physiography

3.4.2.1 Topography and Hydrogeology

Topographic mapping available through the Ontario Basic Mapping (OBM, 2012) and the Ministry of Natural Resources and Forestry (MNR, 2014), were reviewed to determine topographic features in the vicinity of the subject property and study area. The elevation of the subject property is between approximately 75 and 78 metres above sea level and topography at the subject site and surrounding area is generally flat sloping downward slightly to the north towards Shirley's Brook.

3.4.2.2 Hydrology

Groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers and wetland areas. Based on the topography and hydrogeological features, it is anticipated that local shallow groundwater would trend northerly.

3.4.2.3 Surficial Geology

According to "*Surficial Geology of Southern Ontario*" (OGS, 2010), the subject property and majority of the study area consists of alluvial deposits of clay, silt, sand, and gravel. The surficial deposits range from 3 to 10 m thick. Based on this information, the soil is likely to have moderate to low permeability.

3.4.2.4 Bedrock Geology

According to "*Paleozoic Geology of Southern Ontario*" (Armstrong et al., 2007), the subject site and study area are situated within the Beekmantown group of the March formation within the Ordovician age, and consists of sandstone, dolomitic sandstone, and dolostone.

3.4.2.5 Physiography

According to "*The Physiography of Southern Ontario, Third Edition*" (Chapman and Putnam, 1984; 2007), the subject site and study area are located within the physiographic area known as the Ottawa Valley Clay Plains. The Ottawa Valley between Pembroke and Hawkesbury consist of clay plains combined with ridges of rock and sands. The Ottawa Valley is naturally divided into two parts, above and below Ottawa, and each has its own descriptive traits. In the upper section, there is a broad valley with rocky Laurentian uplands rising on either side. In the lower section, a gradual slope can be observed. Within the Valley, some of the uplifted blocks appear above the clay beds due to faults in the bedrock.

3.4.3 Water Bodies and Areas of Natural Significance

Shirley's Brook is situated in the vicinity of the study area, present approximately 185 meters to the south/southwest of the subject property, flowing in a 180-200 metre radius semi-circle around the western portion of the subject area before trending northerly. A mapped wetland surrounds Shirley's Brook, which according to the Ministry of Natural Resources and Forestry has not been evaluated and is identified as a local wetland (not provincially significant).

No other water features, wetlands, or areas of natural significance were identified on the subject property, or within the study area (MNR, 2014).

3.4.4 Fill Materials

It is anticipated that fill materials would have been imported to the subject site during construction of the current residential dwelling in 1968. During the site reconnaissance, gravel fill materials were observed in the driveway areas to the west/northwest of the dwelling. In addition, what appeared to be fill materials were identified on the adjoining property to the south of the site through a review of aerial photographs, specifically in the 2011 aerial photograph. It is also expected that fill materials would have been imported onto the property to the north of the subject site (1032 Klondike Road) during the construction of the existing school in the late-2000s. No supporting documentation was available regarding the quality of the fill material. The historical import of fill of an unknown quality onto the subject site is a PCA (*30. Importation of Fill Material of Unknown Quality*).

3.4.5 Well Records

Water well records were obtained from the MECP for the subject property and the study area. In total, eleven water well records were identified within the study area. The records were for seven domestic water supply wells, one abandoned well, and three monitoring well/test holes, one of which was listed as abandoned. These records are summarized in Appendix H.

The records indicated that the geology primarily consists of clay with some areas of sand, gravel and silt, from surface to depths of between 4.6 and 9.8 metres below ground surface (mbgs) followed by primarily sandstone bedrock. The static groundwater levels were recorded in seven of the wells, at depths between 2.1 and 6.1 mbgs.

The well records for well ID 7128487, and well ID 7141731 included attached site layout plans for 788 March Road. These site plans indicated that six boreholes, including three monitoring wells were advanced on 788 March Road, located approximately 200 metres south of the subject site. The site plans were dated July 24, 2009 (well ID 7128487) and August 20, 2009 (well ID 7141731) was dated June 24, 2005 and were produced by O'Connor Associates.

4.0 INTERVIEW

An interview was completed with Mr. Andrew Paterson, the current tenant of the residential dwelling on August 31, 2020. Mr. Paterson is the former owner of the subject site and has over 15 years of knowledge with respect to the history and operations at the subject property. During the interview, Mr. Paterson indicated the following:

- Mr. Paterson has resided at the dwelling for the past 15 years. Previous tenants of the dwelling have included single families.
- The current and future zoning of the site is residential.
- The residential dwelling was constructed in 1968 and the most recent renovations occurred in the early 1970's. These renovations involved some electrical work to move the laundry room.
- A sump is present in the basement of the dwelling.
- Mr. Paterson indicated that to the best of his knowledge there have never been any chemical management, waste management, or air emissions issues present on the subject property.
- The heating on-site is electric and has been so since the mid-2010s. Previously, an oil-fired furnace and associated oil aboveground storage tank (AST; still present in the basement) supplied heat to the building. It is unknown when the oil-fired furnace was installed; however, a wood boiler was used prior to the oil-fired furnace; this wood boiler reportedly blew up with no damage to the dwelling.
- Private services including a domestic well and septic system present at the subject site. These private services will be removed once construction for the proposed apartment building is ready to proceed and municipal services have been connected at the subject site.
- Mould was formerly present at the subject site but was reportedly removed by the tenant in the mid-2010s.
- There are no known issues relating to lead, ozone depleting substances, polychlorinated biphenyls, pesticides/ herbicides, radon, mercury, radioactive material, or urea formaldehyde foam insulation – however based on the age of the building some historical building materials containing these substances may be present.
- Overall, Mr. Paterson indicated that in his opinion, all information relating to the site has been provided, and no additional information relating to the environmental condition of the site is available.

4.1 Assessment and Evaluation of Interview

Mr. Paterson commented on the use of the subject property, future development plans and neighbouring properties. The interview results are consistent with historical records, and other information sources.

The former heat source of the building (oil-fired furnace) is a PCA (28. *Gasoline and Associated Products Stored in Fixed Tanks*).

5.0 SITE RECONNAISSANCE

5.1 General Site Conditions

A GEMTEC representative, Connor Shaw, visited the subject property and conducted the site reconnaissance on August 31, 2020, between the hours of 2:00 pm and 3:00 pm. The study area was assessed in a systematic manner by walking the project extents and recording visual and olfactory observations. The weather at the time of the site reconnaissance was sunny and the air temperature was approximately 22°C.

At the time of the site reconnaissance, the subject site was observed to contain a one-storey residential dwelling with basement. A gravel driveway and parking area was present to the west/northwest of the dwelling while the remaining site surfaces were grassed and landscaped. The building was observed to be a wood frame structure with a poured concrete foundation and brick/vinyl siding exterior.

5.2 Site Photographs

Photographs of the subject property were taken during the course of the site reconnaissance to document the general condition of the site. Selected relevant photographs are presented in Appendix I. A discussion of the photographs is provided in Table 5.1.

Table 5.1: Summary of Site Photographs

Plate Number	Compass Orientation	Description
I1	Indoors	One oil AST observed in the basement of the residential dwelling. No staining or odours were observed in the vicinity of this AST.
I2	East	Two propane tanks observed along the west exterior wall of the residential dwelling.

5.3 Adjacent Lands

Adjacent properties were viewed from the subject property and publicly accessible boundaries to assess the potential for current land uses in the vicinity to adversely impact the soil and groundwater quality at the subject property. The following adjacent properties were observed:

Northwest: Klondike Road (Community Use) followed by a residential dwelling;

Northeast: Sandhill Road (Community Use) followed by South March Public School

Southwest: Residential dwelling and child care facility (Sessila Academy); and

Southeast: Greenspace followed by a Mosque (KMA Mosalla).

5.4 Site Reconnaissance Limitations

Due to restricted access to the residential dwelling resulting from COVID-19 limitations at the time of the site reconnaissance, only the basement and main living areas were observed. However, as was discussed through the site interview, to the knowledge of the current property tenant and former property owner, no activities, or businesses which have the potential to result in negative environmental impacts were identified on the subject property or within the vicinity of the subject property.

5.5 Hazardous Materials

5.5.1 Lead

Under the federal Hazardous Products Act, the lead content in interior paint was limited to 0.5% by weight in 1976. After 1980, lead was not used in interior paints; however, exterior paints may have still contained lead. All consumer paints produced and imported into Canada were virtually lead-free as of 1992.

Based on the reported year of construction (1968), lead based paints may have been used and may be present on the subject property.

5.5.2 Mercury

Mercury is commonly found in thermostats and electrical switches, as well as mercury vapour-containing fluorescent light bulbs.

Lighting was observed to be LED throughout the accessed portions of the dwelling; however, it is unknown if fluorescent light bulbs, which may contain mercury, are present in the inaccessible areas of the dwelling.

5.5.3 Storage Tanks

One steel double wall AST was observed in the basement of the residential dwelling. The AST was reportedly empty; however, it formerly contained oil used to supply an oil-fired furnace present at the subject site for heating until the heating system was transitioned to electric in the mid-2010s. There were no signs of staining on the floor within the area where the AST was located. An image is provided in Photograph I1, Appendix I.

One 500 lb propane tank and a smaller propane tank were observed along the west exterior wall of the dwelling. These propane tanks were reportedly connected to a barbeque but have not been used in quite some time. An image is provided in Photograph I2, Appendix I.

5.5.4 PCBs

From the 1930s to the 1970s, PCBs were used to make coolants and lubricants for certain kinds of electrical equipment, including transformers and capacitors, and were widely used in a number of industrial materials including sealing and caulking compounds, inks, and paint additives. PCBs are an environmental concern as they do not readily degrade and have been identified to bio-accumulate. In Canada, the Federal Environmental Contaminants Act (1976) prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, the storage and disposal of PCB waste materials is regulated.

No transformers were identified on the subject property at the time of site reconnaissance.

5.5.5 Asbestos Containing Materials (ACM)

Asbestos has been used in many products in buildings and continues to be used in some building products today. Two categories of asbestos were used in building construction (i) non-friable asbestos-containing materials (ACMs), and (ii) friable ACMs. Products that contain non-friable (hard or non-crumbly) asbestos include floor tiles, cement sheeting and pipes, motor vehicle brakes, and roofing materials. The use of these products has declined significantly since the 1970s; however, these products are still legal and are still used in Canada today. Friable asbestos materials can be crumbled, pulverized, or reduced to powder by hand pressure. Due to the softer nature of these products, the fibres can more readily be released to the air where they can be inhaled. Most friable products were withdrawn from the Canadian market in the 1970s, and production of friable products ceased, and they were commercially unavailable by 1982. However, it was not until 1985 that provincial regulatory bodies enforced a complete ban on friable asbestos products. Common friable products included sprayed fireproofing, sprayed acoustic or decorative finishes, and thermal insulation on piping or mechanical systems.

Based on the reported year of construction (1968), ACMs may have been used during development. Potential ACMs were not observed during the site reconnaissance.

