



## Phase One Environmental Site Assessment 180 Kanata Avenue, Ottawa, Ontario

**Client:**

Kanata Woods Inc.

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Phase One Environmental Site Assessment

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*Kanata Woods Inc.  
Phase One Environmental Site Assessment  
180 Kanata Avenue, Ottawa, Ontario  
OTT-21012498-A0  
June 30, 2021*

## Legal Notification

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## Executive Summary

EXP Services Inc. (EXP) was retained by Kanata Woods Inc. to complete a Phase One Environmental Site Assessment (ESA) for the property located at 180 Kanata Avenue (currently part of 6905 Campeau Drive), Ottawa, Ontario hereinafter referred to as the 'Phase One property'. At the time of the investigation, the Phase One property was vacant.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with the Canadian Standards Association (CSA) Z768 guideline, as amended, in accordance with the Phase One ESA standard as defined by Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 of this report.

The purpose of this Phase One ESA is to determine if past or present site activities have resulted in actual or potential contamination at the Phase One property. It is understood that the report will be used to support a site plan application with the City of Ottawa. The most recent use of the property is not defined by Ontario Regulation 153/04. It is proposed that residential apartments be constructed on the Phase One property.

The Phase One property has the municipal address 180 Kanata Avenue in Ottawa, Ontario. The Phase One property is located on the north side of Kanata Avenue, approximately 180 m west of the intersection of Kanata Avenue and Maritime Way. The Phase One property is roughly rectangular in shape with an area of approximately 0.978 hectares and consists of woodlot.

The legal description of the Phase One property is Part of Lot 3 Concession 2, Township of March, City of Ottawa. The Phase One property is part of a larger property with property identification number (PIN) 045070874. The approximate Universal Transverse Mercator (UTM) coordinates for the Phase One property are Zone 18, 428753 m E and 5018102 m N. The UTM coordinates are based on measurements from Google Earth Pro, published by the Google Limited Liability Company (LLC). The accuracy of the centroid is estimated to be less than 10 m.

Based on a review of historical aerial photographs, historical maps, and other records, it appears that the Phase One property has never been developed. The Phase One property is currently vacant and tree covered.

The nearest surface water body to the Phase One property is Watts Creek located approximately 1.2 km east of the Phase One property. Based on topography, the inferred groundwater flow direction is east towards the creek.

There are no areas of natural or scientific interest (ANSI) within the Phase One study area.

There were no well records within the Phase One study area.

No on-site or off-site PCA were identified, therefore, no APECs were identified.

The Qualified Person who oversaw this work, Mark McCalla, P.Geo., does not recommend that a Phase Two ESA be conducted since no APECs were identified on the Phase One property.

The Qualified Person can confirm that the Phase One Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.

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



## 1.0 Introduction

EXP Services Inc. (EXP) was retained by Kanata Woods Inc. to complete a Phase One Environmental Site Assessment (ESA) for the property located at 180 Kanata Avenue (currently part of 6905 Campeau Drive), Ottawa, Ontario hereinafter referred to as the 'Phase One property'. At the time of the investigation, the Phase One property was vacant.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with the Canadian Standards Association (CSA) Z768 guideline, as amended, in accordance with the Phase One ESA standard as defined by Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 of this report.

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

### 1.1 Objective

The purpose of this Phase One ESA is to determine if past or present site activities have resulted in actual or potential contamination at the Phase One property. It is understood that the report will be used to support a site plan application.

The most recent use of the property is not defined by Ontario Regulation 153/04. The proposed use for the Phase One property is residential.

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

### 1.2 Phase One Property Information

The Phase One property has the municipal address 180 Kanata Avenue in Ottawa, Ontario. The Phase One property is located on the north side of Kanata Avenue, approximately 180 m west of the intersection of Kanata Avenue and Maritime Way. The Phase One property is roughly rectangular in shape with an area of approximately 2.4 acres (0.978 hectares) and consists of woodlot. A survey plan is provided in Appendix B.

The legal description of the Phase One property is described as Part of Lot 3 Concession 2, Township of March, City of Ottawa. The Phase One property is part of a larger property with property identification number (PIN) 045070874. The approximate Universal Transverse Mercator (UTM) coordinates for the Phase One property are Zone 18, 428753 m E and 5018102 m N. The UTM coordinates are based on measurements from Google Earth Pro, published by the Google Limited Liability Company (LLC). The accuracy of the centroid is estimated to be less than 10 m.

Authorization to proceed with this investigation was provided by Joey Theberge on behalf Kanata Woods Inc.. Contact information for Mr. Theberge is 1600 Lapierre Avenue, Suite 205, Ottawa, Ontario, K1Z 1B7.

The Phase One property site location and site layout are shown in Appendix C on Figure 1 and Figure 3, respectively.

## 2.0 Scope of Investigation

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

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

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

## 3.0 Records Review

### 3.1 Phase One ESA Study Area Determination

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

According to the City of Ottawa GeoOttawa on-line mapping tool, the Phase One property is zoned for mixed use. The adjacent property to the west is zoned for open space followed by mixed use. Properties to the north, east, and south are also zoned for mixed use.

The Phase One study area is shown on Figure 3 in Appendix C.

### 3.2 First Developed Use Determination

Based on a review of historical aerial photographs, historical maps, and other records, it appears that the phase One property has never been developed. The Phase One property is currently vacant and tree covered.

### 3.3 Fire Insurance Plans

No fire insurance plans are available for the Phase One study area.

### 3.4 Chain of Title

A chain of title was requested from Read Abstracts Limited for the Phase One property. As of the date of this report, no response has been received.

### 3.5 Environmental Reports

No previous environmental reports pertaining to the Phase One property were available for review.

### 3.6 Environmental Source Information

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

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

#### 3.6.1 Ontario Ministry of the Environment, Conservation and Parks Records

On June 15, 2021, records pertaining to the site were requested from the Ministry of the Environment, Conservation and Parks (MECP) through the *Freedom of Information and Protection of Privacy Act* (FOI). To date, no response has been received. If environmentally significant information is obtained from the MECP search, it will be provided as an addendum to this report.

#### 3.6.2 Historical Land Use Inventory

On June 15, 2021, records pertaining to the site were requested from the City of Ottawa for the Historical Land Use Inventory (HLUI) through the *Municipal Freedom of Information and Protection of Privacy Act* (FOI). To date, no response has been

received. If environmentally significant information is obtained from the HLUI search, it will be provided as an addendum to this report.

### 3.6.3 Environmental Registry

On June 22, 2021, the MECP Environmental Registry website was searched for postings in the vicinity of the Phase One property. No records were found.

### 3.6.4 Environmental Access

On June 22, 2021, the MECP Environmental Access website was searched for postings within the Phase One study area. The following records were found:

- 10 Lord Byng Way (110 m southeast) – A Certificate of Approval for Air was issued to Kanata CHL Inc. for a standby diesel generator and four natural gas fired boilers. Certificate 8299-5MST73, issued May 2003. Certificate was replaced by certificate number 5681-5NCMT4, June 2003.

This is not an environmental concern to the Phase One property.

### 3.6.5 Hazardous Waste Information Network

On June 22, 2020, the MECP Hazardous Waste Information Network (HWIN) website was searched for registered waste generators within the Phase One study area. The following records were found:

Location (Generator)	Proximity to the Site	Wastes Generated	Years	Environmental Concern to Site and Rationale
<b>Kanata Entertainment Holdings</b> 570 Kanata Avenue (ON5810228)	170 m south	Oil skimmings and sludges, detergents/soaps	2018 to 2021	No, due to the distance from the Phase One property.
<b>FGL Sports Ltd.</b> 785 Kanata Avenue (ON7022262)	180 m south	Aliphatic solvents	2009 to 2021	No, due to the distance from the Phase One property.
<b>PETM Canada Corporation</b> 255 Kanata Avenue (ON9021347)	200 m southeast	Laboratory chemicals, aliphatic solvents, waste oils and lubricants, non-halogenated pesticides, waste compressed gases	2020 to 2021	No, due to the distance from the Phase One property.

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

### 3.6.6 Records of Site Condition

On June 22, 2021, the MECP Brownfields Registry website was searched for postings of Records of Site Condition (RSC) within the Phase One study area. No records were found.

### 3.6.7 Coal Gasification Plants

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

### 3.6.8 PCB Storage Sites

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

### 3.6.9 Waste Disposal Sites

Documents entitled *Old Landfill Management Strategy, Phase 1, Identification of Sites, City of Ottawa, Ontario* prepared by Golder Associates Ltd. and *Waste Disposal Site Inventory* prepared by the MECP were reviewed. No former landfills or waste disposal sites were identified within the Phase One study area.

### 3.6.10 Street Directories

Records pertaining to the site were requested from the EcoLog Environmental Risk Information Services (or EcoLog ERIS) for the municipal street directories in the Phase One study area. EcoLog ERIS is an environmental database and information service provider.

As a result of the COVID-19 pandemic, the government has closed various institutions which limits EXP's ability to access government libraries and archives. As such the city directories available for review were limited at this time.

Partial city directories for 1960, 1967, 1972, 1978, 1982, 1987, 1992, 1997, 2002, 2005, and 2011 were reviewed. The following was noted:

- The Phase One property is not listed in any of the city directories reviewed.
- No properties in the Phase One study area are listed prior to 1997.
- All of listings in the available city directories for Earl Grey Drive, Kanata Avenue, and Campeau Drive are for commercial businesses, no of which were considered to pose an environmental concern to the Phase One property.

Based on a review of the aerial photographs (Section 3.8.1) and current observations of the surrounding properties (section 5.14) EXP does not anticipate any PCAs on nearby properties.

## 3.7 EcoLog ERIS Database Search

A search of provincial and federal databases for records pertaining to the Phase One property and properties within the Phase One study area was conducted by EcoLog ERIS. EXP has confirmed neither the completeness nor the accuracy of the records that were provided. A summary of the more significant findings is provided below. A copy of the EcoLog ERIS report is provided in Appendix E.

The following entries from the EcoLog ERIS report were reviewed and summarized below:

Location	Proximity to the Site	Description	Database	Environmental Concern to Site (Yes/No) & Rationale
<b>6501 Campeau Drive</b>	130 m north	Omni Health Care Ltd., registered waste generator of oil skimmings and sludges from in 2016 (ON8138698). Forest Hill, registered waste generator of laboratory chemicals, detergents/soap, waste oils and lubricants from in 2015 (ON6189950).	GEN	No, it is unlikely that significant quantities of waste are produced at a retirement home.

Location	Proximity to the Site	Description	Database	Environmental Concern to Site (Yes/No) & Rationale
		August 1, 2017, Forest Hill Retirement Residence reported 2 gallons of hydraulic oil spilled to ground.	SPL	No, due to the small quantity of contaminant spilled. Spill was reported contained and cleaned.
<b>570 Kanata Avenue</b>	170 m south	Kanata Entertainment Holdings, registered waste generator of detergents/soaps from 2009, 2018 to 2021 (ON5810228).	GEN	No, due to the distance from the Phase One property.
<b>101 Kanata Avenue</b>	190 m southeast	Invest Hotels GP VIII Ltd., registered waste generator of aliphatic solvents in 2006, 2018 (ON8441985, ON3334305).	GEN	No, due to the distance from the Phase One property.
<b>785 Kanata Avenue</b>	180 m south	The Forzani Group, registered waste generators of aliphatic solvents from 2009 to 2021 (ON7022262).	GEN	No, due to the distance from the Phase One property.
<b>255 Kanata Avenue</b>	200 m southeast	Match 22, 2012, Hydro Ottawa Ltd. reported over 100 L of non-PCB containing transformer oil spilled to ground from a pad mounted transformer. PETM Canada Corporation, registered waste generator of waste compressed gases, non-halogenated pesticides, waste organic chemicals, aliphatic solvents, and waste crankcase oils and lubricants from 2020 to 2021 (ON9021347).	SPL GEN	No, due to the distance from the Phase One property.

- In addition to the above, the Certificates of Approval and Environmental Compliance Approval database identified two records for the Phase One study area. These records were for air emissions associated with natural gas fired boilers; and
- The Environmental Activity and Sector Registry database identified four records for the Phase One study area. These records were for air emissions associated with natural gas fired boilers.

Based on the review of the ERIS report no PCA were identified in the Phase One study area.

## 3.8 Physical Setting Sources

### 3.8.1 Aerial Photographs

Aerial photographs dated 1976, 1991, 1999, 2002, 2005, 2011, and 2019 were available for review on the City of Ottawa website. Aerial photographs dated prior to 1976 were not available for review. The following table summarizes the development and land use history of the Phase One property and adjacent properties as depicted on the reviewed aerial photographs. Copies of the aerial photographs are provided in Appendix F.

Year	Details
<b>1976</b>	The Phase One property is tree covered and consists of undeveloped land. The remainder of the Phase I area also consists of undeveloped or agricultural land.
<b>1991</b>	The Phase One property is similar to the 1976 aerial photograph, undeveloped. Campeau Drive is under construction 100 m to the north of the Phase One property and Highway 417 has been constructed approximately 300 m to the south. Properties adjacent to the Phase One property remain undeveloped. A golf course and residential properties are present to the north across Campeau Drive.
<b>1999</b>	The Phase One property is similar the 1991 aerial photograph. Kanata Avenue has been constructed south adjacent to the Phase One property, and Maritime Way is under construction to the southeast. Properties adjacent to the Phase One property remain undeveloped. Commercial properties have been developed to the south across Kanata Avenue. Additional residential developed has occurred to the north and west across Campeau Drive.
<b>2002</b>	The Phase One property is similar to the 1999 aerial photograph. A retirement home has been developed approximately 20 m north of the Phase One property. Properties to the east, at the corner of Kanata Avenue and Campeau Drive are being developed as high-rise apartment buildings. Additional commercial buildings are being constructed south across Kanata Avenue.
<b>2005</b>	The Phase One property is similar to the 2002 aerial photograph. Three high-rise apartment buildings have been constructed to the east, at the corner of Kanata Avenue and Campeau Drive. Additional commercial buildings are being constructed south across Kanata Avenue.
<b>2011</b>	The Phase One property and study area appear to be similarly developed to the 2005 aerial photograph. Maritime Way and Canadian Shield Avenue have been constructed to the east of the Phase One property, with commercial development occurring along them.
<b>2019</b>	The Phase One property and study area appear to be similarly developed to the 2011 aerial photograph. Additional commercial development has occurred along Maritime Way and Canadian Shield Avenue to the east.

No PCAs were identified in the aerial photographs.

### 3.8.2 Topography, Hydrology, Geology

Bedrock and surficial geology were reviewed via the Google Earth applications published by the Ontario Ministry of Energy, Northern Development and Mines. The bedrock geology application is available via [www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/bedrock-geology](http://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/bedrock-geology) and was last modified on March 19, 2018. The surficial geology application is available via [www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/surficial-geology](http://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/surficial-geology) and was last modified on May 23, 2017.

Based on these applications, bedrock in the general area of the Phase One property consists of Precambrian bedrock. Bedrock is present at surface on the Phase One property. Surficial soils, if present, consist of silty sand and clay. The ground surface is approximately 107 metres above sea level (masl). Based on the site visit, the local topography slopes up to the north.

### 3.8.3 Fill Materials

As the Phase One property has never been developed, it is unlikely that there are significant quantities of imported fill present on the Phase One property.

### 3.8.4 Water Bodies and Areas of Natural Significance

The nearest surface water body to the Phase One property is Watts Creek located approximately 1.2 km east of the Phase One property. The inferred groundwater flow direction is east towards the creek.

There are no Area of Natural Significance (ANSI) within the Phase One study area, according to the Ministry of Natural Resources and Forestry Natural Heritage website ([www.gisapplication.lrc.gov.on.ca/mamnh/Index.html](http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html)).

### 3.8.5 Well Records

The Ontario well records website ([www.ontario.ca/map-well-records](http://www.ontario.ca/map-well-records) water wells) was accessed. There were no well records within the Phase One study area.

There are no oil, gas, or salt wells within the Phase One study area, according to the Oil, Gas & Salt Resources Library ([maps.ogsrlibrary.com/wells/](http://maps.ogsrlibrary.com/wells/)).

## 3.9 Site Operating Records

No site operating records were available for review.



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## 4.0 Interviews

The purpose of interviews is to obtain information to assist in identifying areas of potential environmental concern and identify details of potentially contaminating activities or potential contaminant pathways, in, on or below the Phase One property.

As the Phase One property was vacant, there was no person available during the ESA who was knowledgeable about the history of the subject site. The exact owner of the property (City of Ottawa) could not be contacted.

## 5.0 Site Reconnaissance

### 5.1 General Requirements

On June 22, 2021, Ms. Leah Wells, of EXP conducted the Phase One property visit. The site visit was conducted in accordance with EXP's internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the site visit was to assess the current conditions of the Phase One property.

The general environmental management and housekeeping practices at the Phase One property were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of EXP's investigation.

Observations of the subject property and surrounding properties were made. The site reconnaissance began at approximately 1:00 p.m. and lasted approximately ½ hour. The weather was approximately 18 °C and sunny. Adjacent properties were observed from within the grounds of the Phase One property, as well as publicly accessible areas. Photographs documenting the site visit are included in Appendix G.

### 5.2 Specific Observations at the Phase One Property

The ground cover at the Phase One property consists of trees and scrub brush. No buildings or structures were observed.

#### 5.2.1 Buildings and Structures

There are no buildings or structures present on the Phase One property.

#### 5.2.2 Site Utilities and Services

The Phase One property is not currently serviced. However, surrounding properties are fully serviced by water, sewer, electricity, natural gas, and telecommunications.

### 5.3 Storage Tanks

#### 5.3.1 Underground Storage Tanks

No UST were observed on the Phase One property and there was no evidence of historical UST.

#### 5.3.2 Above Ground Storage Tanks

No AST were observed on the Phase One property and there was no evidence of historical AST.

### 5.4 Chemical Storage Handling and Floor Condition

No chemicals are stored at the Phase One property.

### 5.5 Areas of Stained Soil, Pavement or Stressed Vegetation

No areas of significant staining of soil or pavement was observed on the Site at the time of EXP's site visit. Further, the vegetation on the Site did not appear to be stressed.

## 5.6 Fill and Debris

No fill appears to be present on the Phase One property. Bedrock is exposed at surface in some areas on the Phase One property.

## 5.7 Air Emissions

As the Phase One property was vacant, there was no evidence of air emissions.

## 5.8 Odours

No strong odours were present during the site visit.

## 5.9 Noise

No excessive noise was heard during the site visit.

## 5.10 Other Observations

There were no pits and lagoons, no railways or spurs and no unidentified substances observed on the Phase One property.

