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Phase I Environmental Site Assessment

3387 Borrisokane Road
Nepean, Ontario

Prepared for:

9621962 Canada Inc.
237 Madhu Crescent
Ottawa, Ontario
K2C 4J2

Attention: Mr. Ram Balakrishnan

LRL File No.: 220775

November 1, 2022



EXECUTIVE SUMMARY

9621962 Canada Inc. retained LRL Associates Ltd. (LRL) to complete a Phase I Environmental Site Assessment (ESA) on the property located at 3387 Borrisokane Road in Ottawa, Ontario (herein referred to as the “Site”). For the purpose of this report, Borrisokane Road will be inferred as running in a north-south direction. The Site is set within a residential, commercial and agricultural area of Ottawa and is currently vacant. The property has been vacant since at least 1946. It is anticipated that the property will be developed as a one storey commercial plaza. The assessment was completed to support a site plan application with the City of Ottawa as per CSA Standards and in general accordance with Ontario Regulation 153/04, as amended.

This assessment was conducted to identify potential environmental concerns or liabilities related to the past and present operations conducted on the property and the adjacent lands. The assessment included a review of the history of the Site, contact with relevant regulatory agencies, a limited walk-through Site inspection of the property and interviews with those knowledgeable of the Site.

The Site is an irregular shape with an approximate area of 137, 330 m² (33.93 acres). The Site is currently vacant. The nearest open water body identified is the Jock River located approximately 95 m north of the Site. The topography of the Site is generally flat with an elevation of 93 m above mean sea level (amsl). The general area slopes gently towards the north towards the Jock River. The inferred groundwater flow direction is towards the north. The activities on the Site and lands within 250 m are residential, commercial and agricultural.

Based on a review of the reasonably ascertainable records regarding the occupancy of the Site and surrounding properties (i.e. business directories, fire insurance plans and aerial photographs), as well as the Site visit conducted on October 14th, 2022, and an interview with Ram Balakrishnan, Director of 9621962 Canada Inc., the prospective buyer of the property. Mr. Balakrishnan did not identify any PCA's associated with the Site.

Based on the findings of the Phase I ESA, areas of potential environmental concern were not identified. No further environmental work is considered warranted at this time.



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FIGURES

(In order following text)

Figure 1	Site Location
Figure 2	Site Plan

APPENDICES

(In order following Figures)

Appendix A	Chain of Title
Appendix B	Ecolog Eris Report
Appendix C	Aerial Photographs
Appendix D	Topographic Map
Appendix E	Site Visit Photographs
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1 INTRODUCTION

9621962 Canada Inc. has retained LRL Associates Ltd. (LRL) to complete a Phase I Environmental Site Assessment (ESA) on the property located at 3387 Borrisokane Road in Ottawa, Ontario (herein referred to as the Site). The property has been undeveloped since at least 1946. It is anticipated that the property will be developed with a 1300 m², 1-storey commercial plaza. The assessment was completed to support a site plan application with the City of Ottawa as per Canadian Standards Association (CSA) Standards, and in general accordance with Ontario Regulation 153/04, as amended.

2 PURPOSE

2.1 Phase I ESA

A Phase I ESA identifies existing environmental conditions and potential environmental liabilities associated with the subject property, focusing on the possible presence of contamination on the property. Included is a review of available information (historical data and aerial photographs) and a visual site inspection to assess potential contamination of past or present activities conducted on the property itself and on adjacent properties.

Potential contamination represents the uncontrolled release of foreign substances within the natural environment. Such an event can result in air, soil and groundwater contamination that may represent environmental liabilities towards the Site and perhaps towards adjacent properties. An ESA evaluates in a consistent manner, within the time constraints imposed for this report, whether such events have occurred at this Site. This level of work is a method of risk reduction and does not eliminate risk for the client.

A Phase I ESA conducted to the CSA is done for due diligence purposes, but it cannot be used to file a Record of Site Condition because of a land use change generally from less stringent to more stringent or on account of land conveyance to the City of Ottawa.

2.2 Property Information

Address:	3387 Borrisokane Road, Ottawa, Ontario
Frontage:	Borrisokane Road and Flagstaff Drive
Zoning:	Residential third Density Zone (R3YY I1A)
Legal description:	Part Lot 12 Concession 3, Rideau Front Nepean, Part 1 Plan 4R29713, Save and Except Plan 4M1673 and Save and Except Parts 3 & 4 4R33596; City of Ottawa.
Dimensions:	Rectangular: Being between approximately 330 and 355 m wide (east-west) by approximately 405 m deep.
Area:	Approximately 137, 333 m ² (33.93 acres)

The Site's location is shown in **Figure 1** and the general Site configuration is shown on the Site Plan in **Figure 2**. For the purposes of this report, Borrisokane Road will be inferred as running in a north-south direction.



2.3 Site Occupancy

Current owner:	Glenview Homes (Cedarview) Ltd.
Owner since:	January 2016
Current use:	Vacant
Current use since:	At least 1946

3 SCOPE OF INVESTIGATION

LRL conducted this work in accordance with the standard Phase One ESA procedures, which generally reflect the requirements of:

- Canadian Standards Association (CSA) Phase One Environmental Site Assessment, Z768-01 (R2016);
- Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, Ontario Ministry of the Environment and Energy, December 1996; and
- O. Reg. 153/04, as amended.

The scope of work for this investigation consisted of the following:

Phase I ESA:

- Reviewing reasonably ascertainable records regarding the occupancy of the Site and surrounding properties (i.e. business directories, fire insurance plans and aerial photographs);
- Interviewing current and previous owners and/or tenants and local and provincial authorities;
- Conducting a Site visit that consists of a “walk-through” visual assessment of the Site and adjacent properties (from publicly accessible areas); and
- Evaluation of the information collected.

This report will present the results of the ESA carried out between October 7 October 20, 2022.

4 RECORDS REVIEW

4.1 General

4.1.1 Phase I Study Area Determination

Study area:	250 m from the Site Boundaries
Rational for extending study area beyond the minimum 250 m	
It would depend upon the sensitivity of the site relative to surrounding properties. At this juncture, extending the area of influence is not warranted since the condition of the subsurface is relatively unknown and a Phase II ESA has not been undertaken.	



4.1.2 First Developed Use Determination

First developed use is defined by O. Reg. 153/04 section 22(1) as the first property use after 1875 that resulted in a building or structure or the first potentially contaminating activity, whichever is earlier.

First developed use:	None
Year	N/A
Basis for determination of first developed use	
Aerial photographs, Interview	

4.1.3 Fire Insurance Plans

Fire Insurance Plans (FIP) mapped streets and buildings of urban Canada in great detail and illustrate building construction, occupancy and potential fire hazards. They also provide detailed information regarding storage tanks, transformers, boilers, and electrical rooms. Original plans were produced between 1875 and 1923 and continued to be produced and updated until production ceased in 1974. Fire Insurance Plans were not found for the Site.

4.1.4 Property Underwriters' Report

Property Underwriters' Site Plans and Reports provide detailed information on a Site-specific basis and include descriptions of building construction, heating sources, production processes, and the presence of chemicals or materials which may be stored on Site. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers, and storage tanks. No Property Underwriters' Reports were found for the Site.

4.2 City Directories

City directories have been produced for most urban and some rural areas since the late 1800s. These directories are often archived in research and municipal libraries, and are generally not comprehensive, containing gaps between time periods. Where available, city directories were reviewed in a minimum five-year increment to determine historical property use of the subject site and adjoining properties. City directories were not found for the Site.

4.3 Chain of Title

Land Titles contain legal title information concerning property ownership, transfer details, and any encumbrances such as mortgages or easements. Each time a new transaction occurs, property records are updated as soon as the instrument is registered. A copy of the Chain of Title is included in **Appendix A**.

Records search provider:	Service Ontario Land Registry Office
Date of search:	October 18, 2022
Pertinent Information:	The Site was transferred from the federal government of Canada to Glenview Homes (Cedarview) Ltd. on January 8 th 2016.