5.5.6 Urea Formaldehyde Foam Insulation (UFFI)

UFFI became an insulation product for houses in Canada in the 1970s; however, it was banned in Canada in 1980 under the Hazardous Products Act. UFFI can begin to deteriorate if exposed to water and moisture, and its degradation can also result in formaldehyde gas emissions.

Based on the reported year of construction (1968), there is a potential for UFFI to be present within the dwelling.

5.5.7 Solid Waste Disposal Practices

No commercial waste bin containers were identified on the subject site at the time of the site reconnaissance. Regular municipal waste collection services are available for the residential dwelling at the subject site and the other residential dwellings present within the study area.

5.5.8 Ozone Depleting Substances

In 1998, the Federal government filed the Ozone-Depleting Substances Regulations. The Regulations reflect Canada's commitment to meet its requirements under the Montreal Protocol on Substances that Deplete the Ozone Layer. The Montreal Protocol is an international agreement signed by over 180 countries to control the production and exchange of certain ozone-depleting substances. The Regulations are intended to further reduce emissions of ozone-depleting substances. The Regulations were amended in 2001, 2002, and 2004.

One refrigerator was observed inside the residential dwelling, which is likely to contain small quantities of ODSs.

5.5.9 Radon Gas

Radon is a colourless, tasteless radioactive gas with a very short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly confined areas near or in the ground, such as basements, where vapours can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure.

Based on GEMTEC's review of the map entitled "Radon Potential Map Ontario", the subject site is within a guarded potential radon hazard area, meaning there is low potential for radon to be present within subject property (REMC, 2011). Actual radon concentrations can only be determined using Long-term Measurement techniques, as described within Health Canada's 'Guide for Radon Measurements in Public Buildings' document (Health Canada, 2016).

5.6 Unidentified Substances

No unidentified substances were identified at the time of the site reconnaissance.

5.7 Odours

No significant odours were identified in or around the structure at the time of site reconnaissance.

5.8 Water, Wastewater and Storm Water

A private domestic well and septic system are present at the subject site. The well is located directly south of the dwelling, under the deck, while the septic system is present directly east of the dwelling. No drains or catch basins were observed on the subject site during the site reconnaissance.

5.9 Pits, Ponds and Lagoons

No ponds, pits, or lagoons were observed on the subject site at the time of the site reconnaissance.

5.10 Stained Materials and Stressed Vegetation

No stained materials or stressed vegetation were observed at the time of the site reconnaissance.

5.11 Watercourses, Ditches or Standing Water

No watercourses, ditches, or standing water was identified on the subject site.

5.11.1 Underground Utilities

There is potential for underground utilities and service corridors to affect contaminant transport for the subject property, if contaminants are present. Private services including a well and septic system are located on the subject site along with hydro and buried cables. The adjacent properties and roadways are presumed to be fully serviced with natural gas, hydro, water, and municipal sewer.

5.12 Issues of Potential Environmental Concern

The observed gravel fill present in the driveway area on the subject site to the northwest of the dwelling is a PCA (*30. Importation of Fill Material of an Unknown Quality*).

In addition, the presence of an oil AST (reportedly empty) in the basement of the dwelling is a PCA (*28. Gasoline and Associated Products Storage in Fixed Tanks*).

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

A summary of the current and past uses for the subject property is provided in Table 6.1. The property is currently owned by Israra Ahmad Akhtar and Junaid Israr.

Table 6.1: Current and Past Uses of the Subject Property

Year	Property Owner	Property Use
Previous to 1968	Unknown	Small Agricultural Use / Other Property Use
1989 to 2001	Duncan Iain Davidson and Janet Susan Davidson	Residential
2001 to 2010	Elizabeth Ann Paterson and Andrew Charles Patterson	Residential
2010 to 2020	Andrew Charles Patterson	Residential
2020 to Present	Israr Ahmad Akhtar and Junaid Israr	Residential

6.2 Potentially Contaminating Activities

The Phase One ESA identified three PCAs within the study area, which are summarized in Table 6.2 and identified on Figure A.2 within Appendix A.

Table 6.2: Summary of PCAs Identified within the Study Area

PCA Type	Description of PCA	Address of PCA	Data Source	PCA Resulted in APEC Rationale
28. Gasoline and Associated Products Storage in Fixed Tanks	Presence of furnace oil AST on subject site.	1050 Klondike Road	Site Reconnaissance	Yes Based on PCA present on the subject site.
30. Importation of Fill Material of Unknown Quality	Imported fill material on subject property. No documentation was available to confirm soil origin and/or quality.	1050 Klondike Road	Aerial Photographs & Site Reconnaissance	Yes Based on PCA present on the subject site.

PCA Type	Description of PCA	Address of PCA	Data Source	PCA Resulted in APEC Rationale
Other	General Contractor	1032 Klondike Road	City Directory	No Property is located approximately 20 m, down-gradient of the subject site and thus operations at this property are not anticipated to impact the soil and groundwater quality of the subject site.

6.3 Areas of Potential Environmental Concern

GEMTEC identified two APECs at the subject property resulting from two on-site PCAs with a potential to result in impacts to soil and/or groundwater quality on the subject property. The identified APECs are summarized in Table 6.3 below and Figure A.3 in Appendix A.

Table 6.3: Summary of Areas of Potential Environmental Concern.

APEC	PCA Identifier	Description	Location of APEC within Subject Property	Media Potentially Impacted	Contaminants of Potential Concern (COPCs)
1	28. Gasoline and Associated Products Storage in Fixed Tanks	An oil AST was observed in the basement of the residential dwelling during the site reconnaissance. This AST was reportedly empty; however was associated with a former oil-fired furnace used to heat the dwelling until the mid-2010s.	Western portion of the subject site and under the building	Soil Groundwater	BTEX PHC F1-F4
2	30. Importation of Fill Material of Unknown Quality	Fill material was likely imported onto the subject site during construction of the current residential dwelling in 1968. In addition, a gravel-surfaced driveway is present on the subject site. The origin and quality of the fill material is unknown.	Across site	Soil	M&I PAHs

Notes:

PHC F1-F4 – Petroleum hydrocarbons fractions F1 to F4

BTEX – Benzene, toluene, ethylbenzene, xylenes

M&I – Metals and Inorganics

Based on observations during the time of the site reconnaissance and review of historical records, the following current/historical operations on the subject property have the potential to impact the soil and groundwater quality of the subject site.

APEC 1 – Fill of Unknown Origin on the Subject Property

Fill material of unknown quantity and quality was identified to be present on the subject site. Some of the material is anticipated to be present due to the construction of the residential dwelling, while other fill material was likely imported for the gravel-surfaced driveway to the northwest of the dwelling. No documentation was available regarding the quality for the imported fill material. Due to the uncertainty of quality/quantity of the fill material, this APEC has a potential to impact soil across the subject property, primarily in the eastern portion.

APEC 2 – Oil Storage in Fixed AST on Subject Property

An oil AST was identified in the basement of the residential dwelling present at the subject site. While this AST was reportedly empty, it was formerly associated with an oil-fired furnace that was used to heat the dwelling until the mid-2010s. It is unknown when the AST was installed at the subject site; however, there is the possibility with any bulk petroleum storage of failure (i.e. leaks, spills, etc.), with the potential to release petroleum hydrocarbons into the soil and groundwater. Due to the potential impacts associated with any leaks or spills from the oil AST, this APEC has a potential to impact the soil and groundwater on the subject site.

6.4 Phase One Conceptual Site Model

Based on the historical review and site reconnaissance, GEMTEC concludes that there is potential for soil and/or groundwater contamination at the subject property. Information presented in this report that contributes to the development of the CSM is presented as applicable in Figures A.2, and A.3, Appendix A, and is summarized as follows:

- A total of eleven water well records were identified as being present within the study area. The records were for seven domestic water supply wells, one abandoned well, and three monitoring wells, one of which was listed as abandoned.
- The well records indicated that the geology primarily consists of clay with some areas of sand, gravel and silt, from surface to depths of between 4.6 and 9.8 metres below ground surface (mbgs) followed by primarily sandstone bedrock. The static groundwater levels were recorded in seven of the wells, at depths between 2.1 and 6.1 metres below grade surface (mbgs).

- Private services including a domestic well and septic system currently service the subject site. However, these private services will be removed once construction for the proposed apartment building is ready to proceed and municipal services have been connected at the subject site.
- There is potential for underground utilities and service corridors to affect contaminant transport for the subject property, if contaminants are present. Private services including a well and septic system are located on the subject site along with hydro and buried cables. The adjacent properties and roadways are presumed to be fully serviced with natural gas, hydro, water, and municipal sewer.
- The subject property is currently being rented to a single tenant and is owned by Israr Ahmad Akhtar and Junaid Israr.
- The elevation of the subject property is between approximately 75 and 78 metres above sea level and topography at the subject site and surrounding area is generally flat sloping downward slightly to the north towards Shirley's Brook.
- Shirley's Brook is situated in the vicinity of the study area, present approximately 185 meters to the south/southwest of the subject property, flowing in a 180-200 metre radius semi-circle around the west of the subject area. A mapped wetland surrounds Shirley's Brook, which according to the Ministry of Natural Resources and Forestry has not been evaluated. No other water features, wetlands, or areas of natural significance were identified on the subject property, or within the study area.
- Surficial and bedrock geology maps of the Ottawa area were reviewed. Based on the review, overburden in the vicinity of the subject property generally consists of alluvial deposits of clay, silt, sand, and gravel having a thickness ranging from 3 to 10 m. Bedrock is mapped as sandstone, dolomitic sandstone, and dolostone of the March formation.
- Based on the review of records, interviews and the site reconnaissance completed as part of the Phase One ESA, GEMTEC identified three PCAs for the study area, resulting in two APECs for the study property. These PCAs (with a PCA code identified within Table 2 of Schedule D in O.Reg. 153/04) include:
 - *28. Gasoline and Associated Products Storage in Fixed Tanks*
 - *30. Importation of Fill Material of Unknown Quality*
 - *Other. General Contractor*

Information considered for the development of this CSM was gathered from numerous sources (i.e. aerial photographs, city directories, environmental database searches, physical setting sources, interviews and a site reconnaissance) which reduces the potential for not identifying a former property use or PCA.

6.4.1 Discussion of Uncertainty

There is uncertainty with the Phase One Conceptual Site Model associated with using well record data, topographic and geology maps from external sources. Information based on these sources may have changed since publishing due to construction, seasonal variations, or other factors.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on review of records and the site reconnaissance, potential environmental concerns are present at the subject property resulting from historical / present activities and PCAs identified at the subject property and study area.

The APECs identified at the subject property include:

APEC 1 – Fill of Unknown Origin on the Subject Property

Fill material of unknown quantity and quality was identified to be present on the subject site. Some of the material is anticipated to be present due to the construction of the residential dwelling, while other fill material was likely imported for the gravel-surfaced driveway to the northwest of the dwelling. No documentation was available regarding the quality for the imported fill material. Due to the uncertainty of quality/quantity of the fill material, this APEC has a potential to impact soil across the subject property, primarily in the eastern section.