Surrounding properties within the Phase One study area are used for commercial purpose to the north and west and mixed use residential and commercial to the east and south of the Phase One property.

## 5.11 Special Attention Items, Hazardous Building Materials and Designated Substances

No buildings were present on the Phase One property. Therefore, there was no evidence of any special attention items, hazardous building materials or designated substances (asbestos, zone depleting substances, lead, mercury, polychlorinated biphenyls (PCB), urea formaldehyde foam insulation, mould other special attention substances).

## 5.12 Abandoned and Existing Wells

There is no evidence that there are any water wells on the Phase One property. A monitoring well was observed on the Phase One property.

## 5.13 Roads, Parking Facilities and Right of Ways

There is no existing vehicular access to the Phase One property.

## 5.14 Adjacent and Surrounding Properties

A visual inspection of the adjacent properties and properties within 250 m of the Phase One property was conducted from publicly accessible areas to identify the occupants and document the uses and sources of potential environmental concerns that may impact the Phase One property. Refer to Figure 3 in Appendix C for the adjacent land uses.

The following land uses border the Phase One property:

- North: Vacant woodlot, followed by residential;
- East: Vacant woodlot, followed by residential;
- West: Vacant woodlot, followed by residential; and

- South: Kanata Avenue followed by commercial .

### 5.15 Enhanced Investigation Property

Ontario Regulation 153/04 defines an enhanced investigation property as a “property that is used, or has ever been used, in whole or in part for an industrial use or any of the following commercial uses: a garage; a bulk liquid dispensing facility, including a gasoline outlet; or, for the operation of dry-cleaning equipment.”

Therefore, in accordance with Regulation 153/04, the property is not considered to be an enhanced investigation property.

### 5.16 Summary and Written Description of Investigation

Based on the findings of this investigation, no PCAs have been identified in the Phase One study area, Therefore, there were no APEC identified.

## 6.0 Review and Evaluation of Information

### 6.1 Current and Past Uses

Based on a review of historical aerial photographs, historical maps, and other records, it appears that the phase One property has never been developed. The Phase One property is currently vacant, and tree covered.

### 6.2 Potentially Contaminating Activity

Ontario Regulation (O. Reg.) 153/04 defines a Potential Contaminating Activity (PCA) as one of fifty-nine (59) industrial operations set out in Table 2 of Schedule D that occurs or has occurred in the Phase One study area. No PCAs were identified in the Phase One study area.

### 6.3 Areas of Potential Environmental Concern

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

### 6.4 Phase One Conceptual Site Model

To develop a conceptual model for the Phase One property, the following physical characteristics and pathways were considered. A conceptual site model (CSM) showing the topography of the site, inferred groundwater flow, general site features, APEC, and PCA is shown in Figure 2.

#### 6.4.1 Buildings and Structures

No buildings or structures are present on the Phase One property.

#### 6.4.2 Water Bodies and Groundwater Flow Direction

The nearest surface water body to the Phase One property is Watts Creek located approximately 1.2 km east of the Phase One property. The inferred groundwater flow direction is east towards the creek.

#### 6.4.3 Areas of Natural Significance

There are no ANSI within the Phase One study area.

#### 6.4.4 Water Wells

There were no well records in the Phase One study area.

#### 6.4.5 Potentially Contaminating Activity

No on-Site or off-Site PCA were identified.

#### 6.4.6 Areas of Potential Environmental Concern

No APEC were identified on the Phase One property.

#### 6.4.7 Underground Utilities

The Phase One property is not currently serviced. However, surrounding properties are fully serviced by water, sewer, electricity, natural gas, and telecommunications.

#### 6.4.8 Subsurface Stratigraphy

Bedrock in the general area of the Phase One property consists of Precambrian bedrock. Bedrock is present at surface on the Phase One property. Surficial soils, if present, consist of silty sand and clay. Ground surface is approximately 107 metres above sea level (masl). Based on the site visit, the local topography slopes up to the north.

#### 6.4.9 Uncertainty Analysis

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

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

*Kanata Woods Inc.  
Phase One Environmental Site Assessment  
180 Kanata Avenue, Ottawa, Ontario  
OTT-21012498-A0  
June 30, 2021*

## 7.0 Conclusions

The Qualified Person who oversaw this work, Mark McCalla, P.Geo., does not recommend that a Phase Two ESA be conducted since no APECs were identified on the Phase One property.

The Qualified Person can confirm that the Phase One Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.

## 8.0 References

- City of Ottawa, GeoOttawa online mapping tool, ([maps.ottawa.ca/geoottawa](http://maps.ottawa.ca/geoottawa)).
- Dubreuil, L. and C. Woods, *Catalogue of Canadian Fire Insurance Plans, 1875 – 1975*, 2002.
- Environment Canada, *National Inventory of PCBs in Use and PCB Wastes in Storage in Canada*, 2003 Annual Report, 2004.
- Golder Associates Ltd., *Old Landfill Management Strategy, Phase 1, Identification of Sites*, City of Ottawa, Ontario, October 2004.
- Intera Technologies Ltd., *Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II*, April 1987.
- Natural Resources Canada, The Atlas of Canada – Toporama website ([atlas.gc.ca/toporama/en/](http://atlas.gc.ca/toporama/en/))
- Oil, Gas & Salt Resources Library, website ([maps.ogsrlibrary.com/wells](http://maps.ogsrlibrary.com/wells)).
- Ontario Ministry of Energy, Northern Development and Mines, Bedrock Geology Application ([www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/bedrock-geology](http://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/bedrock-geology)), March 19, 2018.
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- Ontario Ministry of the Environment, Conservation and Parks, *Access Environment website* ([www.accessenvironment.ene.gov.on.ca](http://www.accessenvironment.ene.gov.on.ca)).
- Ontario Ministry of the Environment, Conservation and Parks, *Environmental Registry website* ([www.ebr.gov.on.ca/ERS-WEB-External](http://www.ebr.gov.on.ca/ERS-WEB-External)).
- Ontario Ministry of the Environment, Conservation and Parks, *Guide for Completing Phase One Environmental Site Assessments under Ontario Regulation 153/04*, June 2011.
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- Ontario Ministry of the Environment, Conservation and Parks, *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*, November 1988.
- Ontario Ministry of the Environment, Conservation and Parks, *Ontario Inventory of PCB Storage Sites*, October 1995.
- Ontario Ministry of the Environment, Conservation and Parks, *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act*, July 1, 2011.
- Ontario Ministry of the Environment, Conservation and Parks, *Records of Site Condition website* ([www.lrcsde.lrc.gov.on.ca](http://www.lrcsde.lrc.gov.on.ca)).
- Ontario Ministry of the Environment, Conservation and Parks, *Waste Disposal Site Inventory*, June 1991.
- Ontario Ministry of the Environment, Conservation and Parks, *Water Wells website* ([www.ontario.ca/environment-and-energy/map-well-records](http://www.ontario.ca/environment-and-energy/map-well-records) water wells).
- Ontario Ministry of Labour, *Occupational Health and Safety Act*, R.S.O. 1990.
- Ontario Ministry of Natural Resources and Forestry, *Natural Heritage website* ([www.gisapplication.lrc.gov.on.ca/mamnh/Index.html](http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html)).



## 9.0 Limitation of Liability, Scope of Report, and Third Party Reliance

### Basis of Report

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

### Reliance on Information Provided

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

### Standard of Care

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

### Complete Report

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

### Use of Report

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

### Report Format

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

*Kanata Woods Inc.  
Phase One Environmental Site Assessment  
180 Kanata Avenue, Ottawa, Ontario  
OTT-21012498-A0  
June 30, 2021*

## 10.0 Signatures

We trust this report meets your current needs. If you have any questions pertaining to the investigation undertaken by EXP, please do not hesitate to contact the undersigned. The Qualified Person can confirm that the Phase One Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.



Leah Wells, P.Eng.  
Environmental Engineer  
Earth and Environment



Mark McCalla, P.Geo.  
Senior Project Manager  
Earth and Environment

EXP Services Inc.

*Kanata Woods Inc.*

*Phase One Environmental Site Assessment*

*180 Kanata Avenue, Ottawa, Ontario*

*OTT-21012498-A0*

*June 30, 2021*

## **Appendix A: Qualifications of Assessors**

EXP Services Inc.

*Kanata Woods Inc.*

*Phase One Environmental Site Assessment*

*180 Kanata Avenue, Ottawa, Ontario*

*OTT-21012498-A0*

*June 30, 2021*

## Qualifications of Assessors

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

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

**Leah Wells, B.A.Sc., P.Eng.** has four years of experience in the environmental consulting field. She has worked on numerous Phase I Environmental Site Assessments (ESA); Phase II ESAs, completing soil and groundwater sampling, soil vapour sampling, assisting in report preparation and data entry and analysis. She is licensed as a professional engineer in Ontario.



EXP Services Inc.

*Kanata Woods Inc.*

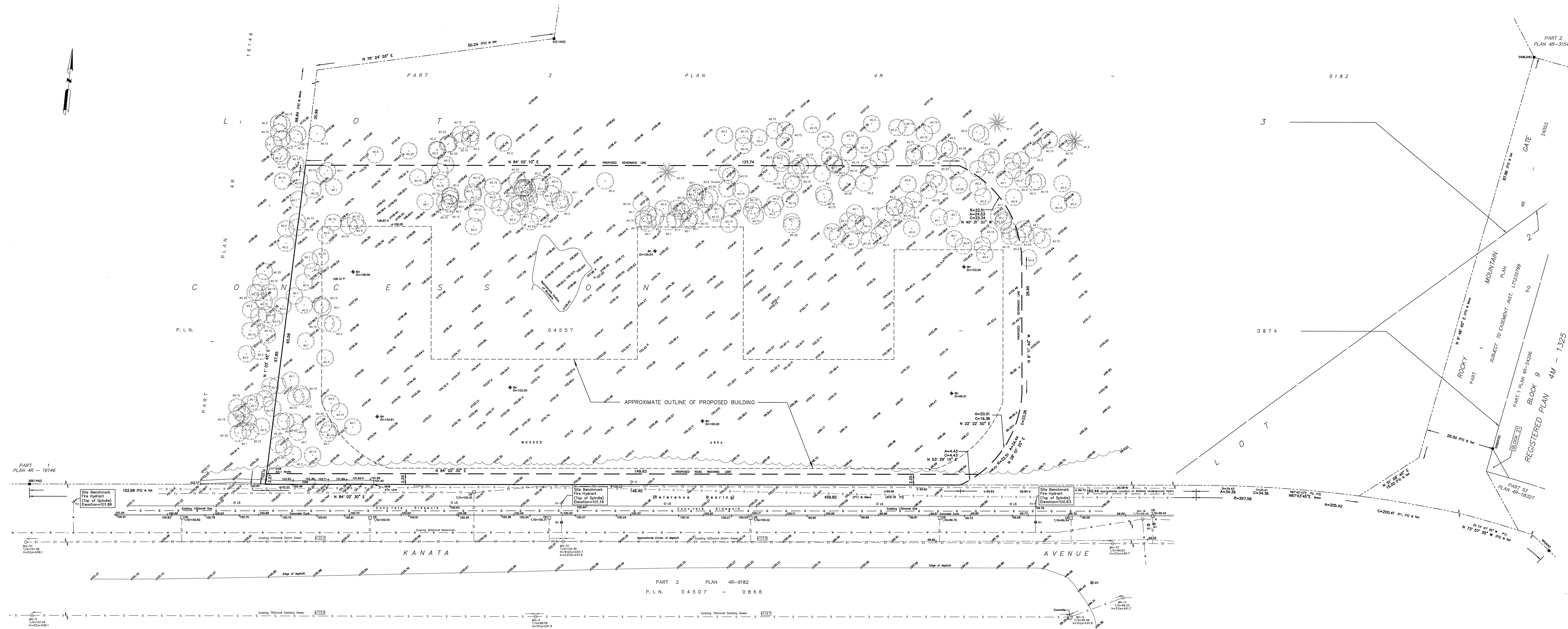
*Phase One Environmental Site Assessment*

*180 Kanata Avenue, Ottawa, Ontario*

*OTT-21012498-A0*

*June 30, 2021*

## Appendix B: Survey Plan



SKETCH SHOWING TOPOGRAPHIC INFORMATION OF  
**180 KANATA AVENUE**  
**CITY OF OTTAWA**  
FARLEY, SMITH & DENIS SURVEYING LTD. 2021  
Scale 1: 250  
Metric Note  
Distances shown on this plan are in metres and can be converted to feet by multiplying by 0.3048.  
Bearing Note  
Bearings hereon are grid bearings referred to the northern limit of Kanata Avenue having a bearing of N84°02'30"E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).  
For bearing comparisons, a rotation of 0°00'45" counter-clockwise was applied to bearings on P1, P2, P3, P4.  
Elevation Notes  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978.  
2. Elevations derived from Vertical Benchmark D011988U508 having a published elevation of 93.658m.  
3. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.  
Utility Notes  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. Underground utility data derived from City of Ottawa utility sheet reference: 124531-1M-04, 1M-05, 1M-10, 1M-11.  
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa.  
5. A field location of underground plants by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.  
Notes & Legend  
Denotes  
Survey Monument Planted  
Survey Monument Found  
Standard Iron Bar  
Short Standard Iron Bar  
Not Tangential  
Witness  
Measured  
Plan 4R-9182  
Plan 4R-24553  
Plan 4R-24553  
Plan 4R-24553  
Observed Reference Point  
Rock Post  
Maintenance Hole (Storm)  
Maintenance Hole (Sanitary)  
Valve Chamber (Watermain)  
Underground Storm Sewer  
Underground Sanitary Sewer  
Underground Water  
Underground Gas  
Underground Bell  
Underground Cable TV  
Underground Power  
Light Standard  
Catch Basin  
Fire Hydrant  
Water Valve  
Cable Terminal Box  
Diameter  
Borehole  
Rock Retaining Wall  
Imp.  
T/G  
Centreline  
Location of Elevations  
Top of Concrete Curb Elevation  
Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.  
Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
Field work was completed on the 13th day of April, 2021  
Farley, Smith & Denis Surveying Ltd.  
Ontario Land Surveyor  
Farley, Smith & Denis Surveying Ltd.  
Ontario Land Surveyors  
CANADIAN LAND SURVEYORS  
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5  
TEL (613) 727-8226 FAX (613) 727-1826  
FILE No.: 139-21  
1/2021/139-21\_180 Kanata Ave\_parcels\_topo\_sketched/139-21\_180 Kanata Ave\_L13\_C2\_Topo sketch\_T.dwg

EXP Services Inc.