4.4 Environmental Reports

No previous environmental reports were found for the Site.

4.5 Environmental Source Information

4.5.1 City of Ottawa Historic Land Use Inventory Request

A formal request was made to the City of Ottawa on October 17, 2022 to obtain available information for the Site through their Historical Land Use Inventory (HLUI). A formal response is expected and will be reviewed by LRL. If the response details any issues of potential environmental concern with respect to the Site, a copy will be forwarded to the client so that it can be appended to this report.

4.5.2 City of Ottawa Freedom of Information Request

The City of Ottawa was contracted to obtain available information for the Site.

Interview subject:	City of Ottawa
Date:	October 17, 2022
Pertinent information:	Under the Freedom of Information Act, a Freedom of Information (FOI) request was made to the City of Ottawa. They have acknowledged receipt of the request. A formal response is expected and will be reviewed by LRL. If the response details any issues of potential environmental concern with respect to the Site, a copy will be forwarded to the client so that it can be appended to this report.

4.5.3 City of Ottawa Document Review

1988 Intera Report

Prior to the 2001 amalgamation, the City did not have a consolidated database of environmental concerns for City properties and typically referred all inquiries to the *1988 Mapping and Assessment of Former Industrial Sites, City of Ottawa*, prepared by Intera Technologies Ltd. (1988 Intera Report). This report describes an inventory and assessment study of former industrial sites in the former City of Ottawa (prior to the 2001 amalgamation) from 1850 to 1984 that likely produced or handle hazardous wastes and materials. No records were found for the Site.

City of Ottawa Old Landfill Management Strategy Document, 2004

A report entitled *Old Landfill Management Strategy Phase 1 – Identification of Sites City of Ottawa, Ontario*, was prepared by Golder Associates for the City of Ottawa in 2004. This report identified old landfill sites for potential environmental consideration within the boundary of the amalgamated City of Ottawa. No records were found for the Site.

4.5.4 Ontario Ministry of Environment, Conservation and Parks Freedom of Information Act

The Ontario Ministry of Environment, Conservation and Parks (MECP) was contacted under the FOI Act to obtain available information for the Site regarding:

- Certificates of Approvals or any permits relating to air emissions (including noise), water taking and discharging, waste disposal sites, septic systems, pesticides storage or other similar instruments;
- Incidents, orders, offences, spills, discharges of contaminants or inspections;



- Waste management records, including current and historical waste storage locations and waste generator and waste receiver information; and
- Reports submitted to the MECP related to the environmental conditions of the property.

A FOI request was submitted, and the MECP has acknowledged receipt of the request. A formal response is expected and will be reviewed by LRL. If the response details any issues of potential environmental concern with respect to the Site, a copy will be forwarded to the client so that it can be appended to this report.

4.5.5 Ministry of Natural Resources and Forestry

The Ontario Ministry of Natural Resources and Forestry (MNRF) online geographic information system, Make A Map: Natural Heritage Areas, was reviewed as part of the assessment. The review focussed on identifying areas of natural or scientific significance on the Site or within the subject area (1 km). The following Areas of Natural Scientific Interest (ANSI) and Rare, Threatened or Endangered Species were identified within the study area:

- Eastern Meadowlark (*Sturnella magna*) was reported with a SARO status of threatened which is a species that is at risk of becoming endangered in Ontario if limiting factors are not reversed;
- Bobolink (*Dolichonyx oryzivorus*) was reported with a SARO status of threatened which is a species that is at risk of becoming endangered in Ontario if limiting factors are not reversed;
- Snapping Turtle (*Chelydra serpentina*) was reported with a SARO status of special concern which is a species that is at risk of becoming endangered in Ontario if limiting factors are not reversed; and
- Butternut (*Juglans cinerea*) was reported with a SARO status of endangered which is a species that is facing imminent extinction or expiration in Ontario which is a candidate for regulation under Ontario's ESA.

4.5.6 Inventory of Coal Tar Industrial Sites in Ontario

The MECP has created an inventory of all known and historical coal gasification plants. It identifies industrial sites that produced and continue to produce or use coal tar or other related tars. The program was discontinued in 1988.

Database:	Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
Years covered:	Up to 1988
Search radius:	250 m
Description of data, analysis, and findings relevant to the Phase I ESA:	
No records were found within a 250 m radius of the Site.	



4.5.7 Technical Standards and Safety Authority

Fuel storage at commercial and industrial facilities is regulated by the Technical Standards and Safety Authority (TSSA). Records of aboveground storage tanks are maintained for bulk storage facilities only. Underground storage tanks (USTs) are required to be registered with the TSSA. There are no requirements to register private underground and aboveground fuel oil storage tanks for heating or waste oil. Records of registered and licensed tanks have been maintained since 1990.

Interview subject:	Public Information Agent
Date:	October 17, 2022
Pertinent information:	TSSA was contacted regarding available information concerning the presence of petroleum storage tanks, fuel spill records, accidents or fuel-related incidents which may be registered on the Site or surrounding properties. They have indicated that there is no record of storage tanks, fuel spills or fuel related incidents on the Site or surrounding properties.

4.5.8 Ministry of Environment, Conservation and Parks Well Records

The Ministry of Environment, Conservation and Parks' well records database provides information of locations and characteristics of water wells throughout Canada in accordance with Ontario Regulation 903. Information of the stratigraphy, depth of bedrock and approximate depth of water table is also provided.

Database:	MECP Well Records
Search radius:	250 m
Date accessed:	October 17, 2022
Description of data, analysis and findings relevant to the Phase I ESA:	No records were found within a 250 m radius from the Site.

4.5.9 National Pollutant Release Inventory

The National Pollutant Release Inventory is maintained by Environment Canada. It is designed to collect comprehensive data regarding releases to air, water or land, and water transfers for recycling. The database was accessed through a database service provider (Ecolog Eris, Toronto, Ontario) and their report is included in **Appendix B**.

Database:	National Pollutant Release Inventory
Years covered:	1993 to May 2017
Search radius:	250 m
Description of data, analysis and findings relevant to the Phase I ESA:	No records were found within a 250 m radius from the Site.



4.5.10 Inventory of PCB Storage Sites

The Ontario Ministry of Environment maintains an inventory of PCB storage sites within Ontario. Inactive PCB storage equipment and PCB disposal sites are required to be registered under O. Reg 11/82 and O. Reg 347. The database was accessed through a database service provider (Ecolog Eris, Toronto, Ontario) and their report is included in **Appendix B**.

Database:	Inventory of PCB Storage Sites
Years covered:	1987 to October 2004; 2012 to December 2013
Search radius:	250 m
Description of data, analysis and findings relevant to the Phase I ESA: No records were found within a 250 m radius from the Site.	

4.5.11 National PCB Inventory

Environment Canada maintains an inventory of in-use PCB containing equipment, out-of-service PCB equipment, and PCB waste in Canada. The database was accessed through a database service provider (Ecolog Eris, Toronto, Ontario) and their report is included in **Appendix B**.

Database:	National PCB Inventory
Years covered:	1998 to 2008
Search radius:	250 m
Description of data, analysis and findings relevant to the Phase I ESA: No records were found within a 250 m radius from the Site.	

4.5.12 Certificates of Approvals

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 (CofA) before it can operate lawfully. The database was accessed through a database service provider (Ecolog Eris, Toronto, Ontario) and their report is included in **Appendix B**.

Database:	MECP Certificates of Approval
Years covered:	1985 to October 2011
Search radius:	250 m
Description of data, analysis and findings relevant to the Phase I ESA: No records were found within a 250 m radius from the Site.	



4.5.13 Environmental Site Registry

The Environmental Registry lists proposal, decisions and exceptions regarding policies, Acts, instruments or regulations that could significantly affects the environment. Applications for permits, licences or certificates of approval to release substances into the air or water are posted on the registry. The database was accessed through database service provider (Ecolog Eris, Toronto, Ontario) and their report is included in **Appendix B**.