APEC 2 – Oil Storage in Fixed AST on Subject Property

An oil AST was identified in the basement of the residential dwelling present at the subject site. While this AST was reportedly empty, it was formerly associated with an oil-fired furnace that was used to heat the dwelling until the mid-2010s. It is unknown when the AST was installed at the subject site; however, there is the possibility with any bulk petroleum storage of failure (i.e. leaks, spills, etc.), with the potential to release petroleum hydrocarbons into the soil and groundwater. Due to the potential impacts associated with any leaks or spills from the oil AST, this APEC has a potential to impact the soil and groundwater on the subject site.

A Phase Two ESA is recommended to be completed for the subject property, to investigate soil and groundwater quality in the vicinity of the identified APECs in support of the site plan application for redevelopment.

8.0 LIMITATIONS OF LIABILITY

This Phase One ESA was carried out in general accordance with O.Reg 153/04, as amended. The results of this Phase One ESA should in no way be construed as a warranty that the subject property is free from any and all contaminants other than those noted in this report, nor that all compliance issues have been addressed.

This report was prepared for the exclusive use of D.G. Belfie Planning and Development Consulting Ltd. and is based on data and information collected during the Phase One ESA of the property conducted by GEMTEC Consulting Engineers and Scientists Limited at the time of the

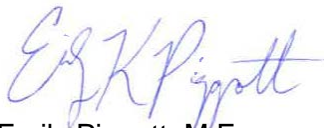
investigation. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC Consulting Engineers and Scientists Limited, and D.G. Belfie Planning and Development Consulting Ltd. In evaluating this site, GEMTEC Consulting Engineers and Scientists Limited has relied in good faith on information provided by others. We accept no responsibility for any deficiencies or inaccuracies in this report as a result of omissions, misinterpretations, or fraudulent acts of others.

The assessment of environmental conditions and possible site hazards presented has been made using the available historical and technical data collected and provided by others. The conclusions provided herein represent the best judgment of GEMTEC Consulting Engineers and Scientists Limited based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities.

The scope of the Phase One ESA is sufficient to identify existing and/or potential environmental liabilities that are obvious from visual examination of surface features and from available sources of information. This level of work is a method of risk reduction, not risk elimination. No building materials, water, liquid, gas, products or chemical sampling and/or testing on or in the vicinity of the subject property was carried out as part of this assessment. The Phase One ESA does not include a program of intrusive observation/testing. These activities would be carried out as part of a Phase Two ESA. This environmental assessment included only a cursory overview of the neighbouring land uses from public right of ways and from the subject property and does not constitute a complete assessment of the adjacent sites.

9.0 CLOSURE

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.



Emily Piggott, M.Eng.
Environmental Scientist



Su-Kim Roy, M.Eng., P.Eng.
Senior Environmental Engineer

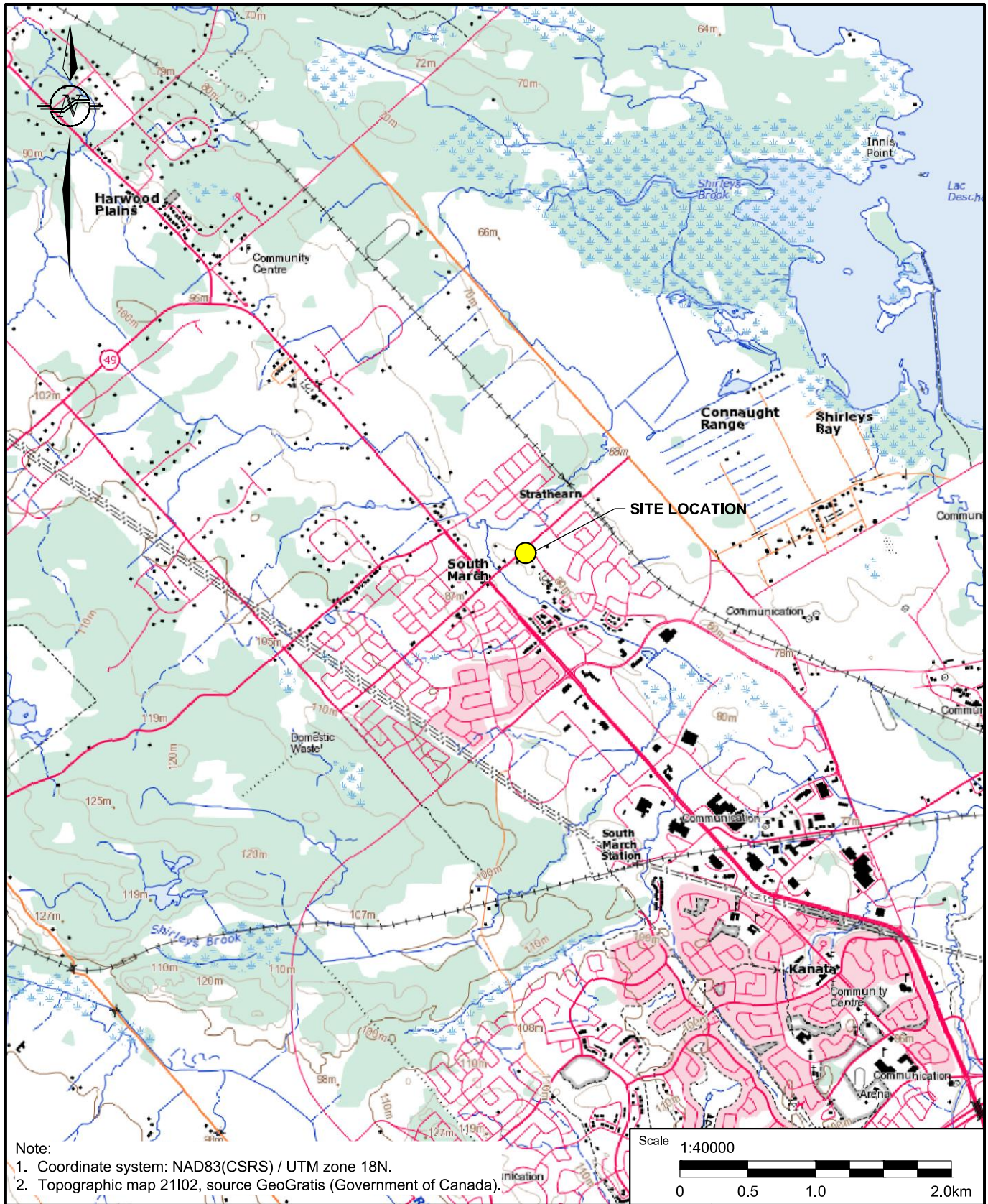
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APPENDIX A

Figures



Project
**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
 PROPOSED RESIDENTIAL DEVELOPMENT
 1050 KLONDIKE ROAD, KANATA, ONTARIO**

Drawing
SITE LOCATION PLAN



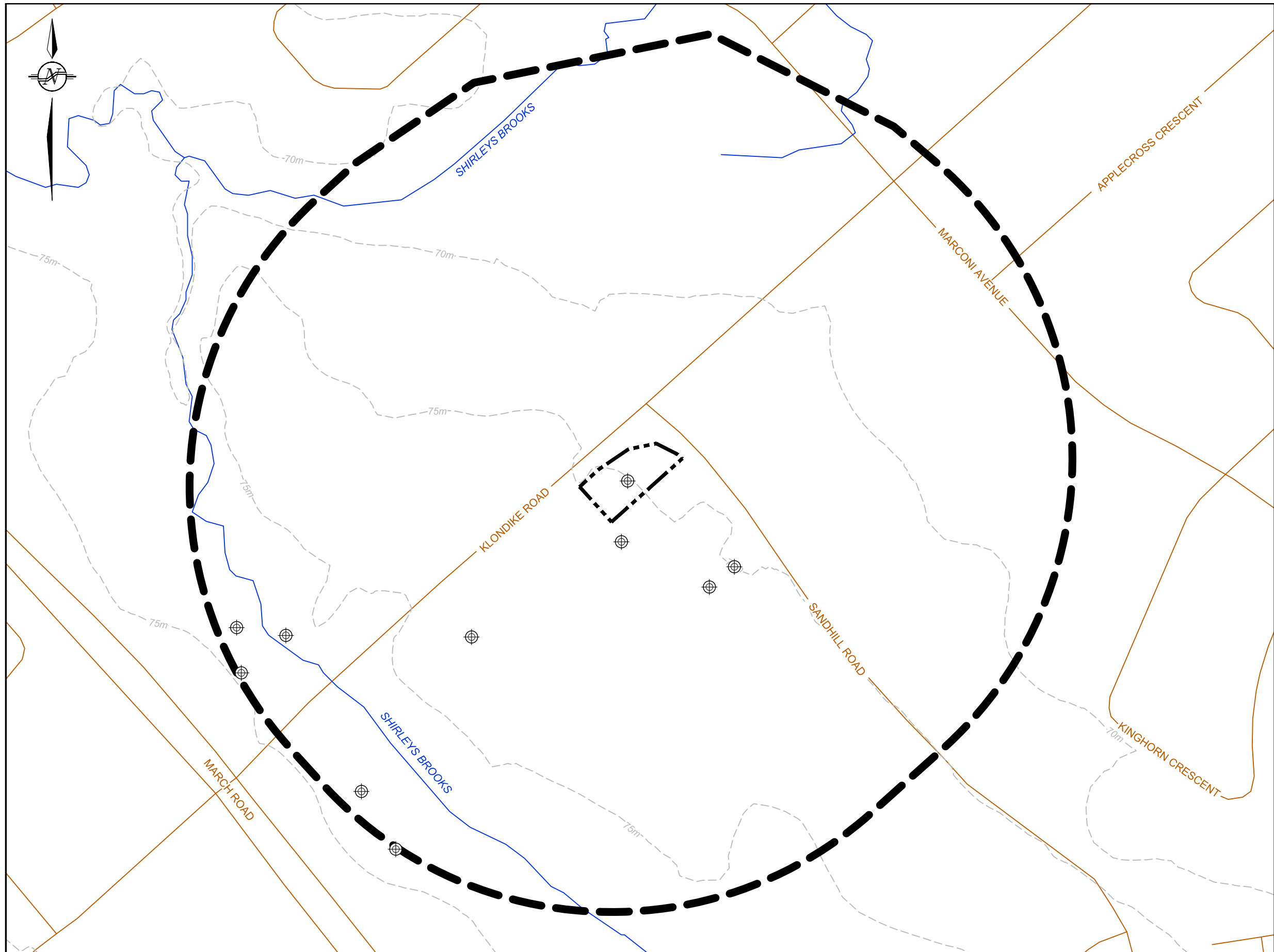
Drawn By
CHG

Date
AUGUST 2020




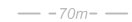


Project No.
65153.01

Drawing No.
FIGURE A.1

Revision No.
0



Legend

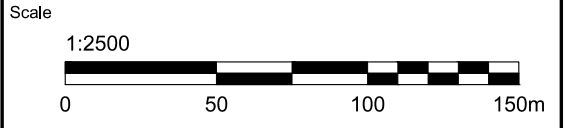
-  Well
-  Road
-  Watercourse
-  Contour, in metres
-  Subject site
-  Study area
250m around subject site

Note
 1. This drawing is a schematic representation. Sizes, locations and dimensions are approximate.
 2. Coordinate system: NAD83(CSRS) / UTM zone 18N.