*Kanata Woods Inc.*

*Phase One Environmental Site Assessment*

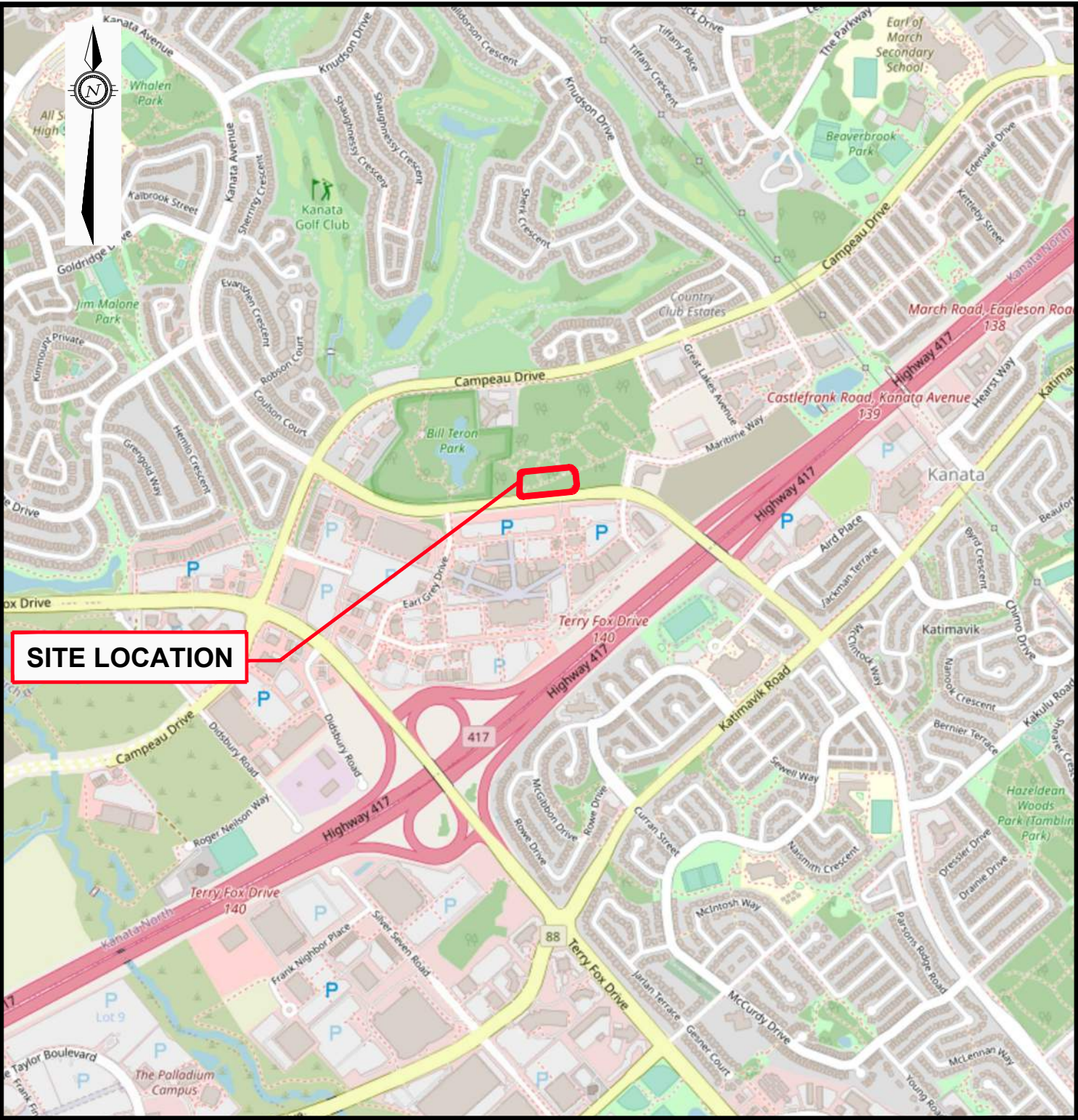
*180 Kanata Avenue, Ottawa, Ontario*

*OTT-21012498-A0*

*June 30, 2021*

## Appendix C: Figures





**SITE LOCATION**

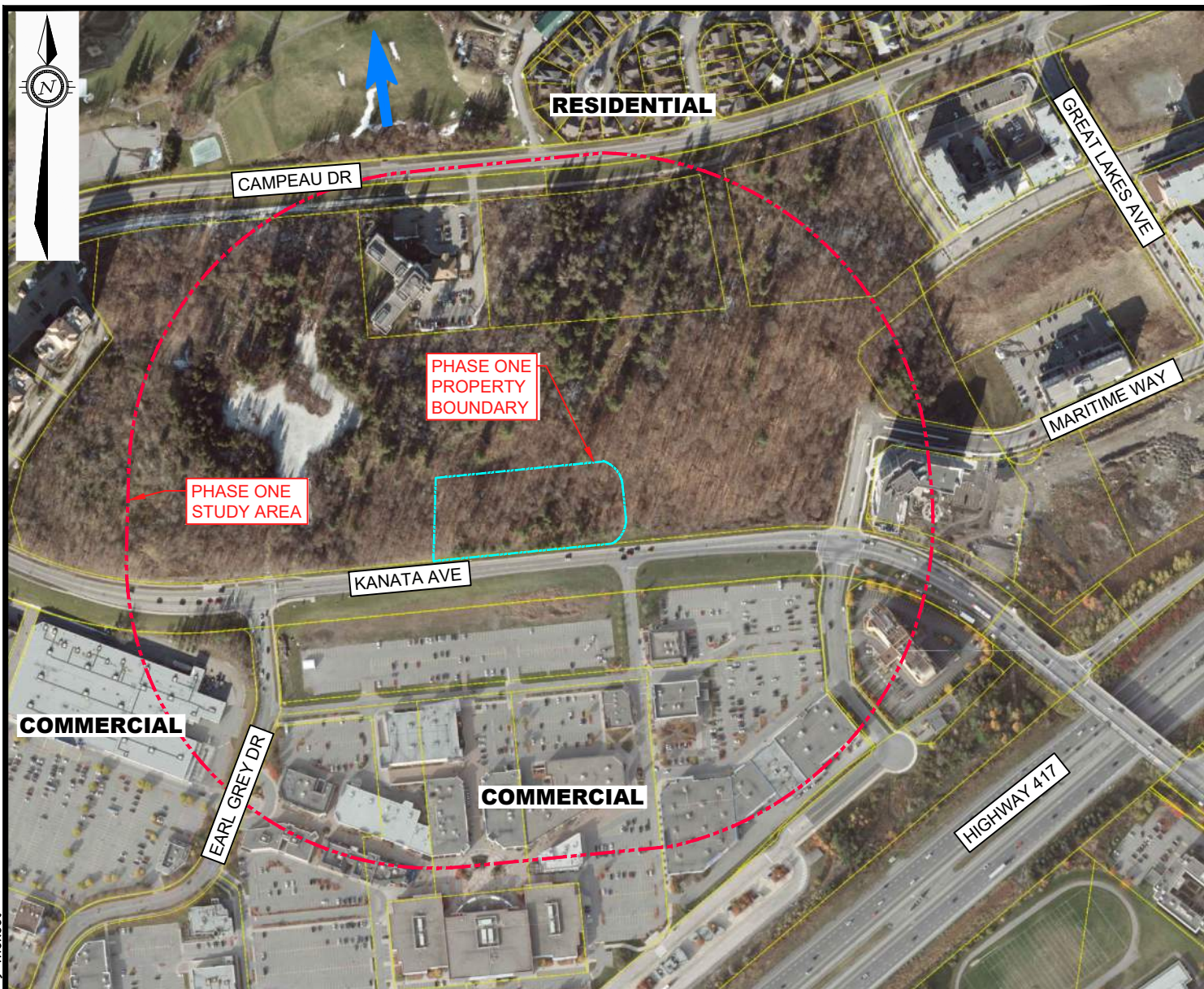


EXP Services Inc. [www.exp.com](http://www.exp.com)  
t: +1.613.688.1899 | f: +1.613.225.7337  
2650 Queensview Drive, Suite 100  
Ottawa, ON K2B 8H6, Canada





DATE JUNE 2021		CLIENT: <b>KANATA WOODS INC.</b>		project no. OTT-21012498-A0	
DESIGN MM	CHECKED MM	TITLE: <b>SITE LOCATION PLAN</b>		scale ~1:15,000	
DRAWN BY TM		180 KANATA AVENUE, OTTAWA, ONTARIO		<b>FIG 1</b>	

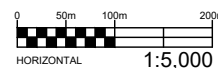


Filename: E:\OTT-21012498-A0\60 Execution\65 Drawings\ph1\21012498-A0 ph1.dwg  
Last Saved: Jun 29, 2021 8:58 AM  
Last Plotted: Jun 29, 2021 8:58 AM  
Plotted by: mckee



### LEGEND

-  PROPERTY BOUNDARY
-  STUDY AREA (250m)
-  INFERRED GROUNDWATER FLOW DIRECTION
-  PCA #28
- POTENTIALLY CONTAMINATING ACTIVITY (PCA)

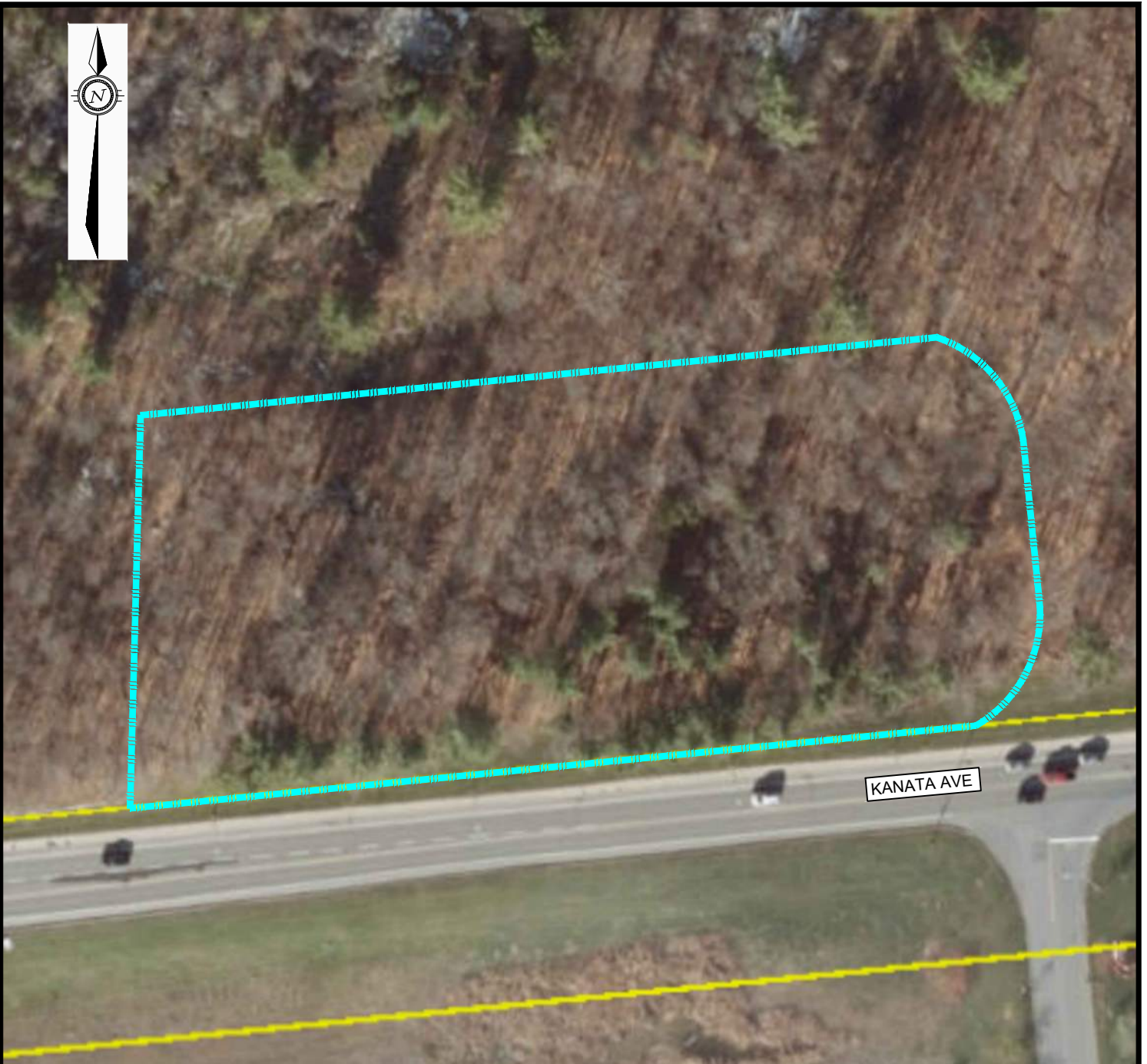


EXP Services Inc. [www.exp.com](http://www.exp.com)

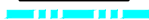
t: +1.613.688.1899 | f: +1.613.225.7337  
2650 Queensview Drive, Suite 100  
Ottawa, ON K2B 8H6, Canada

DATE JUNE 2021		CLIENT: <b>KANATA WOODS INC.</b>		project no. OTT-21012498-A0
DESIGN MM	CHECKED MM	TITLE: <b>PHASE ONE STUDY AREA</b>		scale 1:5,000
DRAWN BY TM		<b>180 KANATA AVENUE, OTTAWA, ONTARIO</b>		<b>FIG 2</b>





### LEGEND



PROPERTY BOUNDARY

**BH/MW21-1**  
61.07



MONITORING WELL  
NAME AND LOCATION

**PCA #28**

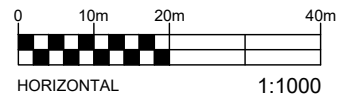


POTENTIALLY CONTAMINATING  
ACTIVITY (PCA)

### AREA OF POTENTIAL ENVIRONMENTAL CONCERN



APEC 1 – PCA #28 GASOLINE AND ASSOCIATED PRODUCTS STORAGE  
IN FIXED TANKS  
– PCA #10 COMMERCIAL AUTO BODY SHOPS



EXP Services Inc. [www.exp.com](http://www.exp.com)

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

DATE JUNE 2021		CLIENT:  <b>KANATA WOODS INC.</b>	project no. OTT-21012498-A0
DESIGN MM	CHECKED MM		scale 1:1000
DRAWN BY TM		TITLE:  <b>SITE LAYOUT</b> 180 KANATA AVENUE, OTTAWA, ONTARIO	<b>FIG 3</b>

EXP Services Inc.

*Kanata Woods Inc.*

*Phase One Environmental Site Assessment*

*180 Kanata Avenue, Ottawa, Ontario*

*OTT-21012498-A0*

*June 30, 2021*

## **Appendix D: Fire Insurance Plans, Title Search, Municipal Records & Provincial Records**



June 15, 2021

Via Mail

Planning Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, Ontario

Re: OTT-2112498-A0      **Municipal Information Search Request**  
   **180 Kanata Avenue, Ottawa, Ontario**

To whom it may concern,

Our firm has been retained to conduct a Phase I Environmental Site Assessment for 180 Kanata Avenue, formerly 6805 Campeau Drive, Ottawa, Ontario. We require information pertaining to the property.

We request that the City of Ottawa search their files and provide any information pertaining to the environmental condition of these properties and surrounding areas, including any past environmental reports, orders, certificates or approvals.

Please find attached the consent letter from the property owner to release this information for the property in question. A request for information form has been completed to initiate a search on the property.

If you should have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in blue ink that reads "Kathy Radisch". The signature is fluid and cursive, with the first name "Kathy" and last name "Radisch" clearly distinguishable.

**EXP Services Inc.**  
Kathy Radisch  
Administrative Assistant  
Earth & Environment

Attachments: Disclaimer  
RFI Form  
Consent from Owner  
Payment (\$125)

### Office Use Only

Application Number:	Ward Number:	Application Received: (dd/mm/yyyy):
Client Service Centre Staff:	Fee Received:	\$



## Historic Land Use Inventory

### Application Form

#### Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

#### Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

### Background Information

**\*Site Address or Location:**

180 Kanata Avenue

*\* Mandatory Field*

#### Applicant/Agent Information:

Name:	Kathy Radisch / EXP Services Inc.		
Mailing Address:	100-2650 Queensview Drive, Ottawa, Ontario K2B 8H6		
Telephone:	613-688-1899 ext. 3296	Email Address:	kathy.radisch@exp.com

#### Registered Property Owner Information:

☐ Same as above

Name:	Kanata Woods Inc.		
Mailing Address:			
Telephone:	613-851-7748	Email Address:	



### Site Details

Legal Description  
and PIN:

What is the land  
currently used for?

*Commercial (vacant)*

Lot frontage:  m Lot depth:  m Lot area:  m<sup>2</sup>

**OR** Lot area: (irregular lot)  m<sup>2</sup>

Does the site have Full Municipal Services: ☐ Yes ☒ No

### Required Fees

Please don't hesitate to visit [the Historic Land Use Inventory website](#) more information. Fees must be paid in full at the time of application submission.

Planning Fee

\$125.00

### Submittal Requirements

The following are required to be submitted with this application:

- 1. Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.
- 2. Disclaimer:** Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning, Infrastructure and Economic Development Department. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.
- 3. A site plan or key plan of the property, its location and particular features.**
- 4. Any significant dates or time frames that you would like researched.**

**Disclaimer**  
**For use with HLUI Database**

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

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

1. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.
2. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
3. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
4. Copyright is reserved to the City.
5. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
6. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
7. All information collected under this request and all records provided in response to this request are subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended.

Signed: Kathy Radisch

Dated (dd/mm/yyyy): 15/06/2021

Per: Kathy Radisch

(Please print name)

Title: Sr. Administrative Assistant

Company: EXP Services Inc.



Reference: OTT-21012498-A0

June 11, 2021

To whom it may concern:

### **Consent to Release Information**

**Phase One Environmental Site Assessment  
180 Kanata Avenue, Ottawa, Ontario**

The following letter confirms that the undersigned provides EXP Services Inc. (EXP) with authority to conduct an Environmental Site Assessment of the above-noted property. This letter also confirms that EXP is authorized to contact various regulatory authorities for the release of information pertaining to this site.

Yours truly,

*Registered Site Owner:* kanata woods inc

*Site Address:* 180 kanata ave

*Authorized Signature:* joey theberge

*Name (Please print):* Joey theberge

*Position:* \_\_\_\_\_

*Date:* \_\_\_\_\_

*Telephone #:* 6138517748





June 15, 2021

VIA FACSIMILE:  
416-314-4285

FOI Manager  
Freedom of Information & Protection of Privacy Office  
Ministry of the Environment, Conservation and Parks  
12th Floor, 40 St. Clair Avenue West  
Toronto, Ontario M4V 1M2

Re: OTT-21012498-A0     **File Review Request**  
   **180 Kanata Avenue, Ottawa, Ontario**

Dear Sir or Madam:

I am sending a Freedom of Information Request to you for 180 Kanata Avenue, Ottawa, Ontario. We are conducting an environmental site assessment and require any environmental concerns.

If possible, we would appreciate receiving the documentation by email ([kathy.radisch@exp.com](mailto:kathy.radisch@exp.com)) and by mail. If you have any questions, or require any further information, please do not hesitate to contact the undersigned at 613-688-1891, ext. 3296.

Yours truly,  
**EXP Services Inc.**

A handwritten signature in blue ink that reads "Kathy Radisch". The signature is written in a cursive, flowing style.

Kathy Radisch  
Administrative Assistant  
Earth & Environment

Enclosures:    FOI Form  
                         Credit Card Payment Form (\$35)

EXP Services Inc.

*Kanata Woods Inc.*

*Phase One Environmental Site Assessment*

*180 Kanata Avenue, Ottawa, Ontario*

*OTT-21012498-A0*

*June 30, 2021*

## Appendix E: EcoLog ERIS Report



# DATABASE REPORT

<b>Project Property:</b>	<i>Phase One ESA 180 Kanata Avenue Kanata ON K2K 3L9</i>
<b>Project No:</b>	<i>OTT-21012498-A0, 100, M.McCalla</i>
<b>Report Type:</b>	<i>Standard Report</i>
<b>Order No:</b>	<i>21061500242</i>
<b>Requested by:</b>	<i>exp Services Inc.</i>
<b>Date Completed:</b>	<i>June 18, 2021</i>

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

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# Executive Summary

## Property Information:

**Project Property:** *Phase One ESA  
180 Kanata Avenue Kanata ON K2K 3L9*

**Project No:** *OTT-21012498-A0, 100, M.McCalla*

## **Coordinates:**

**Latitude:** *45.3127993*  
**Longitude:** *-75.90788*  
**UTM Northing:** *5,018,100.26*  
**UTM Easting:** *428,835.60*  
**UTM Zone:** *18T*

**Elevation:** *336 FT  
102.52 M*

## Order Information:

**Order No:** *21061500242*  
**Date Requested:** *June 15, 2021*  
**Requested by:** *exp Services Inc.*  
**Report Type:** *Standard Report*

## Historical/Products:

**City Directory Search** *CD - Subject Site plus 250m Radius*

## Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	2	2
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	4	4
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	2	2
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	9	9
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	21	21
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
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 &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; 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	1	1
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	1	1
SPL	<i>Ontario Spills</i>	Y	0	2	2
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>	Y	0	0	0
		<b>Total:</b>	0	43	43

# Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
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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>
<a href="#"><u>1</u></a>	SCT	Curtiss Wright Corporation	341 Kanata Dr Suite MS 333 Kanata ON K2T 1K5	SE/89.7	-4.64	<a href="#"><u>19</u></a>
<a href="#"><u>2</u></a>	EHS		6301 Campeau Drive Kanata ON K2K 3E9	NNE/221.8	6.66	<a href="#"><u>19</u></a>
<a href="#"><u>2</u></a>	EHS		6301 Campeau Drive Kanata ON K2K 3E9	NNE/221.8	6.66	<a href="#"><u>19</u></a>
<a href="#"><u>3</u></a>	EHS		6501 Campeau Kanata ON K2K 3E9	NW/224.7	-2.59	<a href="#"><u>19</u></a>
<a href="#"><u>3</u></a>	EHS		6501 Campeau Dr Ottawa ON K2K3E9	NW/224.7	-2.59	<a href="#"><u>20</u></a>
<a href="#"><u>4</u></a>	GEN	Omni Health Care Limited	6501 Campeau Drive Ottawa ON K2K 3E9	NW/224.7	-2.59	<a href="#"><u>20</u></a>
<a href="#"><u>4</u></a>	GEN	Forest Hill	6501 Campeau Drive Kanata ON K2K 3E9	NW/224.7	-2.59	<a href="#"><u>20</u></a>
<a href="#"><u>4</u></a>	SPL		6501 Campeau Drive, Kanata Ottawa ON	NW/224.7	-2.59	<a href="#"><u>20</u></a>
<a href="#"><u>5</u></a>	SPL	Hydro Ottawa Limited	255 Kanata Ave Ottawa ON K2T 1K5	SE/229.9	-3.61	<a href="#"><u>21</u></a>
<a href="#"><u>5</u></a>	EHS		255 Kanata Ave Ottawa ON K2T1K5	SE/229.9	-3.61	<a href="#"><u>21</u></a>
<a href="#"><u>5</u></a>	GEN	PETM Canada Corporation	255 Kanata Ave. Kanata ON K2T1K5	SE/229.9	-3.61	<a href="#"><u>22</u></a>
<a href="#"><u>5</u></a>	GEN	PETM Canada Corporation	255 Kanata Ave. Kanata ON K2T1K5	SE/229.9	-3.61	<a href="#"><u>22</u></a>