Database:	Environmental Registry
Years covered:	1994 to April 30, 2022
Search radius:	250 m
Date accessed:	June 9, 2022
Description of data, analysis and findings relevant to the Phase I ESA: No records were found within a 250 m radius from the Site.	

4.5.14 Waste Disposal Site Inventory

The Ministry of Environment, Conservation and Parks' Waste Management Branch maintains an inventory of known open (active or inactive) and closed disposal site in Ontario.

Database:	Waste Disposal Site Inventory
Years covered:	1970 to 1990
Search radius:	250 m
Description of data, analysis and findings relevant to the Phase I ESA: No records were found within a 250 m radius from the Site.	

4.5.15 Other Databases

Other Databases are covered by the Ecolog Eris Report included in **Appendix B**. They are outlined below.

4.5.15.1 Ontario Spills

Database:	Ontario Spills
Years covered:	1988- Sept. 2020; Dec. 2020-March 2021
Search radius:	250 m
Date accessed:	October 12, 2022
Description of data, analysis and findings relevant to the Phase I ESA: No records were found within a 250 m radius from the Site.	



4.5.15.2 Ontario Regulation 347 Waste Generators Summary

The Ministry of Environment, Conservation and Parks' Waste Management Branch maintains an inventory of Waste Generators in Ontario.

Database:	Ontario Regulation 347 Waste Generators Summary
Years covered:	1986 to February 28, 2022
Search radius:	250 m
Date accessed:	October 12, 2022
Description of data, analysis, and findings relevant to the Phase I ESA:	
One (1) record of waste generators were retrieved within 250 m of the Site, that included the following:	
<ul style="list-style-type: none">Glenview Homes (Cedarview) Ltd, located on Site, is listed as a waste generator of oil skimmings and sludges as of April 2022. It presents a PCA and presents low medium risk for environmental concern due to the type of contamination, as described below.	
Based on the Phase I Interview, Glenview Homes (Cedarview) Ltd. registered as a waste generator because they have an oil and grit separator as part of their stormwater outlet, located adjacent to the Site. They had a contractor clean the sediment and debris in the oil and grit separator and therefore had to register as a waste generator of oil skimmings and sludges to dispose of the material.	

4.5.15.3 Fuel Storage Tanks

Database:	Fuel Storage Tanks
Years covered:	February 28, 2022
Search radius:	250 m
Date accessed:	October 12, 2022
Description of data, analysis, and findings relevant to the Phase I ESA:	
No records were found within a 250 m radius of the Site.	

4.5.15.4 Retail Fuel Storage Tanks

Database:	Retail Fuel Storage Tanks
Years covered:	1999 to September 30, 2021
Search radius:	250 m
Date accessed:	June 9, 2022
Description of data, analysis, and findings relevant to the Phase I ESA:	
No records were found within a 250 m radius of the Site.	



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

Database:	Inventory of Coal Gasification Plants and Coal Tar Sites
Publication Date:	April 1987 and November 1988
Search radius:	250 m
Description of data, analysis, and findings relevant to the Phase I ESA: No records were found within a 250 m radius of the Site.	

4.5.15.6 *Scott's Manufacturing Directories*

Scott's Directories is a data bank containing information on over 200 000 manufacturers across Canada. Scott's listings are voluntary; it is the most comprehensive database of Canadian manufacturers available.

Database:	Scott's Manufacturing Directory
Years covered:	1992 to March 2011
Search radius:	250 m
Description of data, analysis, and findings relevant to the Phase I ESA: No records were retrieved within 250 m radius of the Site.	

4.6 Physical Setting Sources

4.6.1 Aerial Photographs

Aerial photographs were obtained from the City of Ottawa interactive mapping system, geoOttawa. Review of the photographs was completed to develop a general history of the development of the Site and surrounding properties. Aerial photographs may be at a scale or quality that limits a detailed review of the Site and surrounding properties. Copies of select aerial photographs are included in **Appendix C**.



Year	Phase I Property (Site)	Phase I Study Area (Surrounding Area)
1946	The Site appears to be vacant. (AP1)	The Phase I study area does not have any structures.
1956	The Site appeared similar to 1946. (AP2)	No significant changes were observed to the Phase I study area.
1968	The Site appeared similar to 1956. (AP3)	No significant changes were observed to the Phase I study area.
1976	The Site appeared similar to 1968. (AP4)	No significant changes were observed to the Phase I study area.
1991	The Site appeared similar to 1976. (AP5)	No significant changes were observed to the Phase I study area.
2002	The Site appeared similar to 1991. (AP6)	No significant changes were observed to the Phase I study area.
2011	The Site appeared similar to 2002. (AP7)	It appears that excavation has begun in the properties to the east, no structures are visible but exposed soil can be seen in the aerial photos.
2021	Some excavation has taken place on the eastern portion of the Site. (AP8)	Streets and single-family houses are in the process of being built on the properties to the east of the Site.

4.6.2 Topography, Hydrology & Geology

A topographic map was obtained to illustrate the Site's location in relation to any nearby water bodies and to document regional topography. This map is included in **Appendix D**.

Map:	Ontario Base Map
Approximate elevation:	93 m above mean sea level
Topography:	Generally flat on-Site with a gentle slope towards the southern portion of the Site.
Nearest open water body:	The Jock Ricer is approximately 95 m north, the Rideau River is approximately 4300 m east of the Site.



Geological maps were reviewed to obtain information on regional geology, surficial soils and bedrock.

Generalized surficial geology¹:	Champlain Sea Sediments: blue-grey-clay, silt, and silty clay.
Generalized bedrock geology²:	Ottawa Formation: Limestone with some shaly partings. Some sandstone in basal part.

5 INTERVIEWS

Interview subject:	Ram Balakrishnan, Director, 9621962 Canada Inc.
Date:	October 25, 2022
Pertinent information:	Mr. Balakrishnan has been familiar with the Site since becoming a prospective buyer approximately one (1) year ago. Mr. Balakrishnan described the reason for the waste generator by the current property owner. The cause was a need to clean an oil and grit separator of sediment and debris, causing them to register as a waste generator to dispose of the material. As well as determining that the fill brought to the Site, was brought from the adjacent property, also owned by Glenview Homes (Cedarview) Ltd.

6 SITE RECONNAISSANCE

6.1 Site Visit Information

Date:	October 14, 2022
Time:	4:10 PM to 5 PM.
Weather Conditions:	Sunny, 16°C
Person conducting Site visit:	Devin Clouthier, Environmental Technician
Limitation to visit:	None
Property Use	Vacant

Photographs from the Site visit are included in **Appendix E**.

6.2 General

6.2.1 Hazardous Materials & Unidentified Substances

Hazardous materials:	Not observed
Unidentified substances:	Not observed

¹ St-Onge, D.A. (compilation), 2009: Surficial geology, Lower Ottawa Valley, Ontario-Quebec; Geological Survey of Canada, Map 2140A, scale 1:125,000

² Harrison, J.E., 1976. Generalized Bedrock Geology, Ottawa-Hull, Ontario and Quebec, Geological Survey of Canada, Map 1508A. Scale 1:125 000.

6.2.2 Storage Tanks & Containers

Aboveground storage tanks (ASTs):	Not observed
Underground storage tanks (USTs):	Not observed
Fill ports, vent pipes:	Not observed
Storage containers:	Not observed

6.2.3 Odours

Odours:	Not observed
Air emissions:	Not observed

6.3 Exterior Observations

6.3.1 Topographic, Geologic & Hydrogeologic

Landscaped & vegetated area:	The Site was grassed (overgrown).
Pavement, roads & driveways:	Not observed.
Topography	Generally flat.
Surface drainage	Not observed.
Drainage improvements:	Not observed.
Receives drainage from adjacent Sites:	Not observed.
Watercourses, ditches or standing water:	Not observed.
Other observations:	Not observed.

6.3.2 Structures

No structures are present on the Site.