Date	September 2020	Drawn By	CHG	Checked By	EP
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Project
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
 PROPOSED RESIDENTIAL DEVELOPMENT
 1050 KLONDIKE ROAD, KANATA, ONTARIO

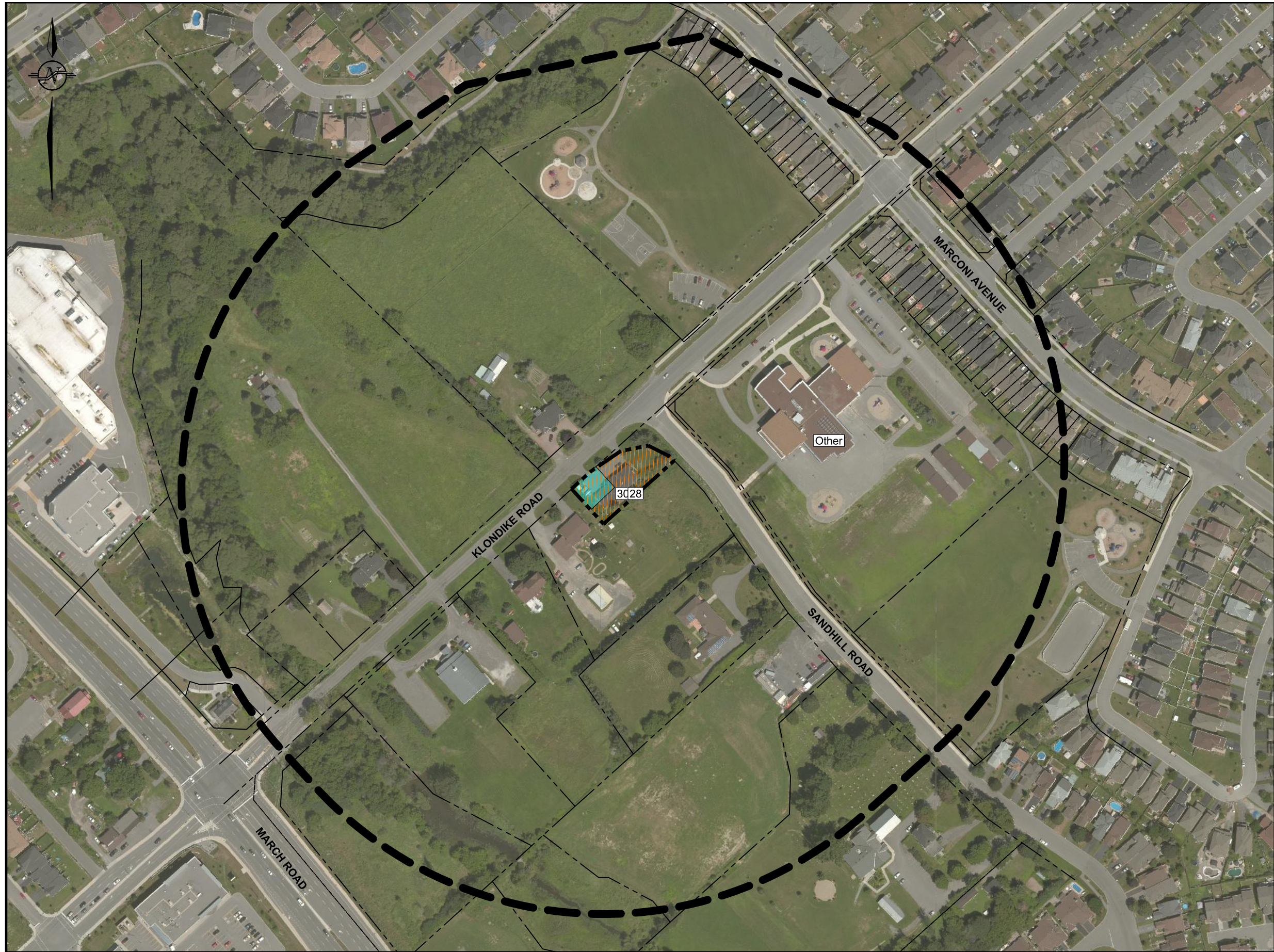
Drawing
 TOPOGRAPHIC FEATURES



Project No.	65153.01	Drawing	FIGURE A.2	Revision No.	0
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Legend

- Property Line
- Subject Site
- Study area
- 250m around subject site

Potentially Contaminating Activities

- 28 Gasoline and associated products stored in fixed tanks.
- 30 Importation of fill material on unknown quality.
- Other General Contractor

Areas of Potentially Contaminating Activities

- APEC 1 - Oil AST on subject property
- APEC 2 - Fill of unknown origin on subject property

Note

- This drawing is a schematic representation. Sizes, locations and dimensions are approximate.
- Coordinate system: NAD83(CSRS) / UTM zone 18N.

Date	September 2020	Drawn By	CHG	Checked By	EP
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Project

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
PROPOSED RESIDENTIAL DEVELOPMENT
1050 KLONDIKE ROAD, KANATA, ONTARIO

Drawing

STUDY AREA

Scale

1:2500

Project No.	65153.01	Drawing	FIGURE A.3	Revision No.	0
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GEMTEC
CONSULTING ENGINEERS
AND SCIENTISTS

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APPENDIX B

Qualifications of Assessors

QUALIFICATION OF ASSESSORS

Emily Piggott, M.Eng. – Environmental Scientist

The primary assessor for this Phase One Environmental Site Assessment was Ms. Emily Piggott. Ms. Piggott has a formal education, which includes a Bachelor Science with a major in Chemistry. She has further specialized in environmental assessment while completing her Masters of Engineering in Environmental Engineering. This formal education has provided her with the knowledge and expertise to identify sources of environmental concern and evaluate their potential to cause environmental contamination.

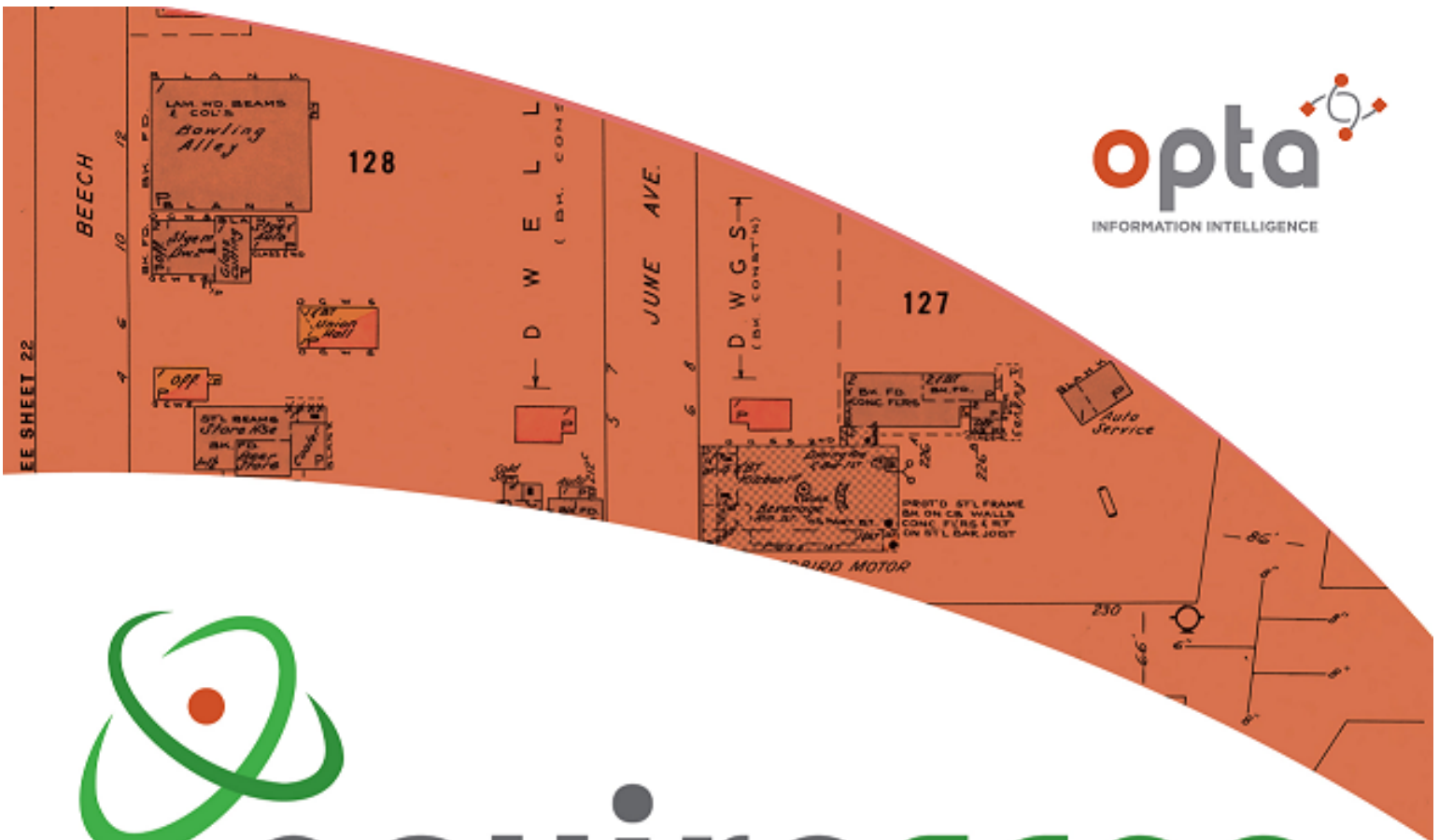
Su-Kim Roy, M.Eng., P.Eng. – Environmental Engineer

The Phase One ESA was carried out under the supervision of Ms. Su-Kim Roy, M.Eng., P.Eng., a registered Professional Engineer in the Province of Ontario to ensure that the Phase One ESA has been carried out to meet the general objectives and requirements of Ontario Regulation 153/04. Ms. Roy has over 20 years of experience in the completion of Environmental Site Assessments.