<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>
<a href="#"><u>6</u></a>	EHS		6301 Campeau Dr Kanata (Ottawa) ON	NNE/232.7	6.36	<a href="#"><u>23</u></a>
<a href="#"><u>7</u></a>	HINC		570 KANATA AVENUE KANATA ON K2T 1K5	S/233.9	-3.61	<a href="#"><u>23</u></a>
<a href="#"><u>7</u></a>	GEN	Kanata Entertainment Holdings	570 Kanata Avenue Ottawa ON	S/233.9	-3.61	<a href="#"><u>23</u></a>
<a href="#"><u>7</u></a>	GEN	Kanata Entertainment Holdings	570 Kanata Avenue Unit R2 Ottawa ON K2T 1K5	S/233.9	-3.61	<a href="#"><u>24</u></a>
<a href="#"><u>7</u></a>	GEN	Kanata Entertainment Holdings	570 Kanata Avenue Unit R2 Ottawa ON K2T 1K5	S/233.9	-3.61	<a href="#"><u>24</u></a>
<a href="#"><u>7</u></a>	GEN	Kanata Entertainment Holdings	570 Kanata Avenue Unit R2 Ottawa ON K2T 1K5	S/233.9	-3.61	<a href="#"><u>24</u></a>
<a href="#"><u>8</u></a>	EHS		101 Kanata Avenue Kanata ON K2T 1E6	ESE/247.9	-2.59	<a href="#"><u>25</u></a>
<a href="#"><u>8</u></a>	GEN	innvest hotels gp viii	101 Kanata Ave. Ottawa ON	ESE/247.9	-2.59	<a href="#"><u>25</u></a>
<a href="#"><u>8</u></a>	CA	Kanata CHL Inc.	101 Kanata Avenue Ottawa ON	ESE/247.9	-2.59	<a href="#"><u>25</u></a>
<a href="#"><u>8</u></a>	NPRI	INNVEST HOTELS GP VIII LTD.	101 Kanata Avenue Ottawa ON K2T1E6	ESE/247.9	-2.59	<a href="#"><u>25</u></a>
<a href="#"><u>8</u></a>	EASR	INNVEST MASTER PROPERTIES VIII LP	101 KANATA KANATA ON	ESE/247.9	-2.59	<a href="#"><u>27</u></a>
<a href="#"><u>8</u></a>	EASR	INNVEST MASTER PROPERTIES VIII LP	101 KANATA KANATA ON	ESE/247.9	-2.59	<a href="#"><u>27</u></a>
<a href="#"><u>8</u></a>	EASR	INNVEST MASTER PROPERTIES VIII LP	101 KANATA AVE KANATA ON K2T 1E6	ESE/247.9	-2.59	<a href="#"><u>27</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>8</u></a>	EASR	INNVEST MASTER PROPERTIES VIII LP	101 KANATA AVE KANATA ON K2T 1E6	ESE/247.9	-2.59	<a href="#"><u>27</u></a>
<a href="#"><u>8</u></a>	ECA	Kanata CHL Inc.	101 Kanata Avenue Ottawa ON L4W 4T9	ESE/247.9	-2.59	<a href="#"><u>28</u></a>
<a href="#"><u>8</u></a>	GEN	Innvest Hotels LP, c/o Westmont Hospitality Group	101 Kanata Ave Kanata ON K2J 0S6	ESE/247.9	-2.59	<a href="#"><u>28</u></a>
<a href="#"><u>8</u></a>	EHS		101 Kanata Avenue Kanata ON K2T 1E6	ESE/247.9	-2.59	<a href="#"><u>28</u></a>
<a href="#"><u>9</u></a>	EHS		10 Lord Byng Way Kanata ON	ESE/248.0	-3.04	<a href="#"><u>28</u></a>
<a href="#"><u>9</u></a>	CA	Kanata CHL Inc.	10 Lord Byng Way Ottawa ON	ESE/248.0	-3.04	<a href="#"><u>29</u></a>
<a href="#"><u>9</u></a>	ECA	Kanata CHL Inc.	10 Lord Byng Way Ottawa ON L4W 4T9	ESE/248.0	-3.04	<a href="#"><u>29</u></a>
<a href="#"><u>10</u></a>	GEN	The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW/248.2	-3.95	<a href="#"><u>29</u></a>
<a href="#"><u>10</u></a>	GEN	The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW/248.2	-3.95	<a href="#"><u>30</u></a>
<a href="#"><u>10</u></a>	GEN	The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW/248.2	-3.95	<a href="#"><u>30</u></a>
<a href="#"><u>10</u></a>	GEN	The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW/248.2	-3.95	<a href="#"><u>30</u></a>
<a href="#"><u>10</u></a>	GEN	The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON	SSW/248.2	-3.95	<a href="#"><u>30</u></a>
<a href="#"><u>10</u></a>	GEN	FGL SPORTS LIMITED	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW/248.2	-3.95	<a href="#"><u>31</u></a>

<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>
<a href="#"><u>10</u></a>	GEN	The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW/248.2	-3.95	<a href="#"><u>31</u></a>
<a href="#"><u>10</u></a>	GEN	The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW/248.2	-3.95	<a href="#"><u>31</u></a>
<a href="#"><u>10</u></a>	GEN	FGL SPORTS LIMITED	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW/248.2	-3.95	<a href="#"><u>32</u></a>
<a href="#"><u>10</u></a>	GEN	FGL SPORTS LIMITED	785 Kanata Avenue Unit# Q1 Kanata ON K2T 1H8	SSW/248.2	-3.95	<a href="#"><u>32</u></a>
<a href="#"><u>10</u></a>	GEN	FGL SPORTS LIMITED	785 Kanata Avenue Unit# Q1 Kanata ON K2T 1H8	SSW/248.2	-3.95	<a href="#"><u>32</u></a>

# Executive Summary: Summary By Data Source

## **CA - Certificates of Approval**

A search of the CA database, dated 1985-Oct 30, 2011\* has found that there are 2 CA site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Kanata CHL Inc.	101 Kanata Avenue Ottawa ON	ESE	247.90	<a href="#"><u>8</u></a>
Kanata CHL Inc.	10 Lord Byng Way Ottawa ON	ESE	248.05	<a href="#"><u>9</u></a>

## **EASR - Environmental Activity and Sector Registry**

A search of the EASR database, dated Oct 2011-Apr 30, 2021 has found that there are 4 EASR site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
INNVEST MASTER PROPERTIES VIII LP	101 KANATA AVE KANATA ON K2T 1E6	ESE	247.90	<a href="#"><u>8</u></a>
INNVEST MASTER PROPERTIES VIII LP	101 KANATA KANATA ON	ESE	247.90	<a href="#"><u>8</u></a>
INNVEST MASTER PROPERTIES VIII LP	101 KANATA KANATA ON	ESE	247.90	<a href="#"><u>8</u></a>
INNVEST MASTER PROPERTIES VIII LP	101 KANATA AVE KANATA ON K2T 1E6	ESE	247.90	<a href="#"><u>8</u></a>

## **ECA - Environmental Compliance Approval**

A search of the ECA database, dated Oct 2011- Apr 30, 2021 has found that there are 2 ECA site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Kanata CHL Inc.	101 Kanata Avenue Ottawa ON L4W 4T9	ESE	247.90	<a href="#"><u>8</u></a>

Kanata CHL Inc.	10 Lord Byng Way Ottawa ON L4W 4T9	ESE	248.05	<a href="#"><u>9</u></a>
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## **EHS - ERIS Historical Searches**

A search of the EHS database, dated 1999-Jan 31, 2021 has found that there are 9 EHS site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	6301 Campeau Drive Kanata ON K2K 3E9	NNE	221.78	<a href="#"><u>2</u></a>
	6301 Campeau Drive Kanata ON K2K 3E9	NNE	221.78	<a href="#"><u>2</u></a>
	6301 Campeau Dr Kanata (Ottawa) ON	NNE	232.68	<a href="#"><u>6</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	6501 Campeau Dr Ottawa ON K2K3E9	NW	224.72	<a href="#"><u>3</u></a>
	6501 Campeau Kanata ON K2K 3E9	NW	224.72	<a href="#"><u>3</u></a>
	255 Kanata Ave Ottawa ON K2T1K5	SE	229.92	<a href="#"><u>5</u></a>
	101 Kanata Avenue Kanata ON K2T 1E6	ESE	247.90	<a href="#"><u>8</u></a>
	101 Kanata Avenue Kanata ON K2T 1E6	ESE	247.90	<a href="#"><u>8</u></a>
	10 Lord Byng Way Kanata ON	ESE	248.05	<a href="#"><u>9</u></a>

## **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-Apr 30, 2021 has found that there are 21 GEN site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Forest Hill	6501 Campeau Drive Kanata ON K2K 3E9	NW	224.73	<a href="#"><u>4</u></a>
Omni Health Care Limited	6501 Campeau Drive Ottawa ON K2K 3E9	NW	224.73	<a href="#"><u>4</u></a>
PETM Canada Corporation	255 Kanata Ave. Kanata ON K2T1K5	SE	229.92	<a href="#"><u>5</u></a>
PETM Canada Corporation	255 Kanata Ave. Kanata ON K2T1K5	SE	229.92	<a href="#"><u>5</u></a>
Kanata Entertainment Holdings	570 Kanata Avenue Unit R2 Ottawa ON K2T 1K5	S	233.94	<a href="#"><u>7</u></a>
Kanata Entertainment Holdings	570 Kanata Avenue Ottawa ON	S	233.94	<a href="#"><u>7</u></a>
Kanata Entertainment Holdings	570 Kanata Avenue Unit R2 Ottawa ON K2T 1K5	S	233.94	<a href="#"><u>7</u></a>
Kanata Entertainment Holdings	570 Kanata Avenue Unit R2 Ottawa ON K2T 1K5	S	233.94	<a href="#"><u>7</u></a>
innvest hotels gp viii	101 Kanata Ave. Ottawa ON	ESE	247.90	<a href="#"><u>8</u></a>
Innvest Hotels LP, c/o Westmont Hospitality Group	101 Kanata Ave Kanata ON K2J 0S6	ESE	247.90	<a href="#"><u>8</u></a>

FGL SPORTS LIMITED	785 Kanata Avenue Unit# Q1 Kanata ON K2T 1H8	SSW	248.15	<a href="#"><u>10</u></a>
FGL SPORTS LIMITED	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW	248.15	<a href="#"><u>10</u></a>
FGL SPORTS LIMITED	785 Kanata Avenue Unit# Q1 Kanata ON K2T 1H8	SSW	248.15	<a href="#"><u>10</u></a>
The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW	248.15	<a href="#"><u>10</u></a>
The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW	248.15	<a href="#"><u>10</u></a>
The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW	248.15	<a href="#"><u>10</u></a>
The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	SSW	248.15	<a href="#"><u>10</u></a>
The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON	SSW	248.15	<a href="#"><u>10</u></a>
FGL SPORTS LIMITED	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW	248.15	<a href="#"><u>10</u></a>
The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW	248.15	<a href="#"><u>10</u></a>
The Forzani Group	785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	SSW	248.15	<a href="#"><u>10</u></a>

### **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>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	570 KANATA AVENUE KANATA ON K2T 1K5	S	233.94	<a href="#">7</a>

### **NPRI - National Pollutant Release Inventory**

A search of the NPRI database, dated 1993-May 2017 has found that there are 1 NPRI site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
INNVEST HOTELS GP VIII LTD.	101 Kanata Avenue Ottawa ON K2T1E6	ESE	247.90	<a href="#">8</a>

### **SCT - Scott's Manufacturing Directory**

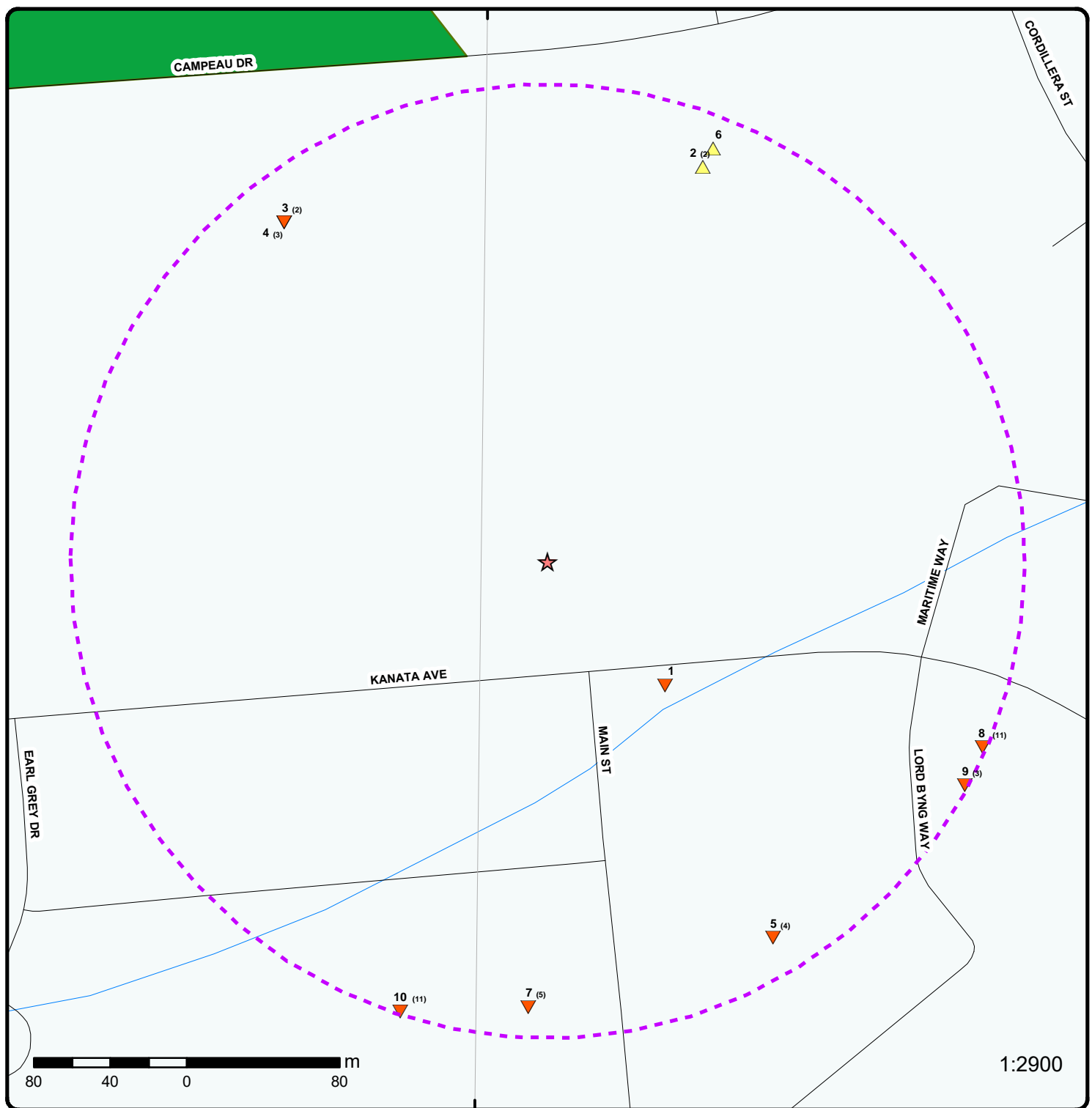
A search of the SCT database, dated 1992-Mar 2011\* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Curtiss Wright Corporation	341 Kanata Dr Suite MS 333 Kanata ON K2T 1K5	SE	89.67	<a href="#">1</a>

### **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Aug 2020 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	6501 Campeau Drive, Kanata Ottawa ON	NW	224.73	<a href="#">4</a>
Hydro Ottawa Limited	255 Kanata Ave Ottawa ON K2T 1K5	SE	229.92	<a href="#">5</a>