Structures:	Not Applicable
Location:	Not Applicable
Use:	Not Applicable
Construction date:	Not Applicable
Footprint:	Not Applicable
Floors:	Not Applicable
Basement:	Not Applicable
Exterior finish:	Not Applicable



6.3.3 Other Observations

Wells:	Not observed.
Sewage disposal:	Not observed.
Pits and lagoons:	Not observed.
Wastewater:	Not observed.
Solid waste:	Not observed.
Stained material:	Not observed.
Stressed vegetation:	Not observed.
Fill or previous fill activities:	Observed in the eastern portion of the Site.
Earth-moving activity:	Observed in the eastern portion of the Site.
Other	Not observed.

6.4 Utilities

Potable Water:	Municipal water available
Wastewater:	Municipal sanitary sewer available
Storm Sewer:	Available
Electricity:	Available
Telephone:	Available
Natural Gas:	Available

6.5 Interior of Structures

No structures are present on the Site.

Heating Systems	Not Applicable
Cooling Systems	Not Applicable
Floor drains:	Not Applicable
Sumps:	Not Applicable
Paint booth:	Not Applicable
Staining or corrosion (other than water):	Not Applicable
Mechanical equipment:	Not Applicable
Interior finishing	Not Applicable
Other:	Not Applicable



6.6 Adjacent Land Use

Current land uses of adjoining properties were observed from the property limits and publicly accessible locations to assess potential impacts to the Site that may arise from off-site operations. Properties surrounding the subject Site are as follows:

North:	Vacant (grassed) followed by the Jock River
South:	Flagstaff Road followed vacant (grassed and treed)
East:	Residential
West	Borrisokane Road followed by agricultural

6.7 Special Attention Items

Eleven chemical contaminants have been identified under the Occupational Health and Safety Act (OHSA) and regulations have been set in place to prohibit, regulate, restrict, limit or control workers exposure to these substances. Other hazardous materials not included in the OHSA but under the Environmental Protection Act were also observed. The observations presented herein do not constitute a designated substance/hazardous material survey but are rather for information purposes only.

6.7.1 Designated Substances

Asbestos Containing Material (ACM) Since the late 1970's the manufacture and use of asbestos containing building materials started to decrease. It is commonly presumed that buildings constructed prior to 1980 are more likely to contain both friable and non-friable forms of asbestos. General buildings constructed up to the mid 1980's are more likely to contain non-friable asbestos (flooring, joint compound). Not Applicable.
Lead Lead may be present in a variety of building materials including paint and water distributions pipes, however, lead based paints (LBP) are considered the most significant hazard. According to published information by Health Canada concerning LBP, buildings constructed before 1980 may contain lead-based interior and exterior paints. Not Applicable.
Mercury Minor amounts of mercury are commonly found in a variety of building material including mercury vapour lamps, fluorescent light tubing and thermostats and other electrically control switches. Not Applicable.
Others No other designated substances were identified (i.e. arsenic, ethylene oxide, silica, vinyl chloride, benzene, coke oven emissions, acrylonitrile or isocyanates).



6.7.2 Other Hazardous Building Materials/Items

Microbial Contamination and Mould: Not Applicable.
Ozone-Depleting Substances (ODS): ODS such as chlorofluorocarbons (CFC) and hydrochlorofluorocarbon (HCFC) are typically found in refrigeration equipment, air conditioners, aerosols, cleaning solvents and fire extinguishers. Federal regulations required the elimination of production and import of CFC and a freeze on the production and import of HCFC by January 1, 1996. The regulations govern only the production and import therefore these materials are still used as long as a supply is in place. Not Applicable.
Polychlorinated Biphenyls (PCB): The Federal Chlorinated biphenyls Regulation, SOR/91-152 prohibits PCBs from being used in products, equipment, machinery, electrical transformers and capacitors which were manufactured or imported into the country after July 1, 1980. However, older equipment in use after this date may still contain PCBs if the equipment fluid has not been replaced. PCB-containing equipment can also include fluorescent, mercury, and sodium vapour light ballasts. No transformers were observed in the vicinity of the Site.
Urea Formaldehyde Foam Insulation (UFFI): UFFI was widely used as an insulating material until December 1980 when a ban was enacted under the Hazardous Products Act. UFFI was commonly injected through walls by drilling injections holes in roof structures, ceilings and overhangs. Not Applicable.
Radon: Radon gas is a product of the decay series of uranium that is commonly found in geological units that contain black shale, sandstone or granite. Radon can percolate up through the soil where it may accumulate in basement of buildings with cracks or joints in the foundation. Because the existence of radon is dependent upon geological factors, it is more a regional concern than site specific. Based on the review of radon maps of Eastern Ontario, radon levels in the area of the Site are low to moderate. Exposure to radon can lead to increased risk of developing lung cancer.
Electric and Magnetic Fields: Electromagnetic fields are generally associated with high frequency power lines. No high voltage power lines were noted within 250 m of the Site.
Noise and Vibration: Noise and vibration are typical of an urban environment (i.e. traffic).
Methane: Methane gas is a colourless and odourless gas commonly formed by the decomposition of organic material. No sources of methane were noted within 250 m of the Site.



7 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Below is a summary of the current and past uses of 3387 Borrisokane Road:

Year	Name of Owner	Description of Property Use	Property Use	Source of Information
At least 1946-2016	Her Majesty the Queen in Right of Canada	Vacant	Vacant	Land title search, aerial photographs.
2016 - Present	Glenview Homes (Cedarview) Ltd.	Vacant	Vacant	Land title search, aerial photographs.

7.2 Potentially Contaminating Activity & Areas of Potential Environmental Concern

A potentially contaminating activity is a use or activity set out in Table 2 of Schedule D of the O. Reg. 153/04. These activities are summarized in the Table included in **Appendix F**. The activities on the Site and lands within 250 m generally consist of residential, commercial and agricultural.

8 PHASE I CONCEPTUAL SITE MODEL

The location of the Site is shown in the attached **Figure 1** and the current layout of the Site is shown in the attached **Figure 2**. The Phase I ESA identified the following:

- The Site is rectangular in shape with an area of approximately 137, 330 m² (33.93 acres). The Site is currently vacant and has been since at least 1946.
- The nearest open water body identified is the Jock River located approximately 95 m north of the Site. The topography of the Site is generally flat with an elevation of 93 m above mean sea level (amsl). The inferred groundwater flow direction is towards the north. The activities on the Site and lands within 250 m are residential, commercial and agricultural.
- No records of a coal tar industrial site, pollutant release, PCB inventory, certificate of approval, private and retail fuel storage tanks, waste generators, Environmental Registry or manufacturing facilities under the Scott's manufacturing Directory within 250 m radius of the Site.
- No records of active or closed waste disposal sites were retrieved within 250 m of the Site.

Overall, the potential environmental risks on the Site and properties within 250 m are considered low.

9 PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the Phase I ESA, the potential risk to the Site associated with the present and former uses of the Site and the properties within the 250 m study area is considered low. No further environmental work is considered warranted at this time.



10 LIMITATIONS AND USE OF REPORT

The results of this Phase I ESA should not be considered a warranty that the subject property is free from any and all contaminants from former and current practices, other than those noted in this report, nor that all compliance issues have been addressed.

The findings contained in this report are based on data and information collected during the Phase I ESA of the subject property conducted by LRL Associates Ltd. The conclusions and recommendations are based solely on Site-conditions encountered at the time of our inspection on October 14th, 2022, supplemented by historical information and data obtained as described in this report. No assurance is made regarding changes in conditions subsequent to the time of this investigation. If additional information is discovered or obtained, LRL Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

In evaluating the subject property, LRL Associates Ltd. has relied in good faith on information provided by individuals as noted in this report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in this report as a result of omissions, misinterpretation or fraudulent acts of the persons contacted.

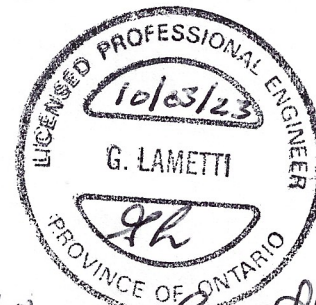
This report is intended for the sole use of 9621962 Canada Inc. and their authorized agents. LRL Associates Ltd. will not be responsible for any use of the information contained within this report by any third party.