APPENDIX C

Fire Insurance Plans and City Directory



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:
Stephanie

Site Address:

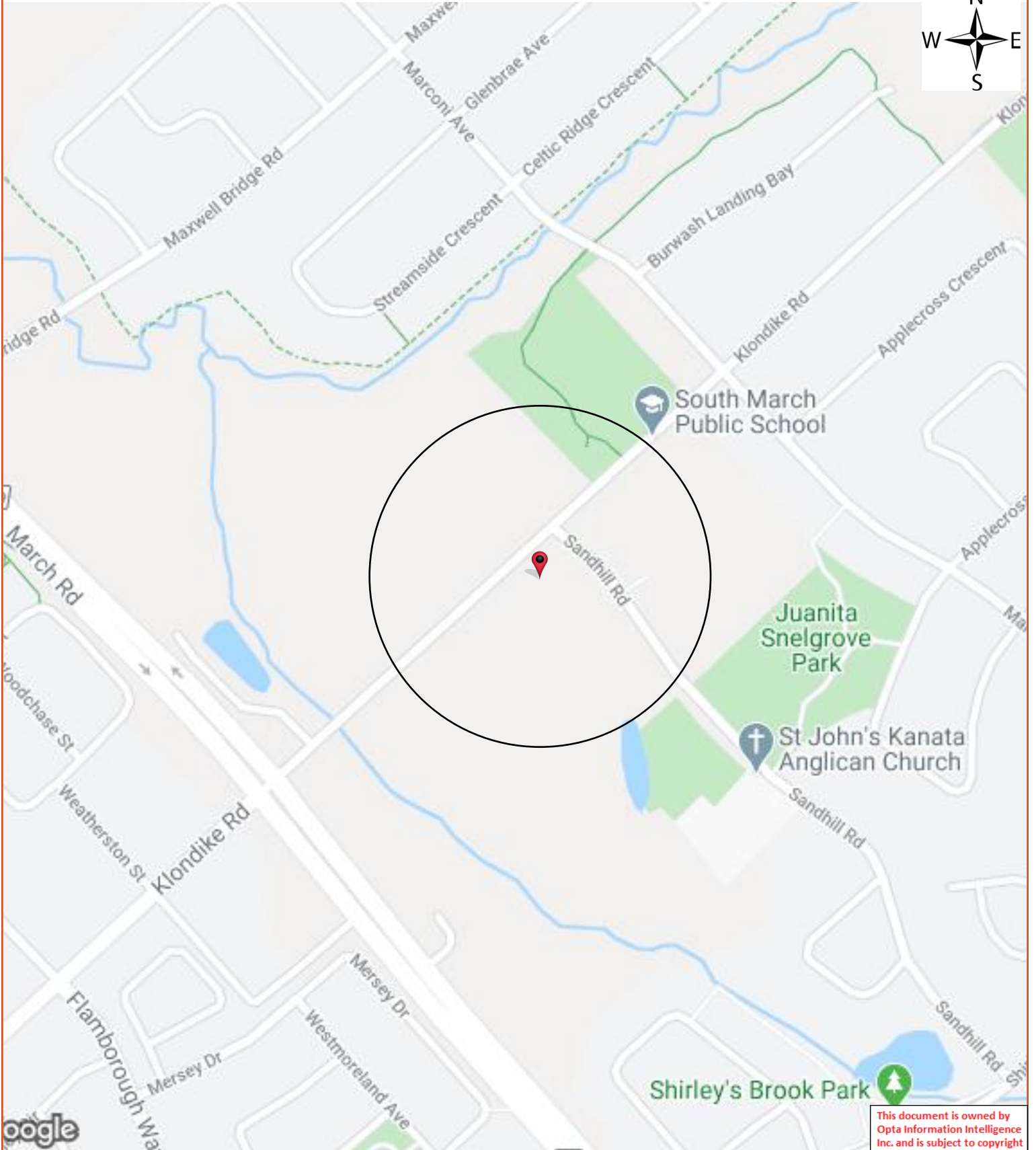
1050 Klondike Road Kanata ON
Project No:

20200810230
Opta Order ID:

76674

Requested by:
Eleanor Goolab
ERIS

Date Completed:
8/19/2020 9:56:16 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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Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

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.

No Records Found

Requested by:

Eleanor Goolab

Date Completed: 08/19/2020 09:56:16



OPTA INFORMATION INTELLIGENCE

No Records Found



City Directory Information Source
Vernon's Ottawa & Area, ON City Directory

2010	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Res (1 Tenant)
Adjacent Properties:	
Klondike Road (980-1090)	-All Residential 1032-Ruiter Construction -Children's Village of Ottawa Carleton 1056-Greenwoods Academy 1078-Baptist Church
Marconi Avenue (All)	-All Residential 1020-Longwood Building Corp.
Sandhill Road (All)	-All Residential 325-Anglican Church

2004-05	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Res (1 Tenant)
Adjacent Properties:	
Klondike Road (980-1090)	-All Residential 1078-Baptist Church
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-All Residential 325-Anglican Church

1999-2000	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Res (1 Tenant)
Adjacent Properties:	
Klondike Road (980-1090)	-All Residential
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-All Residential 325-Anglican Church

1994-95	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Res (1 Tenant)
Adjacent Properties:	
Klondike Road (980-1090)	-All Residential
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-All Residential 325-Anglican Church

1992	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Res (1 Tenant)
Adjacent Properties:	
Klondike Road (980-1090)	-All Residential
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-All Residential 325-Anglican Church

1987	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Klondike Road (980-1090)	-Street Not Listed
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-Street Not Listed

1981-82	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Klondike Road (980-1090)	-Street Not Listed
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-Street Not Listed

1976	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Klondike Road (980-1090)	-Street Not Listed
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-Street Not Listed

1971	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Klondike Road (980-1090)	-Street Not Listed
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-Street Not Listed

1966	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Klondike Road (980-1090)	-Street Not Listed
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-Street Not Listed

1961	
Project Number: Gemtec Connor	
Site Address: 1050 Klondike Road, Kanata, Ontario	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Klondike Road (980-1090)	-Street Not Listed
Marconi Avenue (All)	-Street Not Listed
Sandhill Road (All)	-Street Not Listed



APPENDIX D

Chain of Title

PROPERTY DESCRIPTION: PT LT 10, CON 4 , AS IN N499485 ; KANATA/MARCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK MH3

PIN CREATION DATE:
1995/03/20

OWNERS' NAMES
AKHTAR, ISRAR AHMAD
ISRAR, JUNAID

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/03/20 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/03/20**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/03/17 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1995/03/20 **</p>						
N499485	1989/08/16	TRANSFER		*** COMPLETELY DELETED ***	DAVIDSON, DUNCAN IAIN DAVIDSON, JANET SUSAN	
N499486	1989/08/16	CHARGE		*** COMPLETELY DELETED ***	THE CIVIL SERVICE CO-OPERATIVE CREDIT SOCIETY LTD.	
LT1051584	1997/06/18	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** THE CIVIL SERVICE CO-OPERATIVE CREDIT SOCIETY LIMITED	THE TORONTO-DOMINION BANK	
REMARKS: N499486						
LT1110845	1998/03/19	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK	THE CIVIL SERVICE CO-OPERATIVE CREDIT SOCIETY, LIMITED	
REMARKS: N499486 AND LT1051584						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC10376	2001/10/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE CIVIL SERVICE CO-OPERATIVE CREDIT SOCIETY, LIMITED		
	<i>REMARKS: RE: N499486</i>					
OC31068	2001/12/31	CHARGE		*** COMPLETELY DELETED *** DAVIDSON, DUNCAN IAIN DAVIDSON, JANET SUSAN	CANADIAN IMPERIAL BANK OF COMMERCE	
OC442601	2005/03/15	TRANSFER		*** COMPLETELY DELETED *** DAVIDSON, DUNCAN IAIN DAVIDSON, JANET SUSAN	PATERSON, ELIZABETH ANN PATERSON, ANDREW CHARLES	
	<i>REMARKS: PLANNING ACT STATEMENTS</i>					
OC442602	2005/03/15	CHARGE		*** COMPLETELY DELETED *** PATERSON, ELIZABETH ANN PATERSON, ANDREW CHARLES	THE BANK OF NOVA SCOTIA	
OC500100	2005/08/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	<i>REMARKS: RE: OC31068</i>					
OC1092724	2010/04/01	TRANSFER		*** COMPLETELY DELETED *** PATERSON, ANDREW CHARLES PATERSON, ELIZABETH ANN	PATERSON, ANDREW CHARLES	
OC1092725	2010/04/01	CHARGE		*** COMPLETELY DELETED *** PATERSON, ANDREW CHARLES	SCOTIA MORTGAGE CORPORATION	
OC1097559	2010/04/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
	<i>REMARKS: OC442602.</i>					
OC1231968	2011/05/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
	<i>REMARKS: OC1092725.</i>					
OC1237616	2011/05/25	CHARGE		*** COMPLETELY DELETED *** PATERSON, ANDREW CHARLES	MANULIFE BANK OF CANADA	
OC2204128	2020/03/27	TRANSFER	\$550,000	PATERSON, ANDREW CHARLES	AKHTAR, ISRAR AHMAD ISRAR, JUNAID	C
	<i>REMARKS: PLANNING ACT STATEMENTS.</i>					

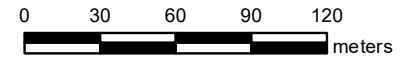
LAND
 REGISTRY
 OFFICE #4

04517-0005 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC2204129	2020/03/27	CHARGE	\$687,000	AKHTAR, ISRAR AHMAD ISRAR, JUNAID	THE TORONTO-DOMINION BANK	C
OC2211040	2020/04/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** MANULIFE BANK OF CANADA		
REMARKS: OC1237616.						

SCALE



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

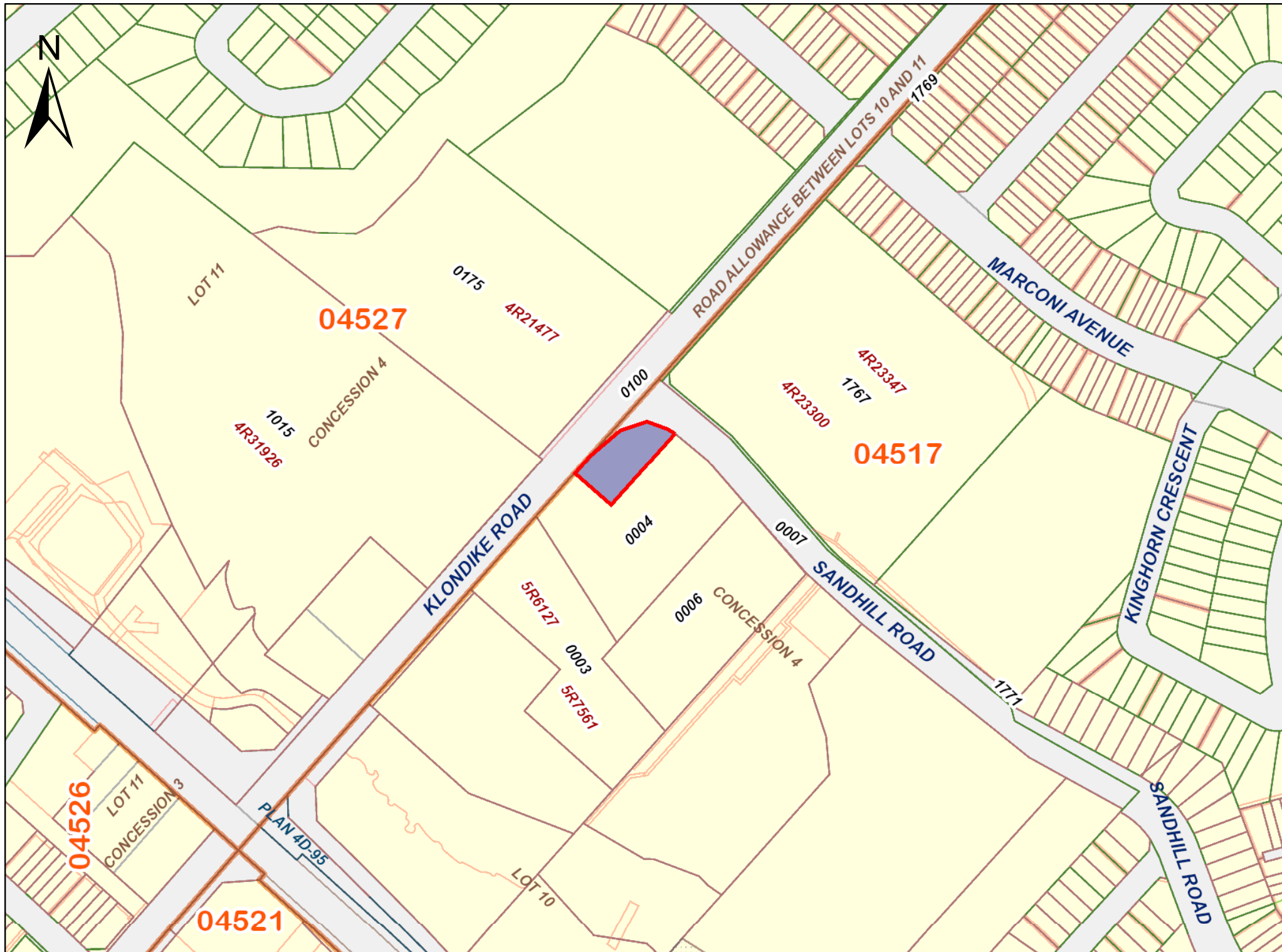
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