## Map: 0.25 Kilometer Radius

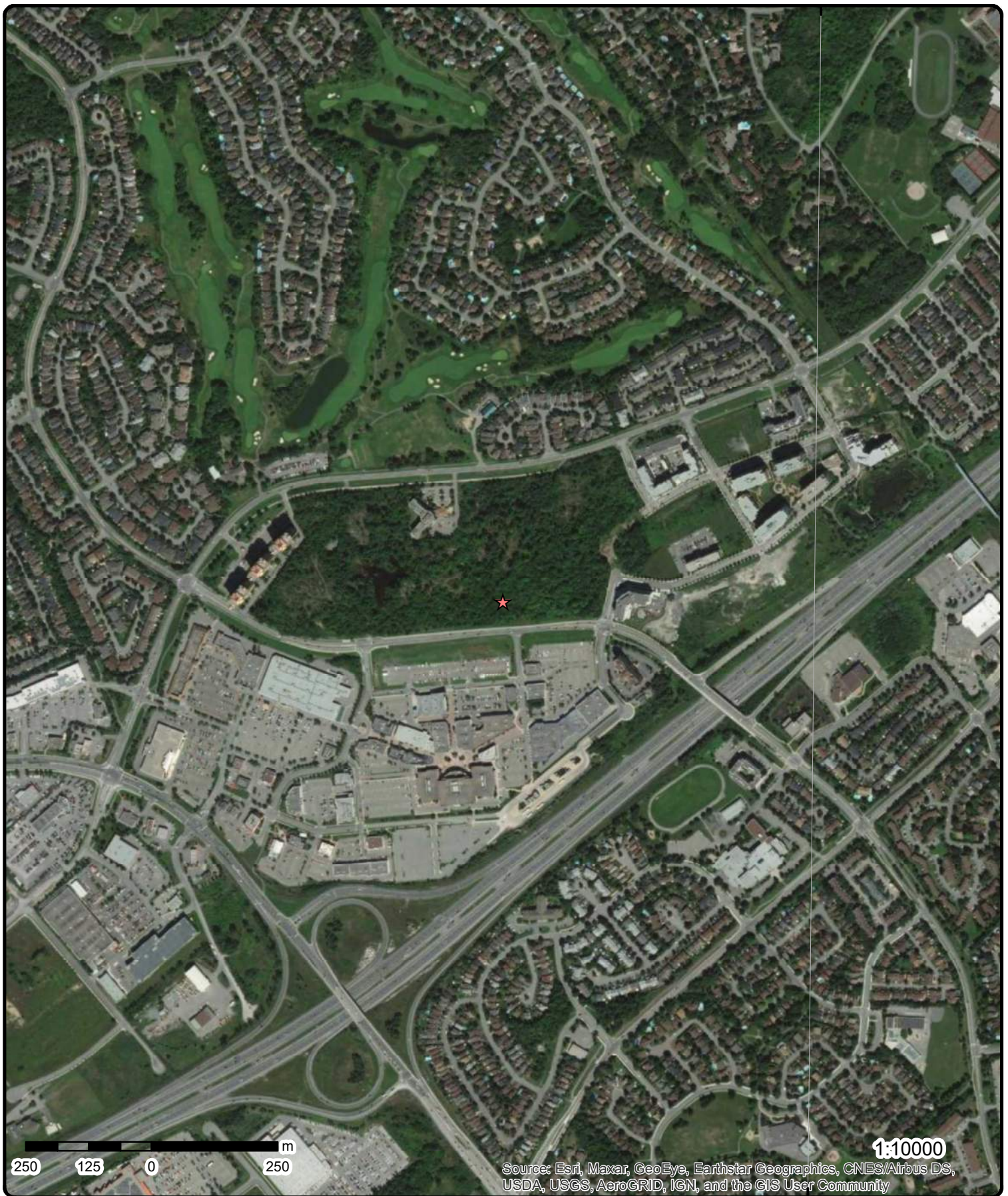
Order Number: 21061500242

Address: 180 Kanata Avenue, 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
	Ferry Route/Ice Road		





**Aerial** Year: 2020

Order Number: 21061500242

**Address: 180 Kanata Avenue, Kanata, ON**

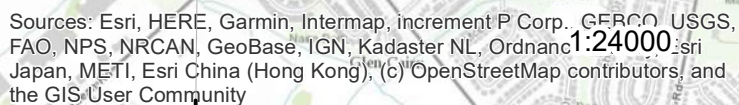


Source: ESRI World Imagery

© ERIS Information Limited Partnership



75°54'W



Order Number: 21061500242

**ERIS** 

© ERIS Information Limited Partnership

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">1</a>	1 of 1	SE/89.7	97.9 / -4.64	Curtiss Wright Corporation 341 Kanata Dr Suite MS 333 Kanata ON K2T 1K5	SCT
<b>Established:</b> <b>Plant Size (ft²):</b> <b>Employment:</b>					
<b>--Details--</b>					
<b>Description:</b>		Industrial Machinery, Equipment and Supplies Wholesaler-Distributors			
<b>SIC/NAICS Code:</b>		417230			
<b>Description:</b>		Industrial Machinery, Equipment and Supplies Wholesaler-Distributors			
<b>SIC/NAICS Code:</b>		417230			
<a href="#">2</a>	1 of 2	NNE/221.8	109.2 / 6.66	6301 Campeau Drive Kanata ON K2K 3E9	EHS
<b>Order No:</b> 20302300006 <b>Status:</b> C <b>Report Type:</b> Custom Report <b>Report Date:</b> 28-OCT-20 <b>Date Received:</b> 23-OCT-20 <b>Previous Site Name:</b> <b>Lot/Building Size:</b> 9 acres <b>Additional Info Ordered:</b>					
<b>Nearest Intersection:</b> <b>Municipality:</b> <b>Client Prov/State:</b> ON <b>Search Radius (km):</b> .25 <b>X:</b> -75.90687266 <b>Y:</b> 45.31466468					
<a href="#">2</a>	2 of 2	NNE/221.8	109.2 / 6.66	6301 Campeau Drive Kanata ON K2K 3E9	EHS
<b>Order No:</b> 20302300006 <b>Status:</b> C <b>Report Type:</b> Custom Report <b>Report Date:</b> 28-OCT-20 <b>Date Received:</b> 23-OCT-20 <b>Previous Site Name:</b> <b>Lot/Building Size:</b> 9 acres <b>Additional Info Ordered:</b>					
<b>Nearest Intersection:</b> <b>Municipality:</b> <b>Client Prov/State:</b> ON <b>Search Radius (km):</b> .25 <b>X:</b> -75.90687266 <b>Y:</b> 45.31466468					
<a href="#">3</a>	1 of 2	NW/224.7	99.9 / -2.59	6501 Campeau Kanata ON K2K 3E9	EHS
<b>Order No:</b> 20050823003 <b>Status:</b> C <b>Report Type:</b> Custom Report <b>Report Date:</b> 8/31/2005 <b>Date Received:</b> 8/23/2005 <b>Previous Site Name:</b> <b>Lot/Building Size:</b> <b>Additional Info Ordered:</b>					
<b>Nearest Intersection:</b> <b>Municipality:</b> <b>Client Prov/State:</b> ON <b>Search Radius (km):</b> 0.25 <b>X:</b> -75.908984 <b>Y:</b> 45.315004					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">3</a>	2 of 2	NW/224.7	99.9 / -2.59	6501 Campeau Dr Ottawa ON K2K3E9	EHS
Order No: 20150807079		Nearest Intersection:			
Status: C		Municipality:			
Report Type: Custom Report		Client Prov/State: ON			
Report Date: 13-AUG-15		Search Radius (km): .25			
Date Received: 07-AUG-15		X: -75.909665			
Previous Site Name:		Y: 45.314382			
Lot/Building Size:					
Additional Info Ordered:					
<a href="#">4</a>	1 of 3	NW/224.7	99.9 / -2.59	Omni Health Care Limited 6501 Campeau Drive Ottawa ON K2K 3E9	GEN
Generator No: ON8138698		PO Box No:			
Status:		Country: Canada			
Approval Years: 2016		Choice of Contact: CO_OFFICIAL			
Contam. Facility: No		Co Admin: Brandon McGee			
MHSW Facility: No		Phone No Admin: 6137391449 Ext.246			
SIC Code: 623310					
SIC Description: 623310					
<u>Detail(s)</u>					
Waste Class: 251					
Waste Class Desc: OIL SKIMMINGS & SLUDGES					
<a href="#">4</a>	2 of 3	NW/224.7	99.9 / -2.59	Forest Hill 6501 Campeau Drive Kanata ON K2K 3E9	GEN
Generator No: ON6189950		PO Box No:			
Status:		Country: Canada			
Approval Years: 2015		Choice of Contact: CO_OFFICIAL			
Contam. Facility: No		Co Admin:			
MHSW Facility: No		Phone No Admin:			
SIC Code: 623110					
SIC Description: 623110					
<u>Detail(s)</u>					
Waste Class: 148					
Waste Class Desc: INORGANIC LABORATORY CHEMICALS					
Waste Class: 262					
Waste Class Desc: DETERGENTS/SOAPS					
Waste Class: 252					
Waste Class Desc: WASTE OILS & LUBRICANTS					
<a href="#">4</a>	3 of 3	NW/224.7	99.9 / -2.59	6501 Campeau Drive, Kanata Ottawa ON	SPL
Ref No: 7363-APTRHU		Discharger Report:			
Site No: NA		Material Group:			
Incident Dt: 8/1/2017		Health/Env Conseq: 2 - Minor Environment			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Year:</b> <b>Incident Cause:</b> <b>Incident Event:</b> Leak/Break <b>Contaminant Code:</b> 15 <b>Contaminant Name:</b> HYDRAULIC OIL <b>Contaminant Limit 1:</b> <b>Contam Limit Freq 1:</b> <b>Contaminant UN No 1:</b> n/a <b>Environment Impact:</b> <b>Nature of Impact:</b> <b>Receiving Medium:</b> <b>Receiving Env:</b> Land <b>MOE Response:</b> No <b>Dt MOE Arvl on Scn:</b> <b>MOE Reported Dt:</b> 8/1/2017 <b>Dt Document Closed:</b> <b>Incident Reason:</b> Equipment Failure <b>Site Name:</b> Forest Hill Retirement Residence<UNOFFICIAL> <b>Site County/District:</b> <b>Site Geo Ref Meth:</b> <b>Incident Summary:</b> Dicon Transport: 2 Gallons of Hydraulic Oil to Ground. Ctnd & Clned <b>Contaminant Qty:</b> 2 gal-US					
<b>Client Type:</b> <b>Sector Type:</b> Other <b>Agency Involved:</b> <b>Nearest Watercourse:</b> <b>Site Address:</b> 6501 Campeau Drive, Kanata <b>Site District Office:</b> Ottawa <b>Site Postal Code:</b> <b>Site Region:</b> Eastern <b>Site Municipality:</b> Ottawa <b>Site Lot:</b> <b>Site Conc:</b> <b>Northing:</b> 5018278.72 <b>Easting:</b> 428697.49 <b>Site Geo Ref Accu:</b> <b>Site Map Datum:</b> <b>SAC Action Class:</b> Land Spills <b>Source Type:</b> Motor Vehicle					

<a href="#">5</a>	1 of 4	SE/229.9	98.9 / -3.61	Hydro Ottawa Limited 255 Kanata Ave Ottawa ON K2T 1K5	SPL
<b>Ref No:</b> 2235-8SMJPA <b>Site No:</b> <b>Incident Dt:</b> 22-MAR-12 <b>Year:</b> <b>Incident Cause:</b> Other Discharges <b>Incident Event:</b> <b>Contaminant Code:</b> 15 <b>Contaminant Name:</b> TRANSFORMER OIL (N.O.S.) <b>Contaminant Limit 1:</b> <b>Contam Limit Freq 1:</b> <b>Contaminant UN No 1:</b> <b>Environment Impact:</b> Confirmed <b>Nature of Impact:</b> Soil Contamination <b>Receiving Medium:</b> Sewage - Municipal/Private and Commercial <b>Receiving Env:</b> <b>MOE Response:</b> <b>Dt MOE Arvl on Scn:</b> <b>MOE Reported Dt:</b> 22-MAR-12 <b>Dt Document Closed:</b> <b>Incident Reason:</b> Equipment Failure <b>Site Name:</b> Pad Mounted Transformer<UNOFFICIAL> <b>Site County/District:</b> <b>Site Geo Ref Meth:</b> <b>Incident Summary:</b> Hydro Ottawa, >100L non-PCB transformer oil to soil, cntnd <b>Contaminant Qty:</b>					
<b>Discharger Report:</b> <b>Material Group:</b> <b>Health/Env Conseq:</b> <b>Client Type:</b> <b>Sector Type:</b> Transformer <b>Agency Involved:</b> <b>Nearest Watercourse:</b> <b>Site Address:</b> 255 Kanata Ave <b>Site District Office:</b> <b>Site Postal Code:</b> <b>Site Region:</b> <b>Site Municipality:</b> Ottawa <b>Site Lot:</b> <b>Site Conc:</b> <b>Northing:</b> <b>Easting:</b> <b>Site Geo Ref Accu:</b> <b>Site Map Datum:</b> <b>SAC Action Class:</b> Land Spills <b>Source Type:</b>					

<a href="#">5</a>	2 of 4	SE/229.9	98.9 / -3.61	255 Kanata Ave Ottawa ON K2T1K5	EHS
<b>Order No:</b> 20150401122 <b>Status:</b> C <b>Report Type:</b> Standard Report <b>Report Date:</b> 09-APR-15 <b>Date Received:</b> 01-APR-15 <b>Previous Site Name:</b>					
<b>Nearest Intersection:</b> <b>Municipality:</b> <b>Client Prov/State:</b> ON <b>Search Radius (km):</b> .25 <b>X:</b> -75.906409 <b>Y:</b> 45.311656					



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Lot/Building Size: Additional Info Ordered: City Directory					
<a href="#">5</a>	3 of 4	SE/229.9	98.9 / -3.61	PETM Canada Corporation 255 Kanata Ave. Kanata ON K2T1K5	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:		ON9021347 Registered As of Jul 2020		PO Box No: Country: Canada Choice of Contact: Co Admin: Phone No Admin:	
Detail(s)					
Waste Class:		331 L			
Waste Class Desc:		Waste compressed gases including cylinders			
Waste Class:		331 I			
Waste Class Desc:		Waste compressed gases including cylinders			
Waste Class:		269 T			
Waste Class Desc:		Organic non-halogenated pesticide and herbicide wastes			
Waste Class:		263 A			
Waste Class Desc:		Misc. waste organic chemicals			
Waste Class:		263 L			
Waste Class Desc:		Misc. waste organic chemicals			
Waste Class:		148 A			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		212 I			
Waste Class Desc:		Aliphatic solvents and residues			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
<a href="#">5</a>	4 of 4	SE/229.9	98.9 / -3.61	PETM Canada Corporation 255 Kanata Ave. Kanata ON K2T1K5	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:		ON9021347 Registered As of Apr 2021		PO Box No: Country: Canada Choice of Contact: Co Admin: Phone No Admin:	
Detail(s)					
Waste Class:		331 I			
Waste Class Desc:		Waste compressed gases including cylinders			
Waste Class:		269 T			
Waste Class Desc:		Organic non-halogenated pesticide and herbicide wastes			
Waste Class:		263 L			



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		Misc. waste organic chemicals			
Waste Class:		263 A			
Waste Class Desc:		Misc. waste organic chemicals			
Waste Class:		148 A			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		331 L			
Waste Class Desc:		Waste compressed gases including cylinders			
Waste Class:		212 I			
Waste Class Desc:		Aliphatic solvents and residues			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
<a href="#">6</a>	1 of 1	NNE/232.7	108.9 / 6.36	6301 Campeau Dr Kanata (Ottawa) ON	EHS
Order No:		20070614037		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		CAN - Custom Report		Client Prov/State:	
Report Date:		6/20/2007		Search Radius (km):	0.25
Date Received:		6/14/2007		X:	-75.906807
Previous Site Name:				Y:	45.314752
Lot/Building Size:					
Additional Info Ordered:					
<a href="#">7</a>	1 of 5	S/233.9	98.9 / -3.61	570 KANATA AVENUE KANATA ON K2T 1K5	HINC
External File Num:		FS INC 0903-01453			
Fuel Occurrence Type:		Fire			
Date of Occurrence:		3/17/2009			
Fuel Type Involved:		Natural Gas			
Status Desc:		Completed - Causal Analysis(End)			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Commercial (e.g. restaurant, business unit, etc)			
Service Interruptions:		Yes			
Property Damage:		Yes			
Fuel Life Cycle Stage:		Utilization			
Root Cause:		Root Cause: Equipment/Material/Component:Yes Procedures:No Maintenance:Yes Design:Yes Training:No Management:Yes Human Factors:No			
Reported Details:		Philthy McNasty			
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Ottawa			
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					
<a href="#">7</a>	2 of 5	S/233.9	98.9 / -3.61	Kanata Entertainment Holdings 570 Kanata Avenue Ottawa ON	GEN
Generator No:		ON5810228		PO Box No:	
Status:				Country:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Approval Years:</b> <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>	2009  713990 All Other Amusement and Recreation Industries			<b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>	
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> <b>Waste Class Desc:</b>	262 DETERGENTS/SOAPS				
<b>7</b>	3 of 5	S/233.9	98.9 / -3.61	<b>Kanata Entertainment Holdings</b> <b>570 Kanata Avenue Unit R2</b> <b>Ottawa ON K2T 1K5</b>	GEN
<b>Generator No:</b> <b>Status:</b> <b>Approval Years:</b> <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>	ON5810228 Registered As of Dec 2018			<b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>	Canada
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> <b>Waste Class Desc:</b>	251 L Waste oils/sludges (petroleum based)				
<b>Waste Class:</b> <b>Waste Class Desc:</b>	262 L Detergents and soaps				
<b>7</b>	4 of 5	S/233.9	98.9 / -3.61	<b>Kanata Entertainment Holdings</b> <b>570 Kanata Avenue Unit R2</b> <b>Ottawa ON K2T 1K5</b>	GEN
<b>Generator No:</b> <b>Status:</b> <b>Approval Years:</b> <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>	ON5810228 Registered As of Jul 2020			<b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>	Canada
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> <b>Waste Class Desc:</b>	262 L Detergents and soaps				
<b>Waste Class:</b> <b>Waste Class Desc:</b>	251 L Waste oils/sludges (petroleum based)				
<b>7</b>	5 of 5	S/233.9	98.9 / -3.61	<b>Kanata Entertainment Holdings</b> <b>570 Kanata Avenue Unit R2</b> <b>Ottawa ON K2T 1K5</b>	GEN
<b>Generator No:</b> <b>Status:</b> <b>Approval Years:</b> <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b>	ON5810228 Registered As of Apr 2021			<b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>	Canada

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>SIC Description:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		262 L			
<b>Waste Class Desc:</b>		Detergents and soaps			
<b>Waste Class:</b>		251 L			
<b>Waste Class Desc:</b>		Waste oils/sludges (petroleum based)			
<b><u>8</u></b>	1 of 11	<b>ESE/247.9</b>	<b>99.9 / -2.59</b>	<b>101 Kanata Avenue Kanata ON K2T 1E6</b>	<b>EHS</b>
<b>Order No:</b>	20040225008			<b>Nearest Intersection:</b>	
<b>Status:</b>	C			<b>Municipality:</b>	
<b>Report Type:</b>	Basic Report			<b>Client Prov/State:</b>	ON
<b>Report Date:</b>	3/4/04			<b>Search Radius (km):</b>	0.35
<b>Date Received:</b>	2/25/04			<b>X:</b>	-75.904508
<b>Previous Site Name:</b>				<b>Y:</b>	45.311596
<b>Lot/Building Size:</b>					
<b>Additional Info Ordered:</b>					
<b><u>8</u></b>	2 of 11	<b>ESE/247.9</b>	<b>99.9 / -2.59</b>	<b>innvest hotels gp viii 101 Kanata Ave. Ottawa ON</b>	<b>GEN</b>
<b>Generator No:</b>	ON8441985			<b>PO Box No:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	06			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No Admin:</b>	
<b>SIC Code:</b>	721111				
<b>SIC Description:</b>	Hotels				
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		212			
<b>Waste Class Desc:</b>		ALIPHATIC SOLVENTS			
<b><u>8</u></b>	3 of 11	<b>ESE/247.9</b>	<b>99.9 / -2.59</b>	<b>Kanata CHL Inc. 101 Kanata Avenue Ottawa ON</b>	<b>CA</b>
<b>Certificate #:</b>	5681-5NCMT4				
<b>Application Year:</b>	2003				
<b>Issue Date:</b>	6/12/2003				
<b>Approval Type:</b>	Air				
<b>Status:</b>	Approved				
<b>Application Type:</b>					
<b>Client Name:</b>					
<b>Client Address:</b>					
<b>Client City:</b>					
<b>Client Postal Code:</b>					
<b>Project Description:</b>					
<b>Contaminants:</b>					
<b>Emission Control:</b>					
<b><u>8</u></b>	4 of 11	<b>ESE/247.9</b>	<b>99.9 / -2.59</b>	<b>INNVEST HOTELS GP VIII LTD. 101 Kanata Avenue</b>	<b>NPRI</b>