In addition, LRL Associates Ltd. will not be responsible for the real or perceived decrease in the property value, its saleability or ability to gain financing, through the reporting of factual information.

Yours truly,
LRL Associates Ltd.

Abdul Alhaj

Abdul Kakder Alhaj
Environmental Technician



John (Gianni) Lametti
John (Gianni) Lametti, P. Eng. QPESA
Environmental Engineer

Jessica Arthurs

Jessica Arthurs
Director of Environmental Services

11 REFERENCES

Canadian Standards Association, Z768-01 Phase I Environmental Site Assessment, November 2001 (R2016).

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FIGURES



LRJ

ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

SITE LOCATION
(NOT TO SCALE)
Source: GeoOttawa

CLIENT

9621962 Ontario Inc.

DATE

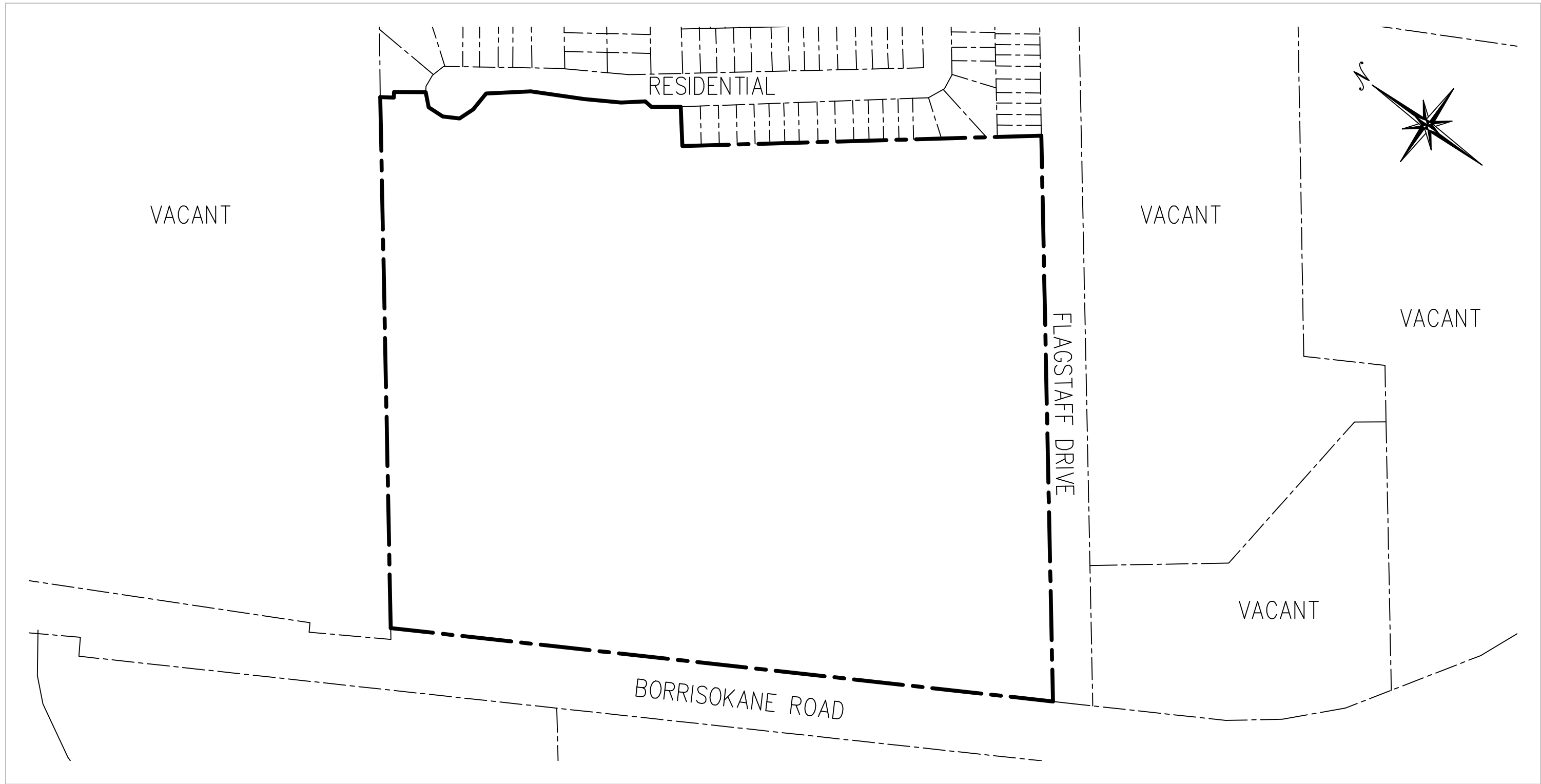
OCTOBER 2022

PROJECT



220775

FIGURE 1





LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  NEIGHBOURING PROPERTY BOUNDARY



SCALE: 1:2000

No.	REVISIONS	BY	DATE
01	FINAL	J.A.	01/10/2020



LRJ

ENGINEERING | INGÉNIÉRIE
 5430 Canotek Road | Ottawa, ON, K1J 9G2
 www.lri.ca | (613) 842-3434

CLIENT

9621962 CANADA INC.

DESIGNED BY: D.C.	DRAWN BY: D.C.	APPROVED BY: J.L.
----------------------	-------------------	----------------------

PROJECT

PHASE I
 ENVIRONMENTAL SITE ASSESSMENT
 3387 BORRISOKANE ROAD
 OTTAWA, ONTARIO

DRAWING TITLE

SITE PLAN
 SCALE 1:2000

PROJECT NO.
 220775

DATE
 NOVEMBER 2022

FIGURE 2

APPENDIX A

Chain of Title

LAND
REGISTRY
OFFICE #4

04595-3667 (LT)

PAGE 1 OF 1
PREPARED FOR EEGOOLAB
ON 2022/10/18 AT 12:16:31

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

PROPERTY DESCRIPTION: PART LOT 12 CONCESSION 3, RIDEAU FRONT NEPEAN, PART 1 PLAN 4R29713 SAVE AND EXCEPT PLAN 4M1673 AND SAVE AND EXCEPT PARTS 3 & 4 4R33596; CITY OF OTTAWA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS AUGUST 17, 2016.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