APPENDIX E

Ecolog ERIS



DATABASE REPORT

Project Property: *Phase One ESA
1050 Klondike Road
Kanata ON K2K 1X7*

Project No: *65153.01*

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

Order No: *20200810230*

Requested by: *GEMTEC Consulting Engineers and
Scientists Limited (Ontario)*

Date Completed: *August 27, 2020*

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

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Executive Summary

Property Information:

Project Property: *Phase One ESA
1050 Klondike Road Kanata ON K2K 1X7*

Project No: *65153.01*

Order Information:

Order No: *20200810230*

Date Requested: *August 10, 2020*

Requested by: *GEMTEC Consulting Engineers and Scientists Limited (Ontario)*

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

Historical/Products:

Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Land Title Search *Current Land Title Search*

Executive Summary: Report Summary

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

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

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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

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

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	ECA	Kanata Muslim Association	351 Sandhill Rd Ottawa ON K2K 1X7	SSE/93.5	0.31	12
2	HINC		121 STREAMSIDE CRESCENT KANATA ON K2W 0A9	NW/249.4	-8.00	12

Executive Summary: Summary By Data Source

ECA - Environmental Compliance Approval

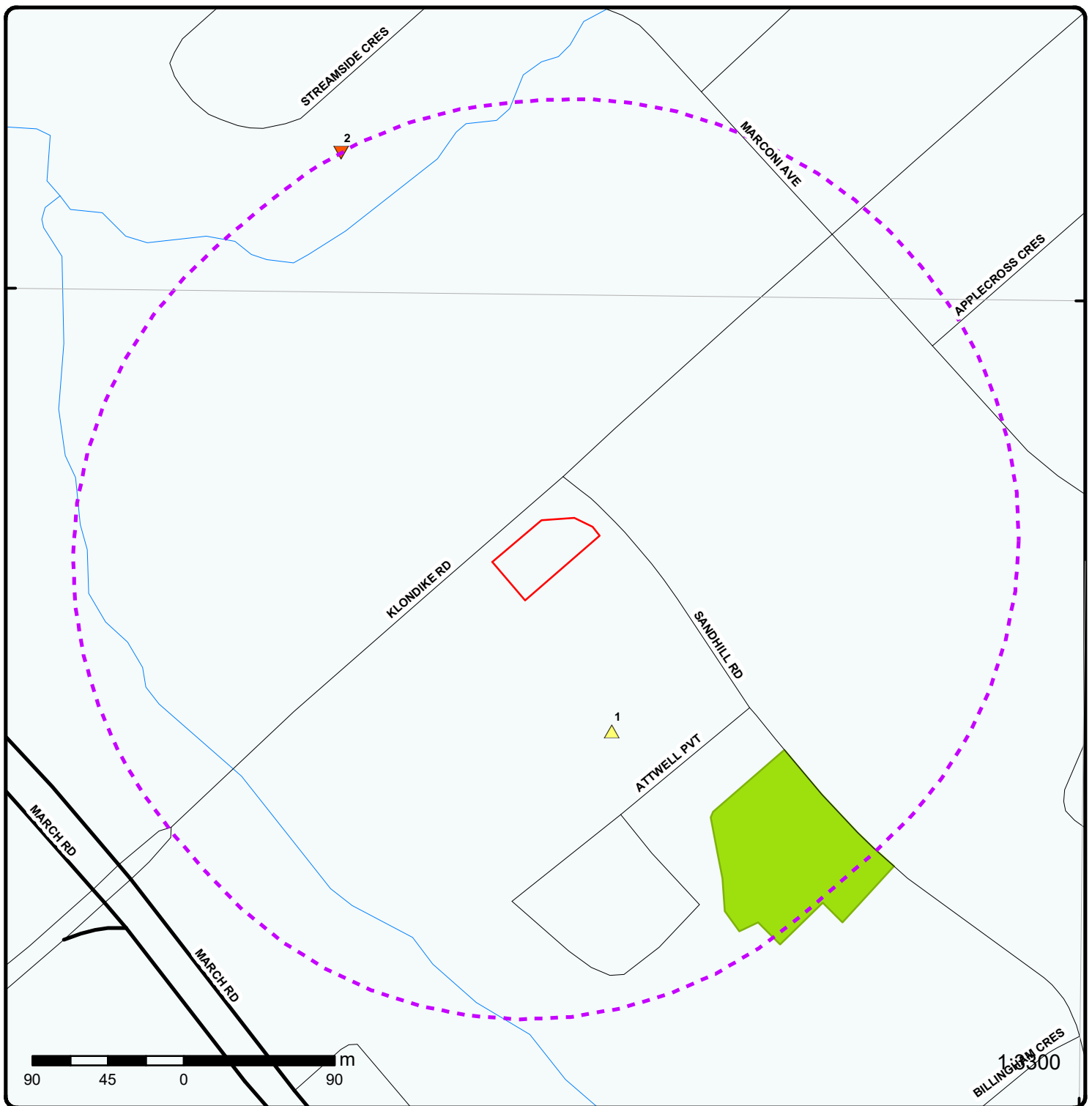
A search of the ECA database, dated Oct 2011-Jul 31, 2020 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Kanata Muslim Association	351 Sandhill Rd Ottawa ON K2K 1X7	93.5	<u>1</u>

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 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>
	121 STREAMSIDE CRESCENT KANATA ON K2W 0A9	249.4	<u>2</u>