26 [erisinfo.com](https://erisinfo.com) | Environmental Risk Information Services Order No: 21061500242

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>CAS No:</b> 811-97-2 <b>Report ID:</b> <b>Rpt Period:</b> 2004 <b>Subst Released:</b> HFC-134a Hydrofluorocarbon <b>Air:</b> <b>Water:</b> <b>Land:</b> <b>Total Releases:</b> <b>Units:</b> tonnes					
<a href="#"><u>8</u></a>	5 of 11	ESE/247.9	99.9 / -2.59	<b>INNVEST MASTER PROPERTIES VIII LP</b> <b>101 KANATA KANATA</b> <b>ON</b>	EASR
<b>Approval No:</b> R-003-7518201270 <b>Status:</b> Registered <b>Date:</b> 7/30/15 <b>Record Type:</b> <b>Link Source:</b> <b>Project Type:</b> Heating System <b>Full Address:</b> <b>Approval Type:</b> <b>Full PDF Link:</b>					
<b>SWP Area Name:</b> <b>MOE District:</b> <b>Municipality:</b> KANATA <b>Latitude:</b> <b>Longitude:</b> <b>Geometry X:</b> <b>Geometry Y:</b>					
<a href="#"><u>8</u></a>	6 of 11	ESE/247.9	99.9 / -2.59	<b>INNVEST MASTER PROPERTIES VIII LP</b> <b>101 KANATA KANATA</b> <b>ON</b>	EASR
<b>Approval No:</b> R-002-7518361837 <b>Status:</b> Registered <b>Date:</b> 7/30/15 <b>Record Type:</b> <b>Link Source:</b> <b>Project Type:</b> Standby Power System <b>Full Address:</b> <b>Approval Type:</b> <b>Full PDF Link:</b>					
<b>SWP Area Name:</b> <b>MOE District:</b> <b>Municipality:</b> KANATA <b>Latitude:</b> <b>Longitude:</b> <b>Geometry X:</b> <b>Geometry Y:</b>					
<a href="#"><u>8</u></a>	7 of 11	ESE/247.9	99.9 / -2.59	<b>INNVEST MASTER PROPERTIES VIII LP</b> <b>101 KANATA AVE</b> <b>KANATA ON K2T 1E6</b>	EASR
<b>Approval No:</b> R-003-7518201270 <b>Status:</b> REGISTERED <b>Date:</b> 2015-07-30 <b>Record Type:</b> EASR <b>Link Source:</b> MOFA <b>Project Type:</b> Heating System <b>Full Address:</b> <b>Approval Type:</b> EASR-Heating System <b>Full PDF Link:</b> http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2016020					
<b>SWP Area Name:</b> Mississippi Valley <b>MOE District:</b> Ottawa <b>Municipality:</b> KANATA <b>Latitude:</b> 45.31 <b>Longitude:</b> -75.905 <b>Geometry X:</b> <b>Geometry Y:</b>					
<a href="#"><u>8</u></a>	8 of 11	ESE/247.9	99.9 / -2.59	<b>INNVEST MASTER PROPERTIES VIII LP</b> <b>101 KANATA AVE</b> <b>KANATA ON K2T 1E6</b>	EASR
<b>Approval No:</b> R-002-7518361837 <b>Status:</b> REGISTERED <b>Date:</b> 2015-07-30 <b>Record Type:</b> EASR					
<b>SWP Area Name:</b> Mississippi Valley <b>MOE District:</b> Ottawa <b>Municipality:</b> KANATA <b>Latitude:</b> 45.31					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Link Source:</b> MOFA <b>Project Type:</b> Standby Power System <b>Full Address:</b> <b>Approval Type:</b> EASR-Standby Power System <b>Full PDF Link:</b> <a href="http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2016023">http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2016023</a>					
<a href="#">8</a>	9 of 11	ESE/247.9	99.9 / -2.59	Kanata CHL Inc. 101 Kanata Avenue Ottawa ON L4W 4T9	ECA
<b>Approval No:</b> 5681-5NCMT4 <b>Approval Date:</b> 2003-06-12 <b>Status:</b> Approved <b>Record Type:</b> ECA <b>Link Source:</b> IDS <b>SWP Area Name:</b> Mississippi Valley <b>Approval Type:</b> ECA-AIR <b>Project Type:</b> AIR <b>Business Name:</b> Kanata CHL Inc. <b>Address:</b> 101 Kanata Avenue <b>Full Address:</b> <b>Full PDF Link:</b> <a href="https://www.accessenvironment.ene.gov.on.ca/instruments/4692-5NCLV9-14.pdf">https://www.accessenvironment.ene.gov.on.ca/instruments/4692-5NCLV9-14.pdf</a>					
<b>MOE District:</b> Ottawa <b>City:</b> <b>Longitude:</b> -75.90451 <b>Latitude:</b> 45.311558 <b>Geometry X:</b> <b>Geometry Y:</b>					
<a href="#">8</a>	10 of 11	ESE/247.9	99.9 / -2.59	Innvest Hotels LP, c/o Westmont Hospitality Group 101 Kanata Ave Kanata ON K2J 0S6	GEN
<b>Generator No:</b> ON3334305 <b>Status:</b> Registered <b>Approval Years:</b> As of Dec 2018 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>					
<b>PO Box No:</b> <b>Country:</b> Canada <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>					
<u>Detail(s)</u>					
<b>Waste Class:</b> 212 L <b>Waste Class Desc:</b> Aliphatic solvents and residues					
<a href="#">8</a>	11 of 11	ESE/247.9	99.9 / -2.59	101 Kanata Avenue Kanata ON K2T 1E6	EHS
<b>Order No:</b> 20190109007 <b>Status:</b> C <b>Report Type:</b> Standard Report <b>Report Date:</b> 15-JAN-19 <b>Date Received:</b> 09-JAN-19 <b>Previous Site Name:</b> <b>Lot/Building Size:</b> <b>Additional Info Ordered:</b> City Directory; Aerial Photos					
<b>Nearest Intersection:</b> <b>Municipality:</b> <b>Client Prov/State:</b> ON <b>Search Radius (km):</b> .25 <b>X:</b> -75.904601 <b>Y:</b> 45.311573					
<a href="#">9</a>	1 of 3	ESE/248.0	99.5 / -3.04	10 Lord Byng Way Kanata ON	EHS
<b>Order No:</b> 20010803003 <b>Status:</b> C <b>Report Type:</b> Basic Report					
<b>Nearest Intersection:</b> <b>Municipality:</b> <b>Client Prov/State:</b> ON					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Report Date:</b> 8/14/01 <b>Date Received:</b> 8/3/01 <b>Previous Site Name:</b> <b>Lot/Building Size:</b> <b>Additional Info Ordered:</b>					
<b>Search Radius (km):</b> 0.25 <b>X:</b> -75.904623 <b>Y:</b> 45.31164					
<a href="#">9</a>	2 of 3	ESE/248.0	99.5 / -3.04	Kanata CHL Inc. 10 Lord Byng Way Ottawa ON	CA
<b>Certificate #:</b> 8299-5MST73 <b>Application Year:</b> 2003 <b>Issue Date:</b> 5/23/2003 <b>Approval Type:</b> Air <b>Status:</b> Revoked and/or Replaced <b>Application Type:</b> <b>Client Name:</b> <b>Client Address:</b> <b>Client City:</b> <b>Client Postal Code:</b> <b>Project Description:</b> <b>Contaminants:</b> <b>Emission Control:</b>					
<a href="#">9</a>	3 of 3	ESE/248.0	99.5 / -3.04	Kanata CHL Inc. 10 Lord Byng Way Ottawa ON L4W 4T9	ECA
<b>Approval No:</b> 8299-5MST73 <b>Approval Date:</b> 2003-05-23 <b>Status:</b> Revoked and/or Replaced <b>Record Type:</b> ECA <b>Link Source:</b> IDS <b>SWP Area Name:</b> Mississippi Valley <b>Approval Type:</b> ECA-AIR <b>Project Type:</b> AIR <b>Business Name:</b> Kanata CHL Inc. <b>Address:</b> 10 Lord Byng Way <b>Full Address:</b> <b>Full PDF Link:</b> <a href="https://www.accessenvironment.ene.gov.on.ca/instruments/8414-5KSSUF-14.pdf">https://www.accessenvironment.ene.gov.on.ca/instruments/8414-5KSSUF-14.pdf</a>					
<b>MOE District:</b> Ottawa <b>City:</b> <b>Longitude:</b> -75.90451 <b>Latitude:</b> 45.311558 <b>Geometry X:</b> <b>Geometry Y:</b>					
<a href="#">10</a>	1 of 11	SSW/248.2	98.6 / -3.95	The Forzani Group 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	GEN
<b>Generator No:</b> ON7022262 <b>Status:</b> <b>Approval Years:</b> 2009 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 451110 <b>SIC Description:</b> Sporting Goods Stores					
<b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>					
<b>Detail(s)</b>					
<b>Waste Class:</b> 212 <b>Waste Class Desc:</b> ALIPHATIC SOLVENTS					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">10</a>	2 of 11	SSW/248.2	98.6 / -3.95	The Forzani Group 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	GEN
<div> <div> Generator No: ON7022262  Status:  Approval Years: 2010  Contam. Facility:  MHSW Facility:  SIC Code: 451110  SIC Description: Sporting Goods Stores </div> <div> PO Box No:  Country:  Choice of Contact:  Co Admin:  Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
<a href="#">10</a>	3 of 11	SSW/248.2	98.6 / -3.95	The Forzani Group 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	GEN
<div> <div> Generator No: ON7022262  Status:  Approval Years: 2011  Contam. Facility:  MHSW Facility:  SIC Code: 451110  SIC Description: Sporting Goods Stores </div> <div> PO Box No:  Country:  Choice of Contact:  Co Admin:  Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
<a href="#">10</a>	4 of 11	SSW/248.2	98.6 / -3.95	The Forzani Group 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H9	GEN
<div> <div> Generator No: ON7022262  Status:  Approval Years: 2012  Contam. Facility:  MHSW Facility:  SIC Code: 451110  SIC Description: Sporting Goods Stores </div> <div> PO Box No:  Country:  Choice of Contact:  Co Admin:  Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
<a href="#">10</a>	5 of 11	SSW/248.2	98.6 / -3.95	The Forzani Group 785 Kanata Avenue Unit Q1 Kanata ON	GEN
<div> <div> Generator No: ON7022262  Status:  Approval Years: 2013  Contam. Facility:  MHSW Facility:  SIC Code: 451110 </div> <div> PO Box No:  Country:  Choice of Contact:  Co Admin:  Phone No Admin: </div> </div>					



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Description:		SPORTING GOODS STORES			
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
<a href="#">10</a>	6 of 11	SSW/248.2	98.6 / -3.95	FGL SPORTS LIMITED 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	GEN
Generator No:		ON7022262		PO Box No:	
Status:				Country: Canada	
Approval Years:		2016		Choice of Contact: CO_OFFICIAL	
Contam. Facility:		No		Co Admin:	
MHSW Facility:		No		Phone No Admin:	
SIC Code:		451110			
SIC Description:		SPORTING GOODS STORES			
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
<a href="#">10</a>	7 of 11	SSW/248.2	98.6 / -3.95	The Forzani Group 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	GEN
Generator No:		ON7022262		PO Box No:	
Status:				Country: Canada	
Approval Years:		2015		Choice of Contact: CO_OFFICIAL	
Contam. Facility:		No		Co Admin:	
MHSW Facility:		No		Phone No Admin:	
SIC Code:		451110			
SIC Description:		SPORTING GOODS STORES			
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
<a href="#">10</a>	8 of 11	SSW/248.2	98.6 / -3.95	The Forzani Group 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	GEN
Generator No:		ON7022262		PO Box No:	
Status:				Country: Canada	
Approval Years:		2014		Choice of Contact: CO_OFFICIAL	
Contam. Facility:		No		Co Admin:	
MHSW Facility:		No		Phone No Admin:	
SIC Code:		451110			
SIC Description:		SPORTING GOODS STORES			
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">10</a>	9 of 11	SSW/248.2	98.6 / -3.95	FGL SPORTS LIMITED 785 Kanata Avenue Unit Q1 Kanata ON K2T 1H8	GEN
<b>Generator No:</b>		ON7022262	<b>PO Box No:</b>		
<b>Status:</b>		Registered	<b>Country:</b> Canada		
<b>Approval Years:</b>		As of Dec 2018	<b>Choice of Contact:</b>		
<b>Contam. Facility:</b>			<b>Co Admin:</b>		
<b>MHSW Facility:</b>			<b>Phone No Admin:</b>		
<b>SIC Code:</b>					
<b>SIC Description:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		212 L			
<b>Waste Class Desc:</b>		Aliphatic solvents and residues			
<a href="#">10</a>	10 of 11	SSW/248.2	98.6 / -3.95	FGL SPORTS LIMITED 785 Kanata Avenue Unit# Q1 Kanata ON K2T 1H8	GEN
<b>Generator No:</b>		ON7022262	<b>PO Box No:</b>		
<b>Status:</b>		Registered	<b>Country:</b> Canada		
<b>Approval Years:</b>		As of Jul 2020	<b>Choice of Contact:</b>		
<b>Contam. Facility:</b>			<b>Co Admin:</b>		
<b>MHSW Facility:</b>			<b>Phone No Admin:</b>		
<b>SIC Code:</b>					
<b>SIC Description:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		212 L			
<b>Waste Class Desc:</b>		Aliphatic solvents and residues			
<a href="#">10</a>	11 of 11	SSW/248.2	98.6 / -3.95	FGL SPORTS LIMITED 785 Kanata Avenue Unit# Q1 Kanata ON K2T 1H8	GEN
<b>Generator No:</b>		ON7022262	<b>PO Box No:</b>		
<b>Status:</b>		Registered	<b>Country:</b> Canada		
<b>Approval Years:</b>		As of Apr 2021	<b>Choice of Contact:</b>		
<b>Contam. Facility:</b>			<b>Co Admin:</b>		
<b>MHSW Facility:</b>			<b>Phone No Admin:</b>		
<b>SIC Code:</b>					
<b>SIC Description:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		212 L			
<b>Waste Class Desc:</b>		Aliphatic solvents and residues			

# Unplottable Summary

Total: 10 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA		Kanata Avenue	Ottawa ON	
CA	TEGA Developments Inc.	Kanata Ave	Ottawa ON	
ECA	City of Ottawa	Main St	Ottawa ON	K2G 6J8
ECA	Penex Kanata Ltd.	Future Lord Byng Way (Ward 4 - Kanata)	Ottawa ON	K2K 2E2
EHS		Maritime Way	Ottawa ON	
EHS		Maritime Way	Ottawa ON	
NDFT		MAIN STREET	ON	
SPL	POWELL FUELS	RIDEAU VALLEY MIDDLE SCHOOL, MAIN ST., KARS TANK TRUCK (CARGO)	OTTAWA-CARLETON R. M. ON	
SPL	UNKNOWN	INTERSECTION OF MAIN ST. AND POOL CREEK	OTTAWA CITY ON	
SPL	Enbridge Gas Distribution Inc.	Main St	Ottawa ON	

# Unplottable Report

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**Site:** *Kanata Avenue Ottawa ON* **Database:** *CA*

**Certificate #:** 3692-5CKGW5  
**Application Year:** 02  
**Issue Date:** 8/2/02  
**Approval Type:** Municipal & Private sewage  
**Status:** Approved  
**Application Type:** New Certificate of Approval  
**Client Name:** The Corporation of the City of Ottawa  
**Client Address:** 110 Laurier Avenue West  
**Client City:** Ottawa  
**Client Postal Code:** K1P 1J1  
**Project Description:** Approval is sought for the construction of storm sewers on Kanata Avenue.  
**Contaminants:**  
**Emission Control:**

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**Site:** *TEGA Developments Inc.  
Kanata Ave Ottawa ON* **Database:** *CA*

**Certificate #:** 3400-7RJW8  
**Application Year:** 2009  
**Issue Date:** 5/1/2009  
**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:**

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**Site:** *City of Ottawa  
Main St Ottawa ON K2G 6J8* **Database:** *ECA*

**Approval No:** 7237-9TLVP8 **MOE District:**  
**Approval Date:** 2015-04-02 **City:**  
**Status:** Approved **Longitude:**  
**Record Type:** ECA **Latitude:**  
**Link Source:** IDS **Geometry X:**  
**SWP Area Name:** **Geometry Y:**  
**Approval Type:** ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS  
**Project Type:** MUNICIPAL AND PRIVATE SEWAGE WORKS  
**Business Name:** City of Ottawa  
**Address:** Main St  
**Full Address:**  
**Full PDF Link:** <https://www.accessenvironment.ene.gov.on.ca/instruments/3884-9SJT8A-14.pdf>

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**Site:** *Penex Kanata Ltd.  
Future Lord Byng Way (Ward 4 - Kanata) Ottawa ON K2K 2E2* **Database:** *ECA*

**Approval No:** 5436-59ZLU9 **MOE District:**  
**Approval Date:** 2002-05-10 **City:**  
**Status:** Approved **Longitude:**

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**Record Type:** ECA  
**Link Source:** IDS  
**SWP Area Name:**  
**Approval Type:** ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS  
**Project Type:** MUNICIPAL AND PRIVATE SEWAGE WORKS  
**Business Name:** Penex Kanata Ltd.  
**Address:** Future Lord Byng Way (Ward 4 - Kanata)  
**Full Address:**  
**Full PDF Link:** <https://www.accessenvironment.ene.gov.on.ca/instruments/8055-58WMP3-14.pdf>

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**Site:** **Maritime Way Ottawa ON** **Database:** **EHS**  
**Order No:** 20130115034  
**Status:** C  
**Report Type:** Custom Report  
**Report Date:** 24-JAN-13  
**Date Received:** 15-JAN-13  
**Previous Site Name:**  
**Lot/Building Size:**  
**Additional Info Ordered:** Fire Insur. Maps and/or Site Plans