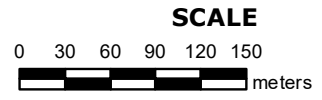
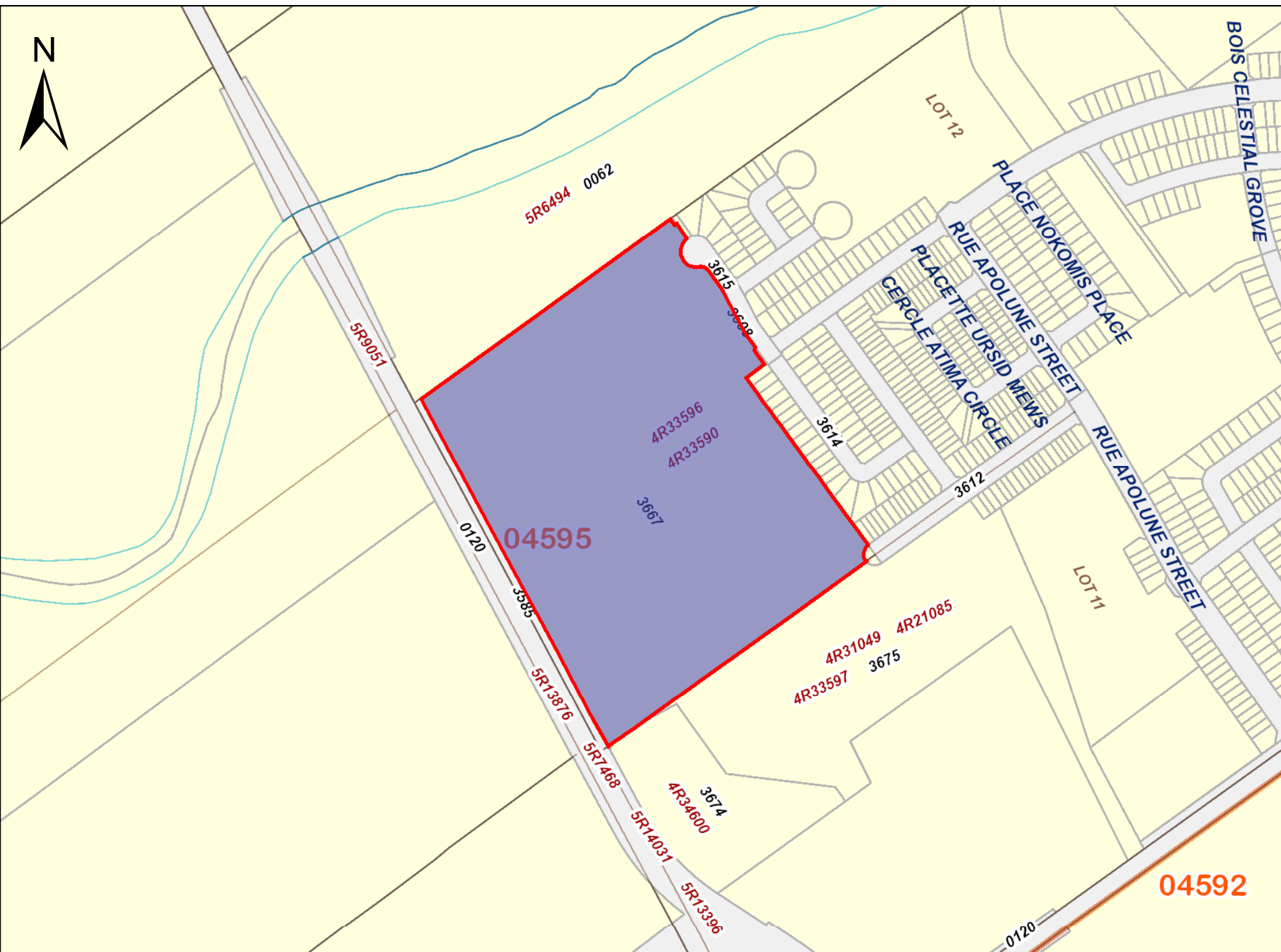
RECENTLY:
DIVISION FROM 04595-3482

PIN CREATION DATE:
2021/05/26

OWNERS' NAMES
GLENVIEW HOMES (CEDARVIEW) LTD.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
OC1135995	2010/07/16	NOTICE REMARKS: AIRPORT ZONING REGULATION		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
OC1755146	2016/01/08	CHARGE	\$2,000,000	GLENVIEW HOMES (CEDARVIEW) LTD.	THE TORONTO-DOMINION BANK	C
OC1755147	2016/01/08	CHARGE	\$10,000,000	GLENVIEW HOMES (CEDARVIEW) LTD.	1457413 ONTARIO INC.	C
OC1792696	2016/06/02	TRANSFER	\$1	GLENVIEW HOMES (CEDARVIEW) LTD. GLENVIEW HOMES (CEDARVIEW) LTD.	GLENVIEW HOMES (CEDARVIEW) LTD.	C
4R29713	2016/08/16	PLAN REFERENCE				C
OC1817126	2016/08/16	APL ABSOLUTE TITLE		GLENVIEW HOMES (CEDARVIEW) LTD.		C
OC1988835	2018/04/27	NOTICE REMARKS: OC1755146	\$1	GLENVIEW HOMES (CEDARVIEW) LTD.	THE TORONTO-DOMINION BANK	C
OC2229888	2020/06/29	NOTICE REMARKS: AMENDS OC1755146	\$2	GLENVIEW HOMES (CEDARVIEW) LTD.	THE TORONTO-DOMINION BANK	C
4R33596	2021/03/08	PLAN REFERENCE				C



PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



APPENDIX B
Ecolog Eris Report



DATABASE REPORT

Project Property: *Phase I Environmental Impact Assessment
3387 borrisokane road
Nepean ON K2J 3V5*

Project No: *220775*

Report Type: *Standard Report*

Order No: *22100605244*

Requested by: *LRL Associates Ltd.*

Date Completed: *October 12, 2022*

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Executive Summary

Property Information:

Project Property: *Phase I Environmental Impact Assessment
3387 borrisokane road Nepean ON K2J 3V5*

Project No: *220775*

Coordinates:

Latitude: *45.24995*
Longitude: *-75.76028*
UTM Northing: *5,010,971.39*
UTM Easting: *440,367.28*
UTM Zone: *18T*

Elevation: *299 FT
91.00 M*

Order Information:

Order No: *22100605244*
Date Requested: *October 6, 2022*
Requested by: *LRL Associates Ltd.*
Report Type: *Standard Report*

Historical/Products:

Aerial Photographs *Aerials - National Collection*
City Directory Search *CD - Subject Site plus 5 Adjacent Properties*
ERIS Xplorer [*ERIS Xplorer*](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*
Land Title Search *Current Land Title Search*
Topographic Map *Ontario Base Map (OBM)*

Executive Summary: Report Summary

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

Database	Name	Searched	Project Property	Within 0.25 km	Total
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 & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OGW	<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	1	0	1
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0
Total:			5	0	5

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	PTTW	Glenview Homes (Cedarview) Ltd.	3387 Borrisokane Road Ottawa, ON Canada ON	WNW/0.0	0.00	13
1	ECA	Glenview Homes (Cedarview) Ltd.	3387 Borrisokane Rd Part of Lots 11-13, Concession 3 (Rideau Front) Ottawa ON K2P 2R3	WNW/0.0	0.00	13
1	EHS		3387 BORRISOKANE RD Nepean ON K2J	WNW/0.0	0.00	13
1	GEN	Glenview Homes (Cedarview) Ltd.	3387 Borrisokane Road Ottawa ON K2J 4J4	WNW/0.0	0.00	14
1	EHS		3387 BORRISOKANE RD Nepean ON K2J	WNW/0.0	0.00	14

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

No records found in the selected databases for the surrounding properties.

Executive Summary: Summary By Data Source

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Aug 31, 2022 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Glenview Homes (Cedarview) Ltd.	3387 Borrisokane Rd Part of Lots 11-13, Concession 3 (Rideau Front) Ottawa ON K2P 2R3	WNW	0.00	<u>1</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2022 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	3387 BORRISOKANE RD Nepean ON K2J	WNW	0.00	<u>1</u>
	3387 BORRISOKANE RD Nepean ON K2J	WNW	0.00	<u>1</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 30, 2022 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Glenview Homes (Cedarview) Ltd.	3387 Borrisokane Road Ottawa ON K2J 4J4	WNW	0.00	<u>1</u>

PTTW - Permit to Take Water

A search of the PTTW database, dated 1994 - Aug 31, 2022 has found that there are 1 PTTW site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Glenview Homes (Cedarview) Ltd.	3387 Borrisokane Road Ottawa, ON Canada ON	WNW	0.00	<u>1</u>