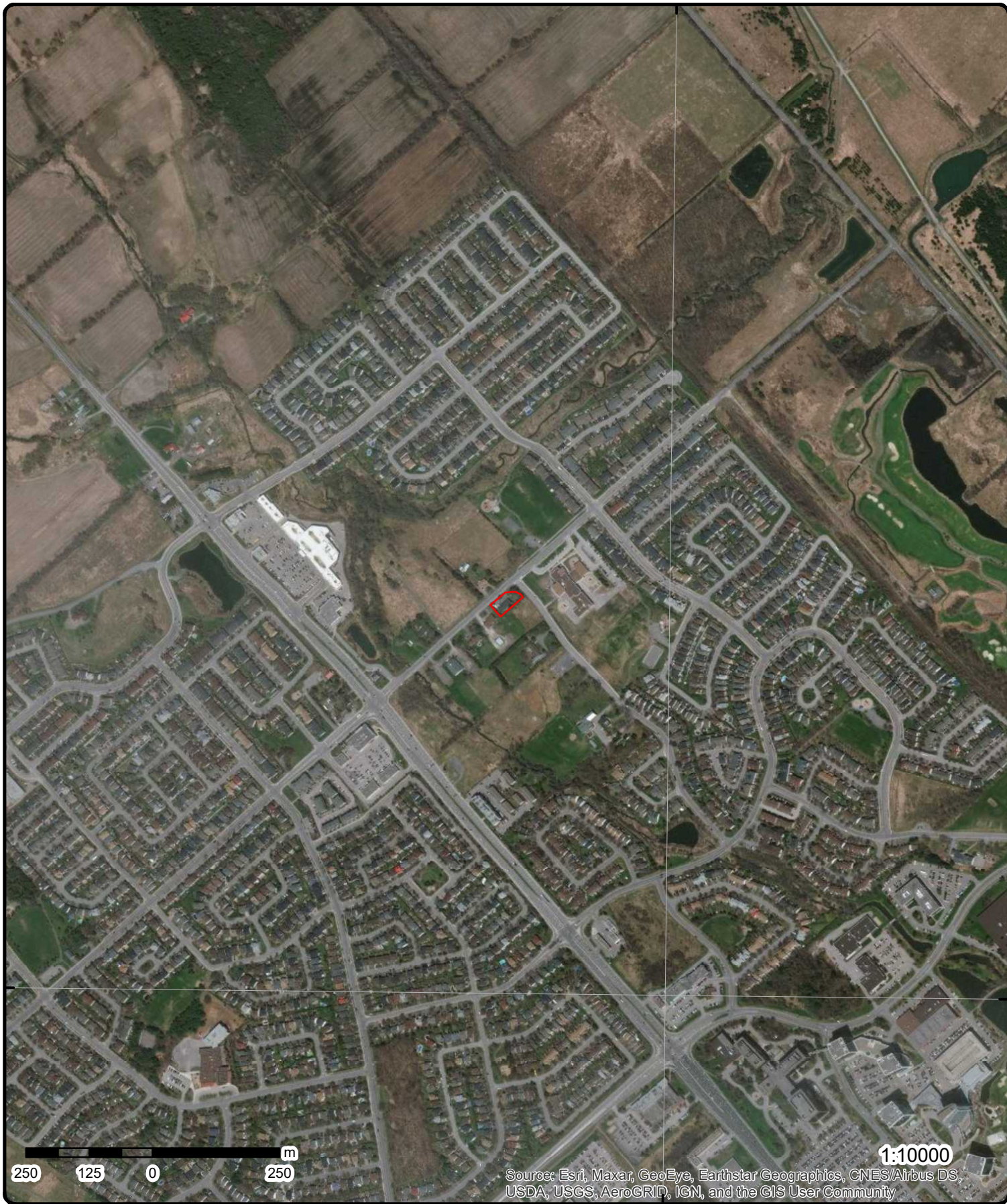
Map : 0.25 Kilometer Radius

Order Number: 20200810230

Address: 1050 Klondike Road, Kanata, ON



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



Aerial Year: 2019

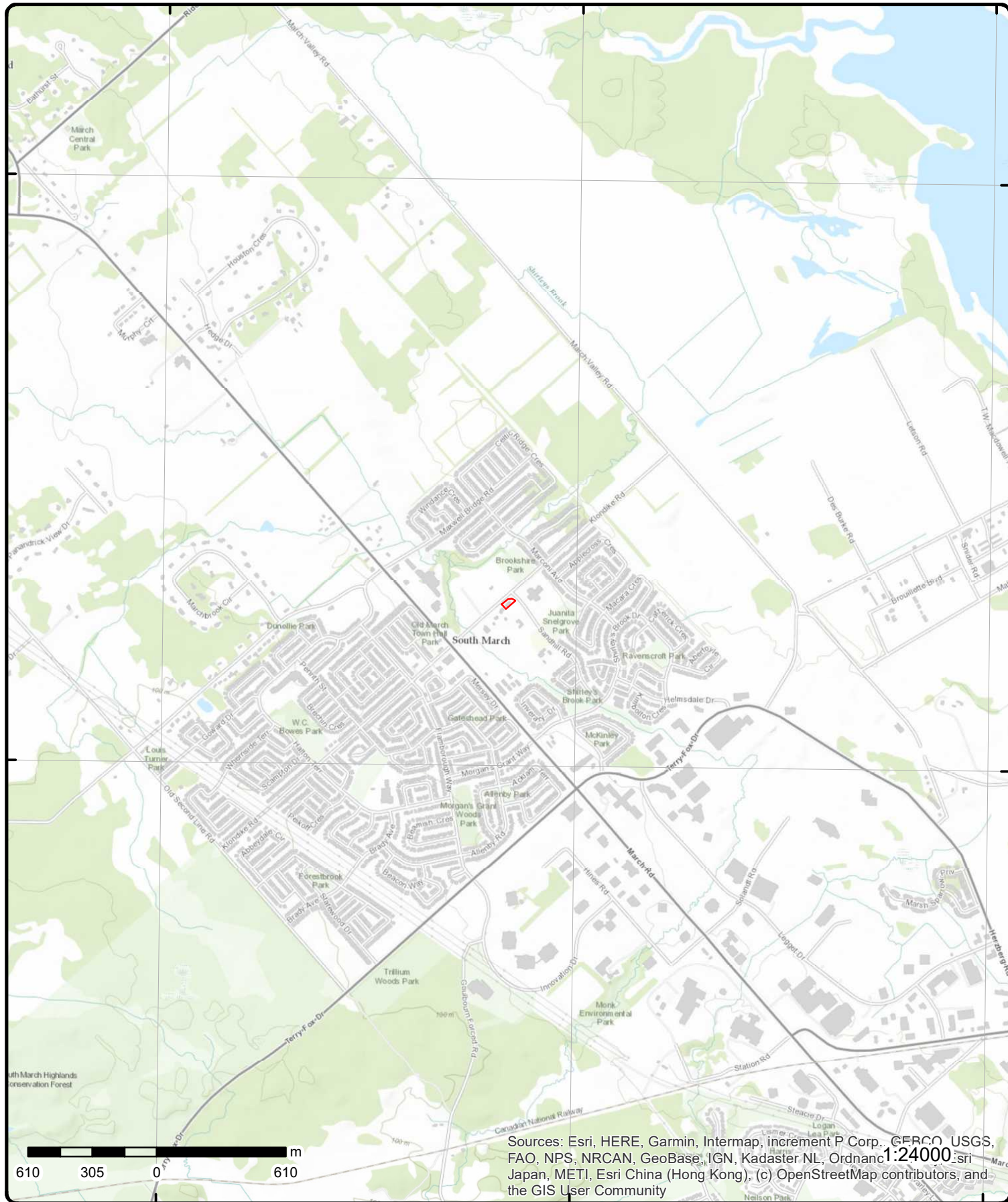
Address: 1050 Klondike Road, Kanata, ON

Source: ESRI World Imagery

Order Number: 20200810230



© ERIS Information Limited Partnership



Topographic Map

Address: 1050 Klondike Road, ON

Source: ESRI World Topographic Map

Order Number: 20200810230



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	SSE/93.5	79.2 / 0.31	Kanata Muslim Association 351 Sandhill Rd Ottawa ON K2K 1X7	ECA
<p>Approval No: 2083-BDZMRC MOE District:</p> <p>Approval Date: 2019-07-26 City:</p> <p>Status: Approved Longitude:</p> <p>Record Type: ECA Latitude:</p> <p>Link Source: IDS Geometry X: -8452329.7491</p> <p>SWP Area Name: Geometry Y: 5677740.651500002</p> <p>Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS</p> <p>Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS</p> <p>Address: 351 Sandhill Rd</p> <p>Full Address:</p> <p>Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/3220-BDGQP6-14.pdf</p>					

<u>2</u>	1 of 1	NW/249.4	70.9 / -8.00	121 STREAMSIDE CRESCENT KANATA ON K2W 0A9	HINC
<p>External File Num: FS INC 0808-04438</p> <p>Fuel Occurrence Type: Pipeline Strike</p> <p>Date of Occurrence: 8/5/2008</p> <p>Fuel Type Involved: Natural Gas</p> <p>Status Desc: Completed - Causal Analysis(End)</p> <p>Job Type Desc: Incident/Near-Miss Occurrence (FS)</p> <p>Oper. Type Involved: Private Dwelling</p> <p>Service Interruptions: Yes</p> <p>Property Damage: No</p> <p>Fuel Life Cycle Stage: Utilization</p> <p>Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:Yes Training:No Management:No Human Factors:No</p> <p>Reported Details:</p> <p>Fuel Category: Gaseous Fuel</p> <p>Occurrence Type: Incident</p> <p>Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)</p> <p>County Name: Ottawa</p> <p>Approx. Quant. Rel:</p> <p>Nearby body of water:</p> <p>Enter Drainage Syst.:</p> <p>Approx. Quant. Unit:</p> <p>Environmental Impact:</p>					

Unplottable Summary

Total: **48** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
AAGR		Lot 8/11 Con 4/5	Kanata ON	
CA	R.M. OF OTTAWA-CARLETON	ONT.HYDRO ESMT/KLONDIKE RD.	KANATA CITY ON	
CA	Tenth Line Development Inc.	Sandhill Rd Kanata	Ottawa ON	
CA	Minto Communities Inc.		Ottawa ON	
CA	R.M. OF OTTAWA-CARLETON	MARCH ROAD RECON., SWM FAC.	KANATA CITY ON	
CA	Canada Lands Company CLC Limited	Part of Lot 10, Concession 4, Rideau Front	Ottawa ON	
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.	(Ottawa Front)	Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.	(Ottawa Front)	Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6

ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3
EXP	CITY OF KANATA	KLONDIKE RD	KANATA ON	K2L 2N3

NCPL	West Carleton Sand & Gravel Inc.	Lot 11-14, Conc 4	Ottawa ON
PRT	CITY OF KANATA	KLONDIKE RD	KANATA ON
PRT	CITY OF KANATA	KLONDIKE RD	KANATA ON
PTTW	Minto Communities Inc.		ON
PTTW	Minto Communities Inc.		ON
SPL	ONTARIO HYDRO	SOUTH MARCH TRANSFORMER STATION, MARCH ROAD TRANSFORMER	KANATA CITY ON
SPL	OTTAWA-CARLETON TRANSIT	MARCH ROAD, SOUTH OF CARLING	OTTAWA CITY ON

Unplottable Report

Site: Lot 8/11 Con 4/5 Kanata ON

Database:
AAGR

Type:
Region/County: Ottawa-Carleton
Township: Kanata
Concession: 4/5
Lot: 8/11
Size (ha):
Landuse:
Comments:

Site: R.M. OF OTTAWA-CARLETON
ONT.HYDRO ESMT/KLONDIKE RD. KANATA CITY ON

Database:
CA

Certificate #: 3-0927-95-
Application Year: 95
Issue Date: 7/19/1995
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Tenth Line Development Inc.
Sandhill Rd Kanata Ottawa ON

Database:
CA

Certificate #: 6996-7TWQND
Application Year: 2009
Issue Date: 7/14/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Minto Communities Inc.
Ottawa ON

Database:
CA

Certificate #: 3058-7JZKTF
Application Year: 2008
Issue Date: 10/7/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:

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

Site: R.M. OF OTTAWA-CARLETON
MARCH ROAD RECON., SWM FAC. KANATA CITY ON

Database:
CA

Certificate #: 3-0372-96-
Application Year: 96
Issue Date: 6/20/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Canada Lands Company CLC Limited
Part of Lot 10, Concession 4, Rideau Front Ottawa ON

Database:
CA

Certificate #: 2195-6DJP2A
Application Year: 2005
Issue Date: 6/22/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Minto Communities Inc.
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 8270-A3ZLU2
Approval Date: 2015-11-10
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8185-A3PRB5-14.pdf>

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

Site: Minto Communities Inc.
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7598-94TRX3
Approval Date: 2013-02-26
MOE District:
City:

Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/2553-8VDQUF-14.pdf>

Longitude:
Latitude:
Geometry X:
Geometry Y:

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

Database:
ECA

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

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

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

Database:
ECA

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

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

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

Database:
ECA

Approval No: 6097-9N5HW9
Approval Date: 2014-08-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: (Ottawa Front)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9823-9MRHMN-14.pdf>

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

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

Database:
ECA

Approval No: 1810-9L6SH8
Approval Date: 2014-06-27
Status: Approved
Record Type: ECA

MOE District:
City:
Longitude:
Latitude:

Link Source: IDS
SWP Area Name: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Approval Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: (Ottawa Front)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6653-9KSHJ5-14.pdf>

Geometry X:
Geometry Y:

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

Database:
[ECA](#)

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

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

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

Database:
[ECA](#)

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

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

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

Database:
[ECA](#)

Approval No: 8813-9WYQ2J
Approval Date: 2015-06-08
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Approval Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4625-9WXRTA-14.pdf>

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

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

Database:
[ECA](#)

Approval No: 8605-AYUHJG
Approval Date: 2018-05-30
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:

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

Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7723-AYKNXD-14.pdf>

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

Database:
ECA

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

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

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

Database:
ECA

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

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

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

Database:
ECA

Approval No: 0195-95LSVA
Approval Date: 2013-03-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1964-8XNJA4-14.pdf>

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

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

Database:
ECA

Approval No: 7202-97BLB4
Approval Date: 2013-05-23
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS

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

Address:
Full Address:
Full PDF Link:

<https://www.accessenvironment.ene.gov.on.ca/instruments/4553-95ZKWJ-14.pdf>

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

Database:
ECA

Approval No: 7661-ABCKQL
Approval Date: 2016-06-30
Status: Approved
Record Type: ECA
Link Source: IDS

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

SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS

Address:
Full Address:
Full PDF Link:

<https://www.accessenvironment.ene.gov.on.ca/instruments/5664-AB4KGV-14.pdf>

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

Database:
ECA

Approval No: 3002-8PBSB4
Approval Date: 2012-01-31
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS

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

SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS

Address:
Full Address:
Full PDF Link:

<https://www.accessenvironment.ene.gov.on.ca/instruments/6465-8NETCD-14.pdf>

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

Database:
ECA

Approval No: 6142-BEJHCE
Approval Date: 2019-08-01
Status: Approved
Record Type: ECA
Link Source: IDS