**Nearest Intersection:**  
**Municipality:**  
**Client Prov/State:** ON  
**Search Radius (km):** .25  
**X:** -75.903748  
**Y:** 45.314809

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**Site:** **Maritime Way Ottawa ON** **Database:** **EHS**  
**Order No:** 20150114095  
**Status:** C  
**Report Type:** Standard Report  
**Report Date:** 21-JAN-15  
**Date Received:** 14-JAN-15  
**Previous Site Name:**  
**Lot/Building Size:**  
**Additional Info Ordered:**

**Nearest Intersection:**  
**Municipality:**  
**Client Prov/State:** ON  
**Search Radius (km):** .25  
**X:** -87.520568  
**Y:** 41.493776

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**Site:** **MAIN STREET ON** **Database:** **NDFT**  
**Property Id:** K6208  
**Base Name:** CFB OTTAWA  
**Status:** Tank no longer in service and removed  
**Status As Of:** May 25, 2001  
**Tank Class:** Bulk Storage (i.e. >45 000 litres)  
**Install Year:** 1960  
**Tank Type:** Aboveground Field-erected  
**Last Year Used:** 1999  
**Tank Contents:** Diesel  
**Capacity (L):** 30

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**Site:** **POWELL FUELS** **Database:** **SPL**  
**RIDEAU VALLEY MIDDLE SCHOOL, MAIN ST., KARS TANK TRUCK (CARGO) OTTAWA-CARLETON R.M. ON**  
**Ref No:** 44507  
**Site No:**  
**Incident Dt:** 12/11/1990  
**Year:**  
**Incident Cause:** PIPE/HOSE LEAK  
**Incident Event:**  
**Contaminant Code:**  
**Contaminant Name:**  
**Contaminant Limit 1:**  
**Contam Limit Freq 1:**  
**Contaminant UN No 1:**  
**Environment Impact:** NOT ANTICIPATED

**Discharger Report:**  
**Material Group:**  
**Health/Env Conseq:**  
**Client Type:**  
**Sector Type:**  
**Agency Involved:**  
**Nearest Watercourse:**  
**Site Address:**  
**Site District Office:**  
**Site Postal Code:**  
**Site Region:**  
**Site Municipality:** 20000

**Nature of Impact:**  
**Receiving Medium:** LAND  
**Receiving Env:**  
**MOE Response:**  
**Dt MOE Arvl on Scn:**  
**MOE Reported Dt:** 12/11/1990  
**Dt Document Closed:**  
**Incident Reason:** ERROR  
**Site Name:**  
**Site County/District:**  
**Site Geo Ref Meth:**  
**Incident Summary:** POWELL FUELS -100 L. FURNACE OIL TO ASPHALT, CLEANED UP.  
**Contaminant Qty:**

**Site Lot:**  
**Site Conc:**  
**Northing:**  
**Easting:**  
**Site Geo Ref Accu:**  
**Site Map Datum:**  
**SAC Action Class:**  
**Source Type:**

**Site:** UNKNOWN  
 INTERSECTION OF MAIN ST. AND POOL CREEK OTTAWA CITY ON

**Database:**  
 SPL

**Ref No:** 224470  
**Site No:**  
**Incident Dt:** 4/29/2002  
**Year:**  
**Incident Cause:** UNKNOWN  
**Incident Event:**  
**Contaminant Code:**  
**Contaminant Name:**  
**Contaminant Limit 1:**  
**Contam Limit Freq 1:**  
**Contaminant UN No 1:**  
**Environment Impact:** POSSIBLE  
**Nature of Impact:** Water course or lake  
**Receiving Medium:** LAND / WATER  
**Receiving Env:**  
**MOE Response:**  
**Dt MOE Arvl on Scn:**  
**MOE Reported Dt:** 4/29/2002  
**Dt Document Closed:**  
**Incident Reason:** UNKNOWN  
**Site Name:**  
**Site County/District:**  
**Site Geo Ref Meth:**  
**Incident Summary:** UKN: OILY SHEEN ON CREEK FLOWING UNDER MAIN ST. NO ODOUR.  
**Contaminant Qty:**

**Discharger Report:**  
**Material Group:**  
**Health/Env Conseq:**  
**Client Type:**  
**Sector Type:** CITY OF OTTAWA  
**Agency Involved:**  
**Nearest Watercourse:**  
**Site Address:**  
**Site District Office:**  
**Site Postal Code:**  
**Site Region:**  
**Site Municipality:** 20107  
**Site Lot:**  
**Site Conc:**  
**Northing:**  
**Easting:**  
**Site Geo Ref Accu:**  
**Site Map Datum:**  
**SAC Action Class:**  
**Source Type:**

**Site:** Enbridge Gas Distribution Inc.  
 Main St Ottawa ON

**Database:**  
 SPL

**Ref No:** 2717-A3VHU6  
**Site No:** NA  
**Incident Dt:** 10/30/2015  
**Year:**  
**Incident Cause:**  
**Incident Event:**  
**Contaminant Code:** 35  
**Contaminant Name:** NATURAL GAS (METHANE)  
**Contaminant Limit 1:**  
**Contam Limit Freq 1:**  
**Contaminant UN No 1:**  
**Environment Impact:**  
**Nature of Impact:**  
**Receiving Medium:**  
**Receiving Env:**  
**MOE Response:** No  
**Dt MOE Arvl on Scn:**  
**MOE Reported Dt:** 11/2/2015  
**Dt Document Closed:**  
**Incident Reason:** Operator/Human Error

**Discharger Report:**  
**Material Group:**  
**Health/Env Conseq:**  
**Client Type:**  
**Sector Type:** Miscellaneous Industrial  
**Agency Involved:**  
**Nearest Watercourse:**  
**Site Address:** Main St  
**Site District Office:**  
**Site Postal Code:**  
**Site Region:**  
**Site Municipality:** Ottawa  
**Site Lot:**  
**Site Conc:**  
**Northing:**  
**Easting:**  
**Site Geo Ref Accu:**  
**Site Map Datum:**  
**SAC Action Class:** TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill  
**Source Type:**

<b>Site Name:</b>	83 Main Street<UNOFFICIAL>
<b>Site County/District:</b>	
<b>Site Geo Ref Meth:</b>	
<b>Incident Summary:</b>	TSSA FSB: 1 in IP pl service dmgd, made safe
<b>Contaminant Qty:</b>	1 other - see incident description

## 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 2020**

### **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-Dec 31, 2020**

### **Borehole:**

Provincial

[BORE](#)

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

**Government Publication Date: 1875-Jul 2018**



**Certificates of Approval:**

Provincial CA

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

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

**Dry Cleaning Facilities:**

Federal CDRY

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

**Government Publication Date: Jan 2004-Dec 2018**

**Commercial Fuel Oil Tanks:**

Provincial CFOT

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

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

**Government Publication Date: Jul 31, 2020**

**Chemical Manufacturers and Distributors:**

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**

**Chemical Register:**

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

**Government Publication Date: 1999-Dec 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 -Apr 2021**

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

Provincial COAL

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

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

**Compliance and Convictions:**

Provincial CONV

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

**Government Publication Date: 1989-Nov 2020**

**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-Apr 30, 2021**

**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 2020**

**Delisted Fuel Tanks:**

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

**Government Publication Date: Jul 31, 2020**

**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-Apr 30, 2021**

**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-Apr 30, 2021**

**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- Apr 30, 2021**

**Environmental Effects Monitoring:**

Federal

[EEM](#)

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

**Government Publication Date: 1992-2007\***

**ERIS Historical Searches:**

Private

[EHS](#)

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

**Government Publication Date: 1999-Jan 31, 2021**

**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 ERIIS 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, 2020****List of Expired Fuels Safety Facilities:**Provincial **EXP**

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

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

**Government Publication Date: Jul 31, 2020****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 2021****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.

**Government Publication Date: Jul 31, 2020**

**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, 2021**

**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 CO<sub>2</sub> eq).

**Government Publication Date: 2013-Dec 2019**

**TSSA Historic Incidents:**

Provincial

HINC

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

**Government Publication Date: 2006-June 2009\***

**Indian & Northern Affairs Fuel Tanks:**

Federal

IAFT

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

**Government Publication Date: 1950-Aug 2003\***

**Fuel Oil Spills and Leaks:**

Provincial

INC

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

**Government Publication Date: Jul 31, 2020**

**Landfill Inventory Management Ontario:**

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 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-Dec 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, 2019**

**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, 2021**

**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](http://www.nickles.com).

**Government Publication Date: 1988-Feb 28, 2021****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-Apr 30, 2021****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-Apr 30, 2021

**Pipeline Incidents:**

Provincial PINC

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

**Government Publication Date:** Oct 31, 2020

**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-Apr 30, 2021

**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:** 1986-1990, 1992-2018

**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 2021

**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-Dec 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.

**Government Publication Date:** 1988-Aug 2020

**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, 2018**

**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 - Dec 2020**

**Variances for Abandonment of Underground Storage Tanks:**

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

**Government Publication Date: Jul 31, 2020**

**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-Apr 30, 2021**

**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 30th, 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, 2021**



# Definitions

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

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

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

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

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

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

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

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

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

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

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

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

EXP Services Inc.

*Kanata Woods Inc.*

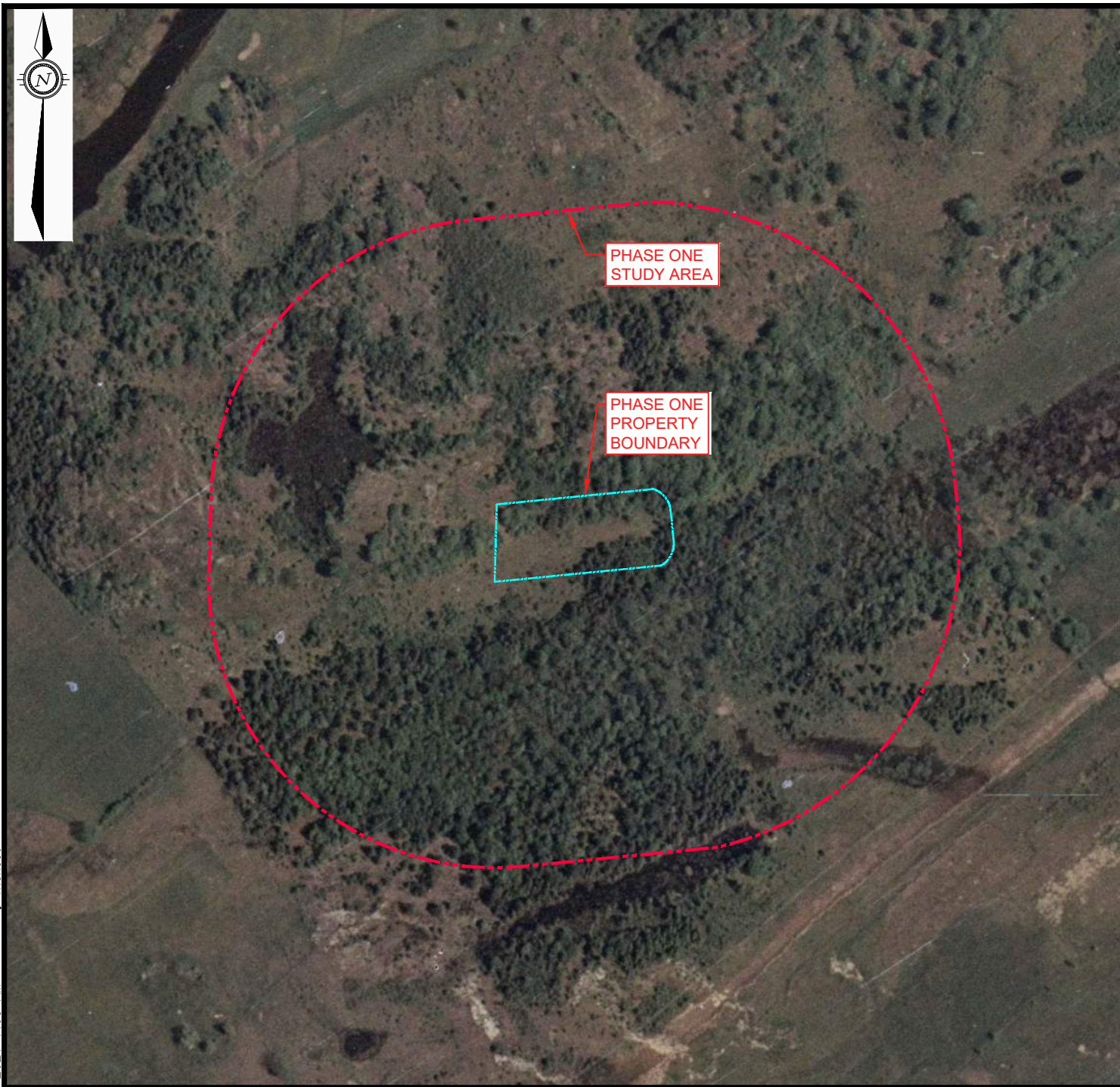
*Phase One Environmental Site Assessment*

*180 Kanata Avenue, Ottawa, Ontario*

*OTT-21012498-A0*

*June 30, 2021*

## **Appendix F: Aerial Photographs**



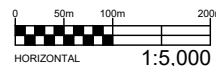
### LEGEND



PROPERTY BOUNDARY



STUDY AREA (250m)



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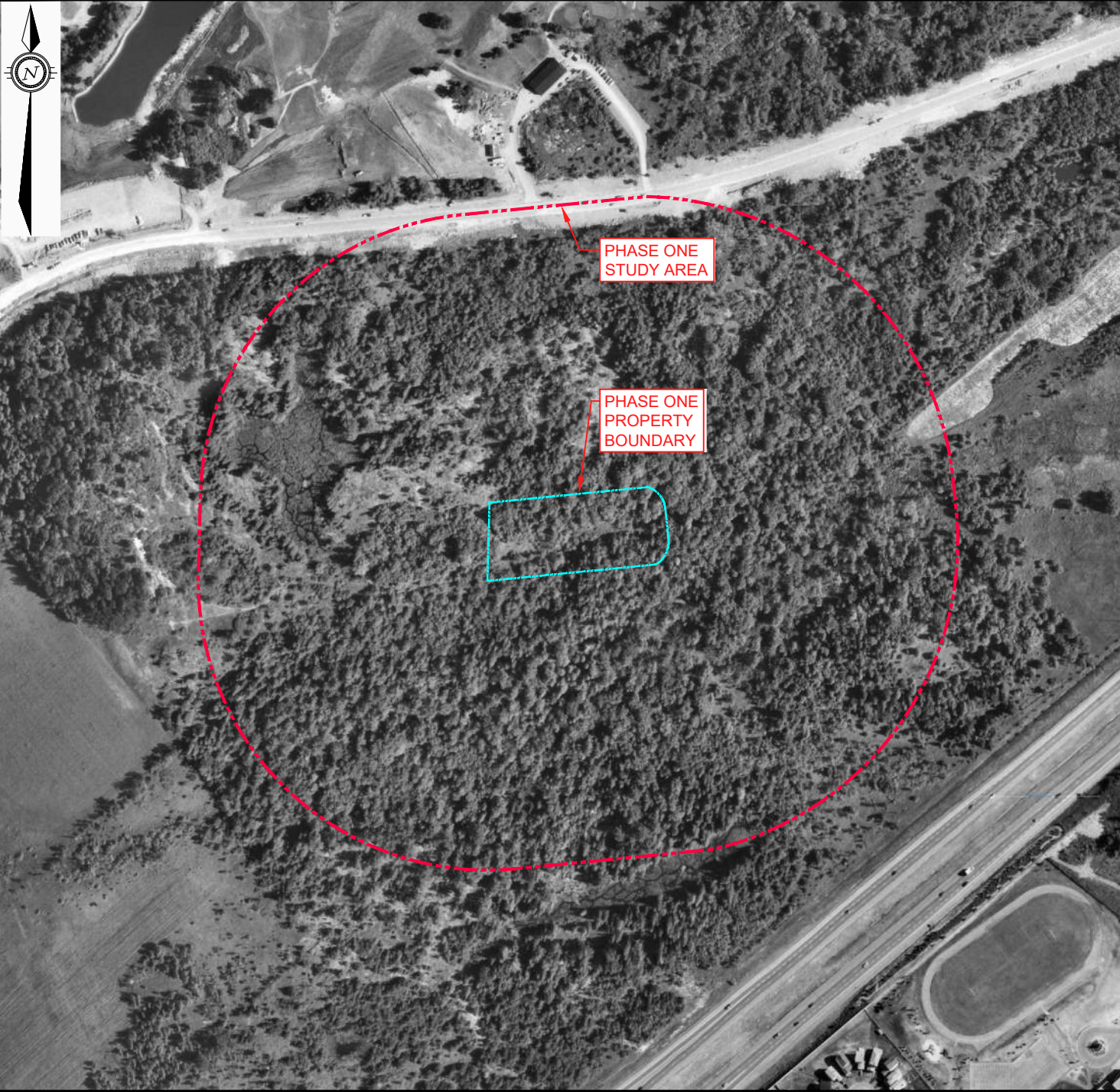
t: +1.613.688.1899 | f: +1.613.225.7337

2650 Queensview Drive, Suite 100

Ottawa, ON K2B 8H6, Canada

DATE JUNE 2021		CLIENT:  <b>THEBERGE HOMES</b>	project no. OTT-21012498-A0
DESIGN MM	CHECKED MM		scale 1:5,000
DRAWN BY TM		TITLE: 1976 AERIAL PHOTOGRAPH 180 KANATA AVENUE, OTTAWA, ONTARIO	FIG F1





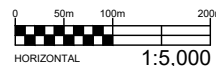
# LEGEND



PROPERTY BOUNDARY



STUDY AREA (250m)