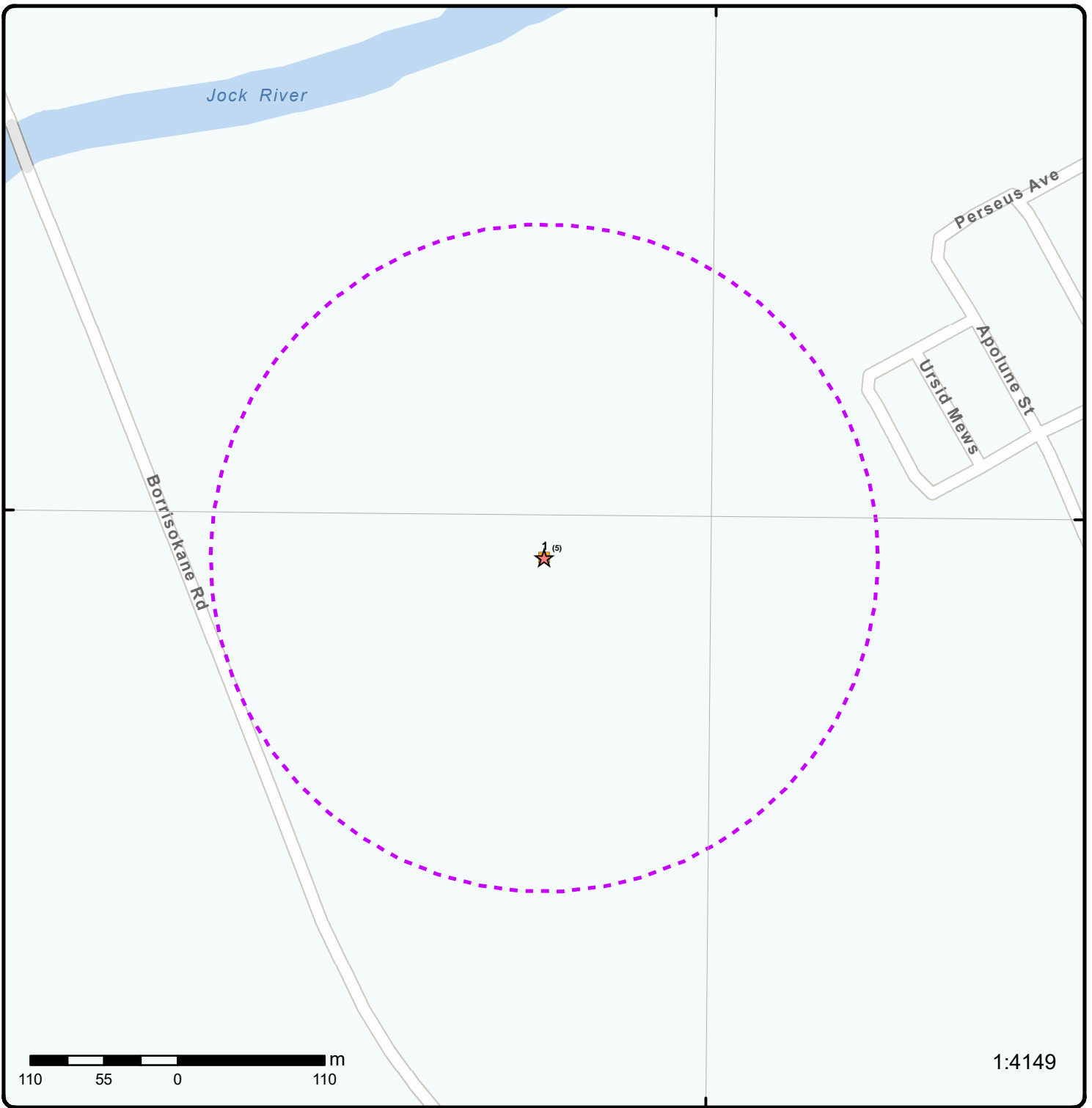
Equal/Higher Elevation

Address

Direction

Distance (m)

Map Key



Map: 0.25 Kilometer Radius

Order Number: 22100605244

Address: 3387 borrisokane road, Nepean, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



Aerial Year: 2022

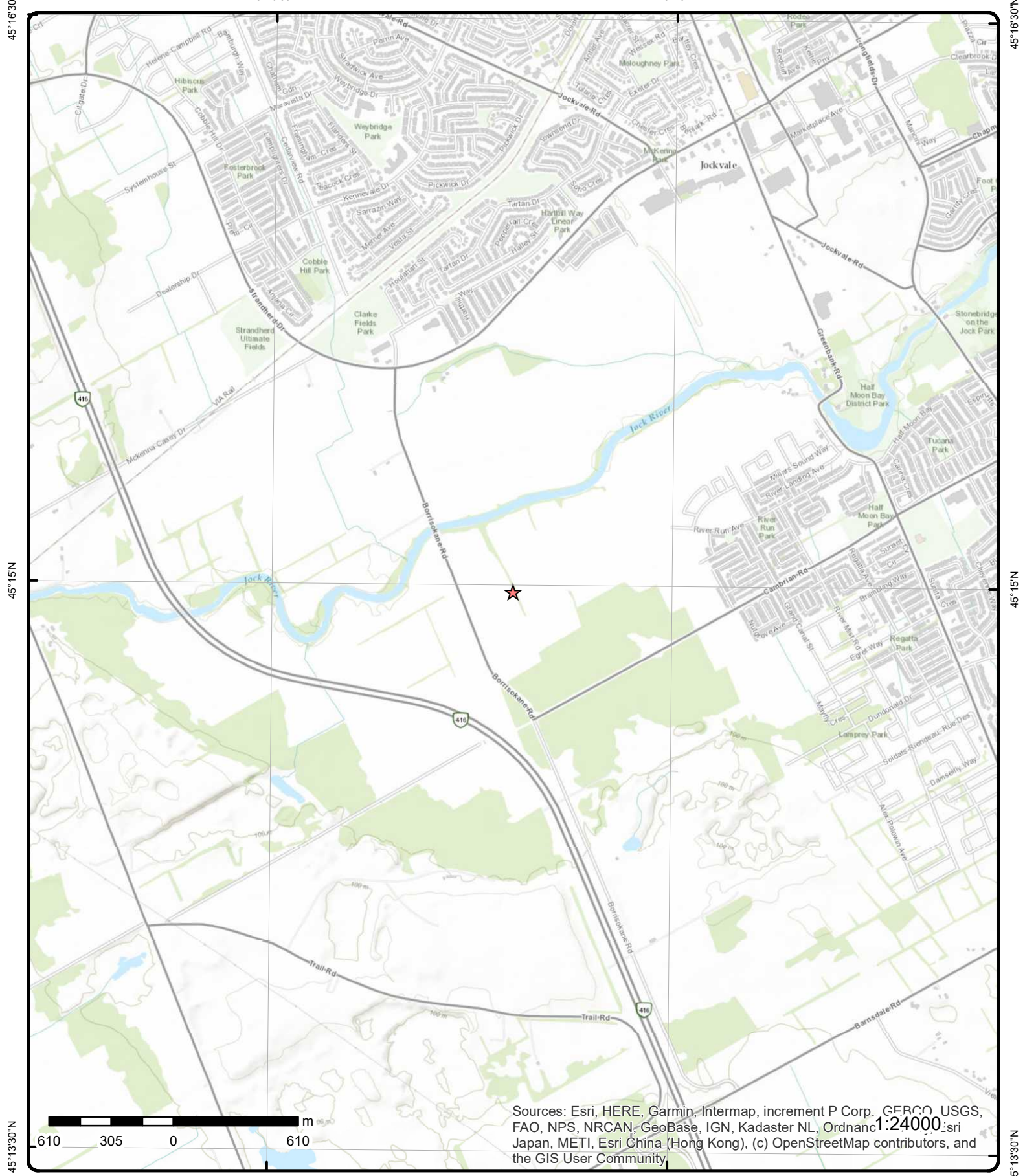
Order Number: 22100605244

Address: 3387 borrisokane road, Nepean, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 3387 borrisokane road, ON