MOE District:
City:
Longitude:
Latitude:
Geometry X: -8403007.4223
Geometry Y: 5691058.511699997

SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS

Address:
Full Address:
Full PDF Link:

<https://www.accessenvironment.ene.gov.on.ca/instruments/0892-BDSKVQ-14.pdf>

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

Database:
ECA

Approval No: 1720-AKJGKQ
Approval Date: 2017-03-24
Status: Approved
Record Type: ECA
Link Source: IDS

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

SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS

Address:
Full Address:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
[EXP](#)

Instance No: 10797984
Instance ID: 41317
Instance Type: FS Piping
Description: FS Piping
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
[EXP](#)

Instance No: 9392489
Instance ID: 380134
Instance Type: FS Facility
Description: Fuels Safety Private Fuel Outlet - Self Serve
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
[EXP](#)

Instance No: 9319126
Instance ID: 384893
Instance Type: FS Facility
Description: Fuels Safety Private Fuel Outlet - Self Serve
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
[EXP](#)

Instance No: 10798026
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description:
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 12/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
[EXP](#)

Instance No: 10797960
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description:

Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 8/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10798008
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description:
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 12/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10797990
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description:
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 8/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10797978
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description:
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 8/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
EXP

Instance No: 10798032
Instance ID: 39407
Instance Type: FS Piping
Description: FS Piping
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
EXP

Instance No: 10797999
Instance ID: 40770
Instance Type: FS Piping
Description: FS Piping
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
EXP

Instance No: 10797969
Instance ID: 41197
Instance Type: FS Piping
Description: FS Piping
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
EXP

Instance No: 10798017
Instance ID: 41890
Instance Type: FS Piping
Description: FS Piping
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10798026
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description: Fuels Safety Private Fuel Outlet - Self Serve
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 12/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10797960
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description: Fuels Safety Private Fuel Outlet - Self Serve
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 8/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10798008
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description: Fuels Safety Private Fuel Outlet - Self Serve
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 12/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10797990
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description: Fuels Safety Private Fuel Outlet - Self Serve
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 8/29/1990

Site: CITY OF KANATA
KLONDIKE RD KANATA ON K2L 2N3

Database:
EXP

Instance No: 10797978
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description: Fuels Safety Private Fuel Outlet - Self Serve
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 8/29/1990

Site: West Carleton Sand & Gravel Inc.
Lot 11-14, Conc 4 Ottawa ON

Database:
NCPL

Year: 2006
Site Name:
Facility Owner:
Discharge Type: Industrial Sewage
Sector: Miscellaneous
District Area: Ottawa
Type of Concern: C of A/Permit Non-Compliance
Contaminant: SUSPENDED SOLIDS
Status Report:

Details

Incident Date: 10/5/2006
Exceedance Start Date: 10/5/2006
Exceedance End Date: 10/5/2006
Limit/Unit/Freq: 25 mg/L
Quantity Min/Max: 32/32
Facility Action: Operational Process Modification
Ministry Action: Voluntary Abatement Program Underway

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
PRT

Location ID: 6728
Type: private
Expiry Date:
Capacity (L): 36368.00
Licence #: 0001031141

Site: CITY OF KANATA
KLONDIKE RD KANATA ON

Database:
PRT

Location ID: 6728
Type: retail
Expiry Date:
Capacity (L): 22730
Licence #: 0001052484

Site: Minto Communities Inc.
ON

Database:
PTTW

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

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

Site Location Details:

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

Site: Minto Communities Inc.
ON

Database:
PTTW

EBR Registry No: 011-4898
Ministry Ref No: 3046-8MLKW5
Notice Type: Instrument Decision
Notice Stage:
Notice Date: December 17, 2014
Proposal Date: November 04, 2011
Year: 2011
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Minto Communities Inc.
Site Address:
Location Other:
Proponent Name:

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

Proponent Address: 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6, Minto Communities Inc., 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6

Comment Period:
URL:

Site Location Details:

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

Site: **ONTARIO HYDRO**
SOUTH MARCH TRANSFORMER STATION, MARCH ROAD TRANSFORMER KANATA CITY ON

Database:
SPL

Ref No:	128700	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	6/26/1996	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	COOLING SYSTEM LEAK	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	CONFIRMED	Site Municipality:	20103
Nature of Impact:	Soil contamination	Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	EPS
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	7/3/1996	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	OTHER	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	ONTARIO HYDRO: 250 ML OF PCB OIL (200 PPM) TO SOILCONTAINED AND CLEANED UP.		
Contaminant Qty:			

Site: **OTTAWA-CARLETON TRANSIT**
MARCH ROAD, SOUTH OF CARLING OTTAWA CITY ON

Database:
SPL

Ref No:	222088	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	2/25/2002	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	OTHER CONTAINER LEAK	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	POSSIBLE	Site Municipality:	20107
Nature of Impact:	Water course or lake	Site Lot:	
Receiving Medium:	LAND / WATER	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	2/25/2002	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	MATERIAL FAILURE	Source Type:	
Site Name:			
Site County/District:			

Site Geo Ref Meth:
Incident Summary:
Contaminant Qty:

OC TRANSIT: 2L OF ANTIFREEZE IN THE SEWER, CLEANING

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Sep 2019

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Jan 31, 2020

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Environment and Climate Change Canada cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 - Jun 2020

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-Dec 2019

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994-Jul 31, 2020

Drill Hole Database:

Provincial

DRL

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

Government Publication Date: 1886 - Sep 2019

Environmental Activity and Sector Registry:

Provincial

EASR

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

Government Publication Date: Oct 2011-Jul 31, 2020

Environmental Registry:

Provincial

EBR

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

Government Publication Date: 1994-Jul 31, 2020

Environmental Compliance Approval:

Provincial

ECA

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

Government Publication Date: Oct 2011-Jul 31, 2020

Environmental Effects Monitoring:

Federal

EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

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

Government Publication Date: 1999-Jul 31, 2020

Environmental Issues Inventory System:

Federal

EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2019

List of Expired Fuels Safety Facilities:

Provincial **EXP**

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

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

The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Apr 2020

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

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

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial **FST**

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

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

The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial **FSTH**

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Apr 30, 2020

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

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

The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

[MNR](#)

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

Government Publication Date: 1846-Jan 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

[NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

[NCPL](#)

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

Government Publication Date: Dec 31, 2018

National Defense & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

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

Government Publication Date: 2008-Mar 31, 2020

National Energy Board Wells:

Federal

[NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-May 31, 2020

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.

Government Publication Date: 1800-Jun 2020

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-Jul 31, 2020

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: Oct 2011-Jul 31, 2020

Pipeline Incidents:

Provincial PINC

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

The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994-Jul 31, 2020

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental 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-May 2020

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Jan 31, 2020

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. 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.

The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Nov 2019

Wastewater Discharger Registration Database:

Provincial **SRDS**

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

Government Publication Date: 1990-Dec 31, 2017

Anderson's Storage Tanks:

Private **TANK**

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

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

Government Publication Date: 1970-Aug 2018

Variations for Abandonment of Underground Storage Tanks:

Provincial **VAR**

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

Records are not verified for accuracy or completeness.

The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial **WDS**

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

Government Publication Date: Oct 2011-Jul 31, 2020

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial **WDSH**

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial **WWIS**

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

Government Publication Date: Apr 30, 2020

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



APPENDIX F

Technical Standards & Safety Authority Records

Fw: TSSA Request

Connor Shaw <connor.shaw@gemtec.ca>

Fri 8/28/2020 3:46 PM

To: Emily Piggott <emily.piggott@gemtec.ca>



Connor Shaw, B.Eng
Environmental Scientist
Ottawa, ON
mobile 613-585-3121

From: Public Information Services <publicinformationservices@tssa.org>

Sent: Tuesday, August 11, 2020 9:21 AM

To: Connor Shaw <connor.shaw@gemtec.ca>

Subject: RE: TSSA Request

Hello,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks or elevating devices at the subject addresses.

For a further search in our archives(fuels only) please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to 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,



Sherees Thompson | Public Information Agent

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3363 | Fax: +1-416-231-6183 | E-Mail: sthompson@tssa.org

www.tssa.org



From: Connor Shaw <connor.shaw@gemtec.ca>

Sent: August 10, 2020 3:39 PM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: TSSA Request

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good afternoon,

I would like to know if there are any underground fuel storage tanks, aboveground fuel storage tanks, hoists or elevators for the properties located at 1050 Klondike Road Ottawa, Ontario.

Thanks,

Connor Shaw

Connor Shaw, B.Eng
Environmental Scientist
Ottawa, ON
mobile 613-585-3121

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.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



APPENDIX G

Aerial Photographs



1954

Legend



Site boundary

Scale

1:2500



0 50 100 150m

Project

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
PROPOSED RESIDENTIAL DEVELOPMENT
1050 KLONDIKE ROAD, KANATA, ONTARIO

Drawing

HISTORICAL AERIAL PHOTO
1954



GEMTEC
CONSULTING ENGINEERS
AND SCIENTISTS

Drawn By
CHG

Date
September 2020

Project No.
65153.01

Drawing No.
FIGURE G1

Revision No.
0



APPENDIX H

Ontario Well Records

Well ID	Well Depth (mbgs)	Overburden Type	Depth of bedrock (mbgs)	Bedrock type	Static Water Level (mbgs)	Type of Well
1509908	15.2	Sand and Clay	8.5	Sandstone	5.5	House - Domestic
1510450	19.2	Clay	9.1	Sandstone and Limestone	6.1	Domestic
1518467	21.3	Clay	4.6	Sandstone	2.1	Domestic
1519081	24.7	Sand and Clay	9.4	Sandstone	5.2	Domestic
1536259	38.1	Clay	9.8	Sandstone	2.5	Domestic
1536260	38.1	Clay	9.4	Sandstone	2.1	Domestic
1536815	-	-	-	-	-	Abandoned
7128487	5.7	Silt and Clay	5.7	Unknown	-	Monitoring
7141731	5.7	Unknown	-	Unknown	-	Abandoned Monitoring
7147352	8.5	Clay, Sand and Gravel	5.5	Limestone	2.9	Domestic
7314270	5.9	Clay	-	-	-	Monitoring

*mbgs – metres below ground surface



APPENDIX I

Site Photographs

Photograph I1



Basement

Oil AST formerly associated with oil-fired furnace present at the subject site.

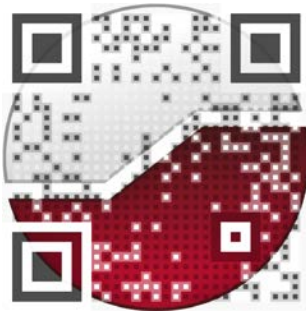
Photograph I2



West exterior wall

Propane tanks observed along the residential dwelling at the subject site.

experience • knowledge • integrity



civil
geotechnical
environmental
field services
materials testing

civil
géotechnique
environnementale
surveillance de chantier
service de laboratoire des matériaux

expérience • connaissance • intégrité