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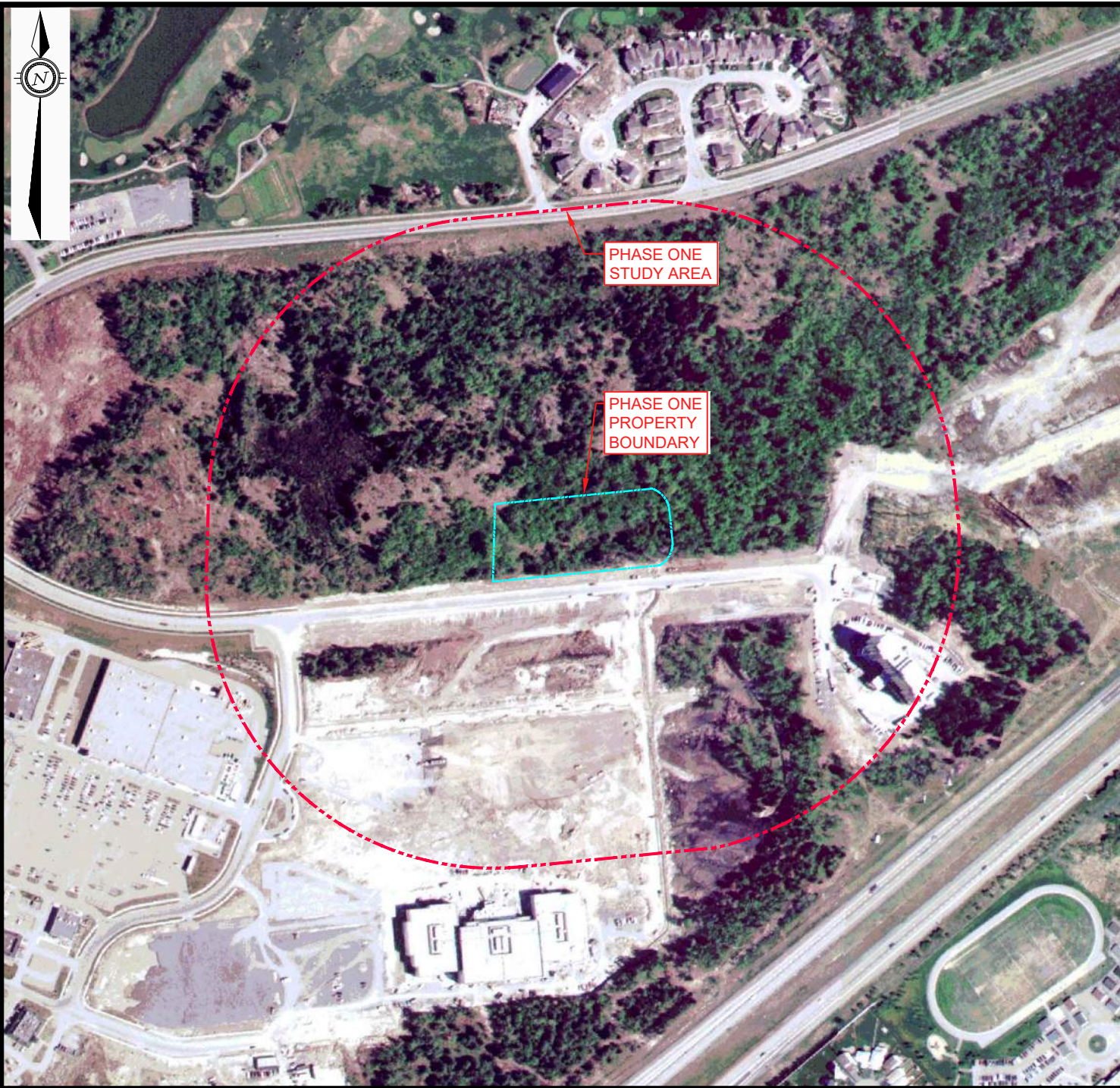
t: +1.613.688.1899 | f: +1.613.225.7337

2650 Queensview Drive, Suite 100

Ottawa, ON K2B 8H6, Canada

DATE JUNE 2021		CLIENT: <b>THEBERGE HOMES</b>		project no. OTT-21012498-A0
DESIGN MM	CHECKED MM	TITLE: 1991 AERIAL PHOTOGRAPH 180 KANATA AVENUE, OTTAWA, ONTARIO		scale 1:5,000
DRAWN BY TM				<b>FIG F2</b>





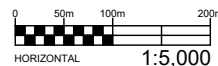
### LEGEND



PROPERTY BOUNDARY



STUDY AREA (250m)



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DATE	JUNE 2021	
DESIGN	MM	CHECKED
	MM	MM
DRAWN BY	TM	

CLIENT:

**THEBERGE HOMES**

TITLE:

**1999 AERIAL PHOTOGRAPH  
180 KANATA AVENUE, OTTAWA, ONTARIO**

project no.

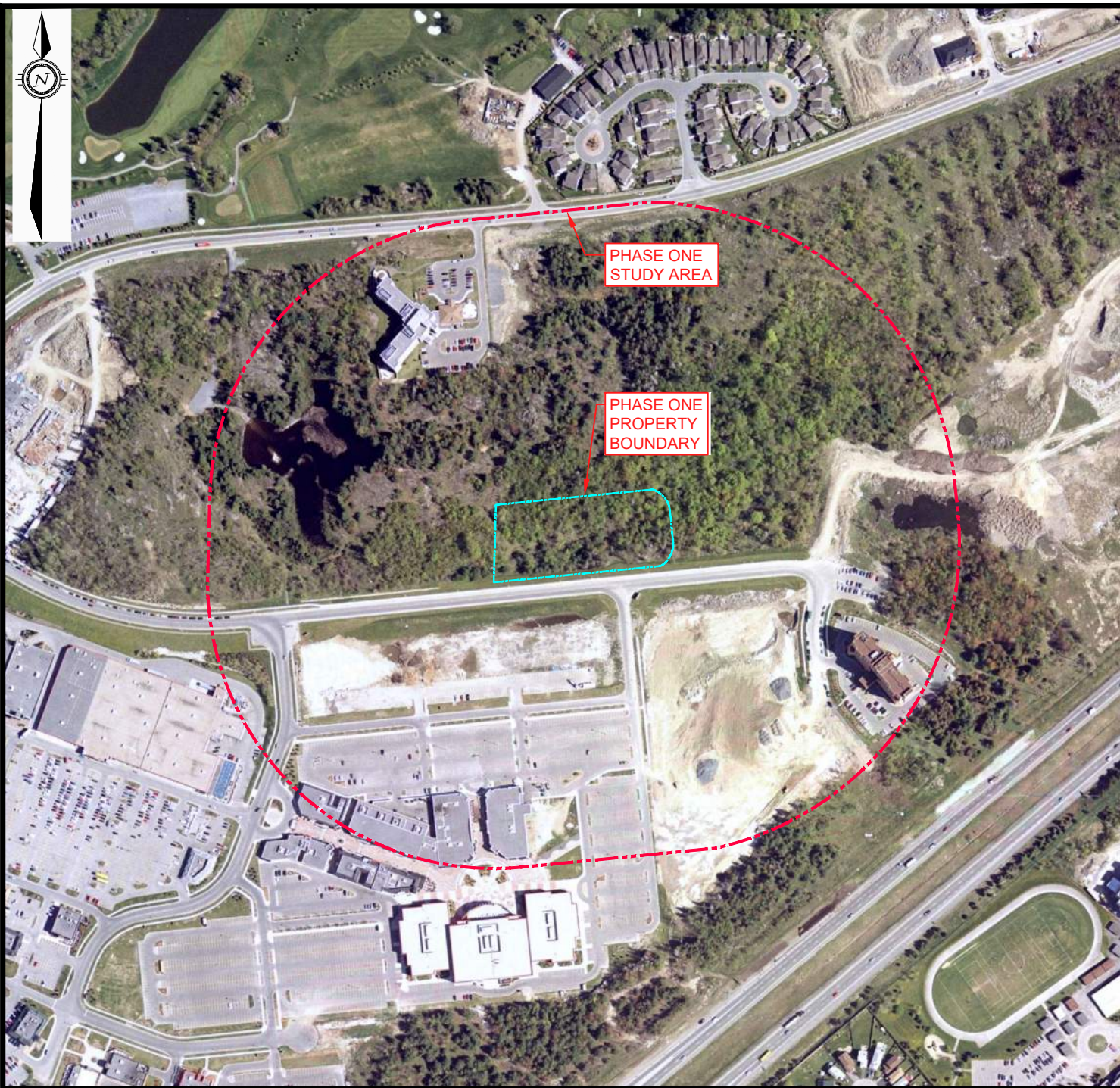
OTT-21012498-A0

scale

1:5,000

**FIG F3**





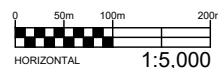
### LEGEND



PROPERTY BOUNDARY



STUDY AREA (250m)



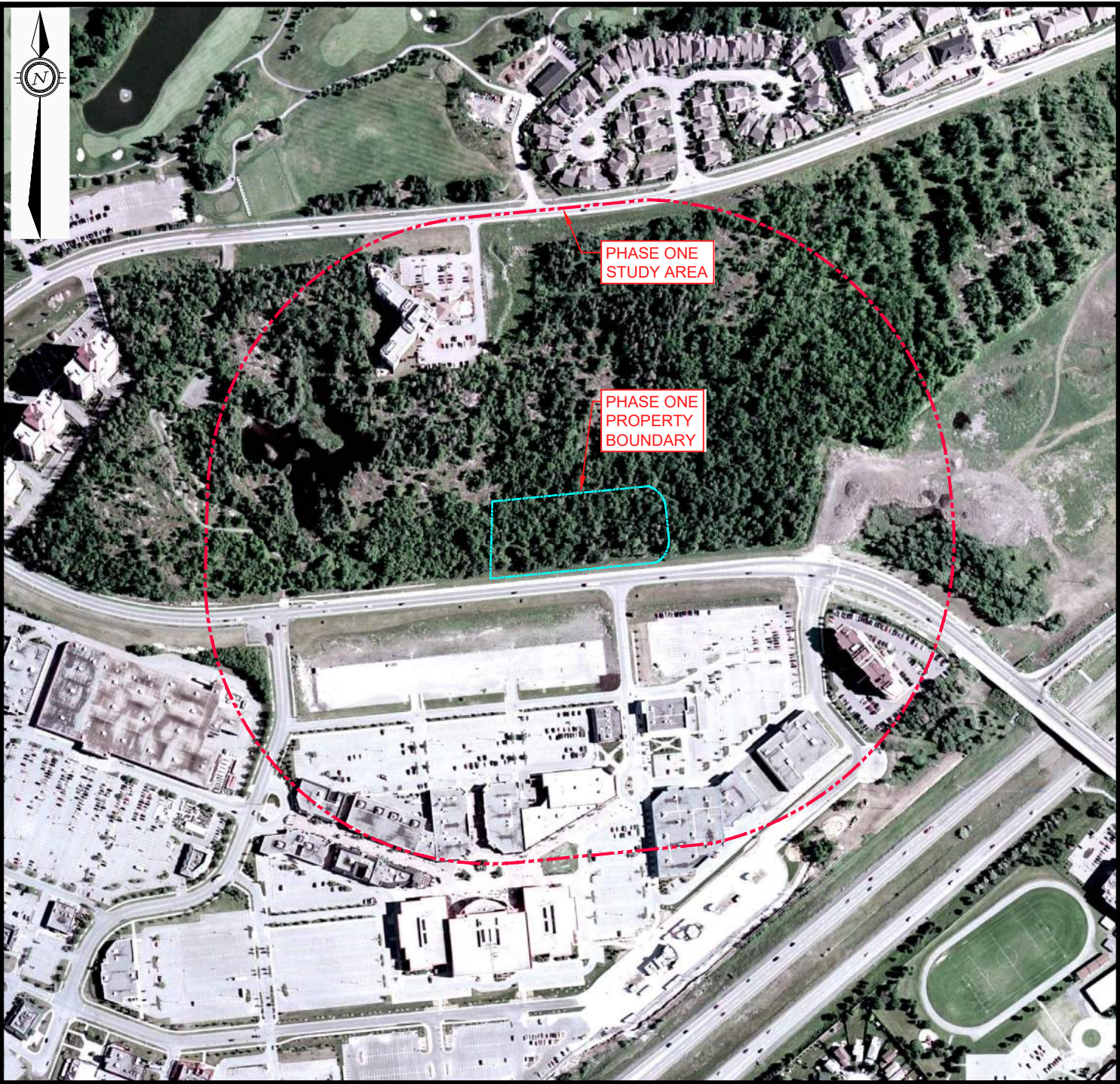
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t: +1.613.688.1899 | f: +1.613.225.7337  
2650 Queensview Drive, Suite 100  
Ottawa, ON K2B 8H6, Canada



DATE JUNE 2021		CLIENT: <b>THEBERGE HOMES</b>		project no. OTT-21012498-A0
DESIGN MM	CHECKED MM	TITLE: 2002 AERIAL PHOTOGRAPH 180 KANATA AVENUE, OTTAWA, ONTARIO		scale 1:5,000
DRAWN BY TM				<b>FIG F4</b>

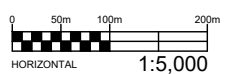


Filename: E:\OTT-21012498-A0\60 Execution\65 Drawings\ph1\21012498-A0 Appendix F.dwg  
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Last Plotted: Jun 28, 2021 7:03 AM  
Plotted by: mckee



**LEGEND**

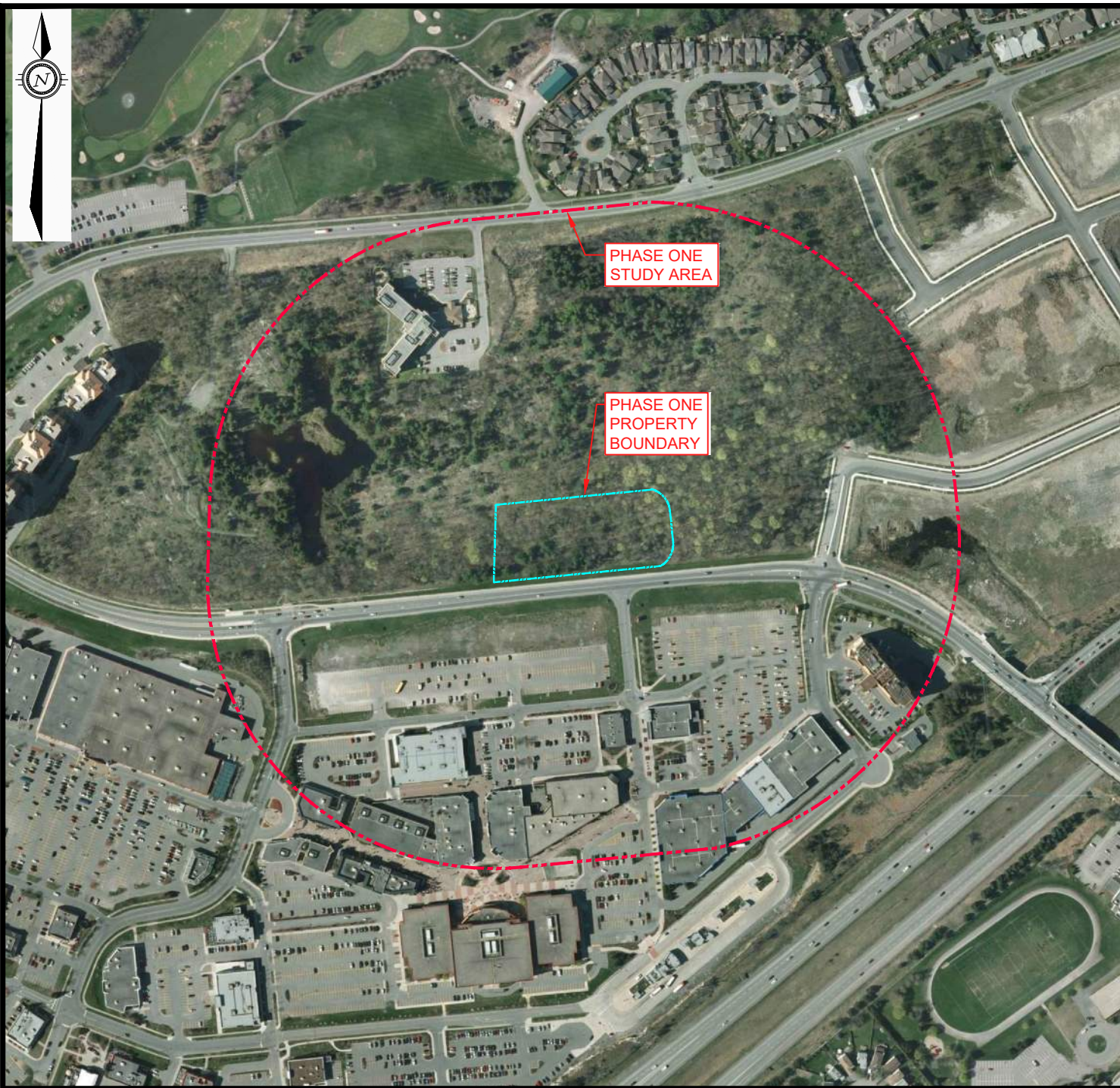
-  PROPERTY BOUNDARY
-  STUDY AREA (250m)



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t: +1.613.688.1899 | f: +1.613.225.7337  
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Ottawa, ON K2B 8H6, Canada

DATE JUNE 2021		CLIENT: <b>THEBERGE HOMES</b>		project no. OTT-21012498-A0
DESIGN MM	CHECKED MM	TITLE: 2005 AERIAL PHOTOGRAPH		scale 1:5,000
DRAWN BY TM		180 KANATA AVENUE, OTTAWA, ONTARIO		<b>FIG F5</b>





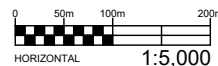
### LEGEND



PROPERTY BOUNDARY



STUDY AREA (250m)



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DATE	JUNE 2021
DESIGN	MM
CHECKED	MM
DRAWN BY	TM

CLIENT:	<b>THEBERGE HOMES</b>
TITLE:	<b>2011 AERIAL PHOTOGRAPH</b> <b>180 KANATA AVENUE, OTTAWA, ONTARIO</b>

project no.	OTT-21012498-A0
scale	1:5,000
	<b>FIG F6</b>





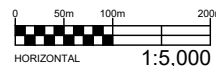
### LEGEND



PROPERTY BOUNDARY



STUDY AREA (250m)



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DATE  
JUNE 2021

DESIGN  
MM

CHECKED  
MM

DRAWN BY  
TM

CLIENT:

**THEBERGE HOMES**

TITLE:

**2019 AERIAL PHOTOGRAPH  
180 KANATA AVENUE, OTTAWA, ONTARIO**

project no.

OTT-21012498-A0

scale

1:5,000

**FIG F7**

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*OTT-21012498-A0*

*June 30, 2021*

## Appendix G: Site Photographs



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**Photograph No. 1**

View of the south property line of the Phase One property, looking east.



**Photograph No. 2**

View of the Phase One property looking east.

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June 30, 2021*



**Photograph No. 3**

View of monitoring well on the Phase One property.



**Photograph No. 4**

View of adjacent commercial properties to the south.



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June 30, 2021*



**Photograph No. 5**

View of Phase One property looking northwest.



**Photograph No. 6**

View of bedrock outcrop.

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June 30, 2021*



**Photograph No. 7**

View of senior's residence 100 m north of Phase One property.

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*June 30, 2021*