Source: ESRI World Topographic Map

Order Number: 22100605244



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 5	WNW/0.0	91.0 / 0.00	Glenview Homes (Cedarview) Ltd. 3387 Borrisokane Road Ottawa, ON Canada ON	PTTW
<p>EBR Registry No: 019-0807 Decision Posted: March 27, 2020</p> <p>Ministry Ref No: 8680-BHARZP Exception Posted:</p> <p>Notice Type: Instrument Section: Section 34</p> <p>Notice Stage: Decision Act 1: Ontario Water Resources Act, R.S.O. 1990</p> <p>Notice Date: Act 2: Ontario Water Resources Act</p> <p>Proposal Date: November 1, 2019 Site Location Map: 45.244308,-75.758784</p> <p>Year: 2019</p> <p>Instrument Type: Permit to take water</p> <p>Off Instrument Name: Permit to Take Water (OWRA s. 34)</p> <p>Posted By: Ministry of the Environment, Conservation and Parks</p> <p>Company Name:</p> <p>Site Address: 3387 Borrisokane Road Ottawa, ON Canada</p> <p>Location Other:</p> <p>Proponent Name: Glenview Homes (Cedarview) Ltd.</p> <p>Proponent Address: 190 O'Connor Street Ottawa, ON K2P 2R3 Canada</p> <p>Comment Period: November 1, 2019 - December 1, 2019 (30 days) Closed</p> <p>URL: https://ero.ontario.ca/notice/019-0807</p> <p>Site Location Details:</p>					
1	2 of 5	WNW/0.0	91.0 / 0.00	Glenview Homes (Cedarview) Ltd. 3387 Borrisokane Rd Part of Lots 11-13, Concession 3 (Rideau Front) Ottawa ON K2P 2R3	ECA
<p>Approval No: 5414-BNXQ4R MOE District:</p> <p>Approval Date: 2020-04-29 City:</p> <p>Status: Approved Longitude:</p> <p>Record Type: ECA Latitude:</p> <p>Link Source: IDS Geometry X:</p> <p>SWP Area Name: Geometry Y:</p> <p>Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS</p> <p>Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS</p> <p>Business Name: Glenview Homes (Cedarview) Ltd.</p> <p>Address: 3387 Borrisokane Rd Part of Lots 11-13, Concession 3 (Rideau Front)</p> <p>Full Address:</p> <p>Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/9723-BNNSN9-14.pdf</p> <p>PDF Site Location:</p>					
1	3 of 5	WNW/0.0	91.0 / 0.00	3387 BORRISOKANE RD Nepean ON K2J	EHS
<p>Order No: 21030300076 Nearest Intersection:</p> <p>Status: C Municipality:</p> <p>Report Type: Standard Report Client Prov/State: ON</p> <p>Report Date: 08-MAR-21 Search Radius (km): .25</p> <p>Date Received: 03-MAR-21 X: -75.7599217</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Previous Site Name:				Y:	45.2497092
Lot/Building Size:					
Additional Info Ordered:					

<u>1</u>	4 of 5	WNW/0.0	91.0 / 0.00	Glenview Homes (Cedarview) Ltd. 3387 Borrisokane Road Ottawa ON K2J 4J4	GEN
Generator No:	ON6288289			Status: Registered	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	As of Apr 2022			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:	Canada			MHSW Facility:	

Detail(s)

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

<u>1</u>	5 of 5	WNW/0.0	91.0 / 0.00	3387 BORRISOKANE RD Nepean ON K2J	EHS
Order No:	21030300076			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State: ON	
Report Date:	08-MAR-21			Search Radius (km): .25	
Date Received:	03-MAR-21			X: -75.7599217	
Previous Site Name:				Y: 45.2497092	
Lot/Building Size:					
Additional Info Ordered:					

Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Hugh Robert Sparks	Lot 12, Conc. 3, March Tp	Ottawa ON	
CA	MINTO CONSTRUCTION LTD. FOSTER DRAIN	W. OF CEDARVIEW RD.	NEPEAN CITY ON	
CA	Morgan's Grant	Part of Lot 11, Concession 3	Ottawa ON	
CA	NEPEAN CITY	CEDARVIEW RD/BARRHAVEN MID.SCH	NEPEAN CITY ON	
LIMO	Pierces Corners Landfill The Corporation of the Township of Rideau City of	Ottawa Part of Lot 11, Concession 3 Ottawa	ON	

Unplottable Report

Site: *Hugh Robert Sparks*
Lot 12, Conc. 3, March Tp Ottawa ON

Database:
CA

Certificate #: 7694-6AHJ4J
Application Year: 2005
Issue Date: 3/17/2005
Approval Type: Waste Management Systems
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *MINTO CONSTRUCTION LTD. FOSTER DRAIN*
W. OF CEDARVIEW RD. NEPEAN CITY ON

Database:
CA

Certificate #: 3-0519-87-
Application Year: 87
Issue Date: 7/18/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Morgan's Grant*
Part of Lot 11, Concession 3 Ottawa ON

Database:
CA

Certificate #: 8692-54QSUG
Application Year: 01
Issue Date: 12/21/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Avenue West, Suite 300
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Stormwater management facility providing water quantity and quality control.
Contaminants:
Emission Control:

Site: *NEPEAN CITY*
CEDARVIEW RD/BARRHAVEN MID.SCH NEPEAN CITY ON

Database:
CA

Certificate #: 3-0147-94-
Application Year: 94

Issue Date: 2/24/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Pierces Corners Landfill The Corporation of the Township of Rideau City of
Ottawa Part of Lot 11, Concession 3 Ottawa ON

Database:
LIMO

ECA/Instrument No: A461201
Operation Status: Closed
C of A Issue Date:
C of A Issued to:
Lndfl Gas Mgmt (P):
Lndfl Gas Mgmt (F):
Lndfl Gas Mgmt (E):
Lndfl Gas Mgmt Sys:
Landfill Gas Mntr:
Leachate Coll Sys:
ERC Est Vol (m3):
ERC Volume Unit:
ERC Dt Last Det:
Landfill Type:
Source File Type:
Fill Rate:
Fill Rate Unit:
Tot Fill Area (ha):
Tot Site Area (ha):
Footprint:
Tot Apprv Cap (m3):
Contam Atten Zone:
Grndwtr Mntr:
Surf Wtr Mntr:
Air Emis Monitor:
Approved Waste Type:
Client Site Name:
ERC Methodology:
Site Name:

Pierces Corners Landfill
The Corporation of the Township of Rideau
City of Ottawa

Natural Attenuation:
Liners:
Cover Material:
Leachate Off-Site:
Leachate On Site:
Req Coll Lndfl Gas:
Lndfl Gas Coll:
Total Waste Rec:
TWR Methodology:
TWR Unit:
Tot Apprv Cap Unit:
Financial Assurance:
Last Report Year:
Region:
District Office:
Site County:
Lot:
Concession:
Latitude:
Longitude:
Easting:
Northing:
UTM Zone:
Data Source:

Site Location Details:
Service Area:
Page URL:

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 Nov 2021

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-Mar 2022

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-May 31, 2022

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 2020

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Feb 28, 2022

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-May 31, 2022

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 -Sep 2022

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-Jun 2022

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Aug 31, 2022

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: Feb 28, 2022

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- Aug 31, 2022

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 - Aug 31, 2022

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- Aug 31, 2022

Environmental Effects Monitoring:

Federal [EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private [EHS](#)

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

Government Publication Date: 1999-Jul 31, 2022

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022

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 / 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, 2021

List of Expired Fuels Safety Facilities:

Provincial **EXP**

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

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

Government Publication Date: Feb 28, 2022

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-Sep 2022

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: Feb 28, 2022

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, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

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

Government Publication Date: 2013-Dec 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: Feb 28, 2022

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: Mar 21, 2022

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-Feb 2022

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, 2020

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-Jun 30, 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.

Government Publication Date: 1988-Aug 31, 2022

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-Aug 2021

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 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 - Aug 31, 2022

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- Aug 31, 2022

Pipeline Incidents:

Provincial PINC

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

Government Publication Date: Feb 28, 2021

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 PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Aug 31, 2022

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, 1992-2019

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-Aug 2022

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-May 31, 2022

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021

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, 2020

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

Variations for Abandonment of Underground Storage Tanks:

Provincial [VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

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- Aug 31, 2022

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: Jun 30 2022

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX C
Aerial Photographs



LRJ

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5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 1946
SOURCE: NAPL

CLIENT

9621962 Ontario Inc.

DATE

NOVEMBER 2022

PROJECT

220775

AP1





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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 1956
SOURCE: NAPL

CLIENT

9621962 Ontario Inc.

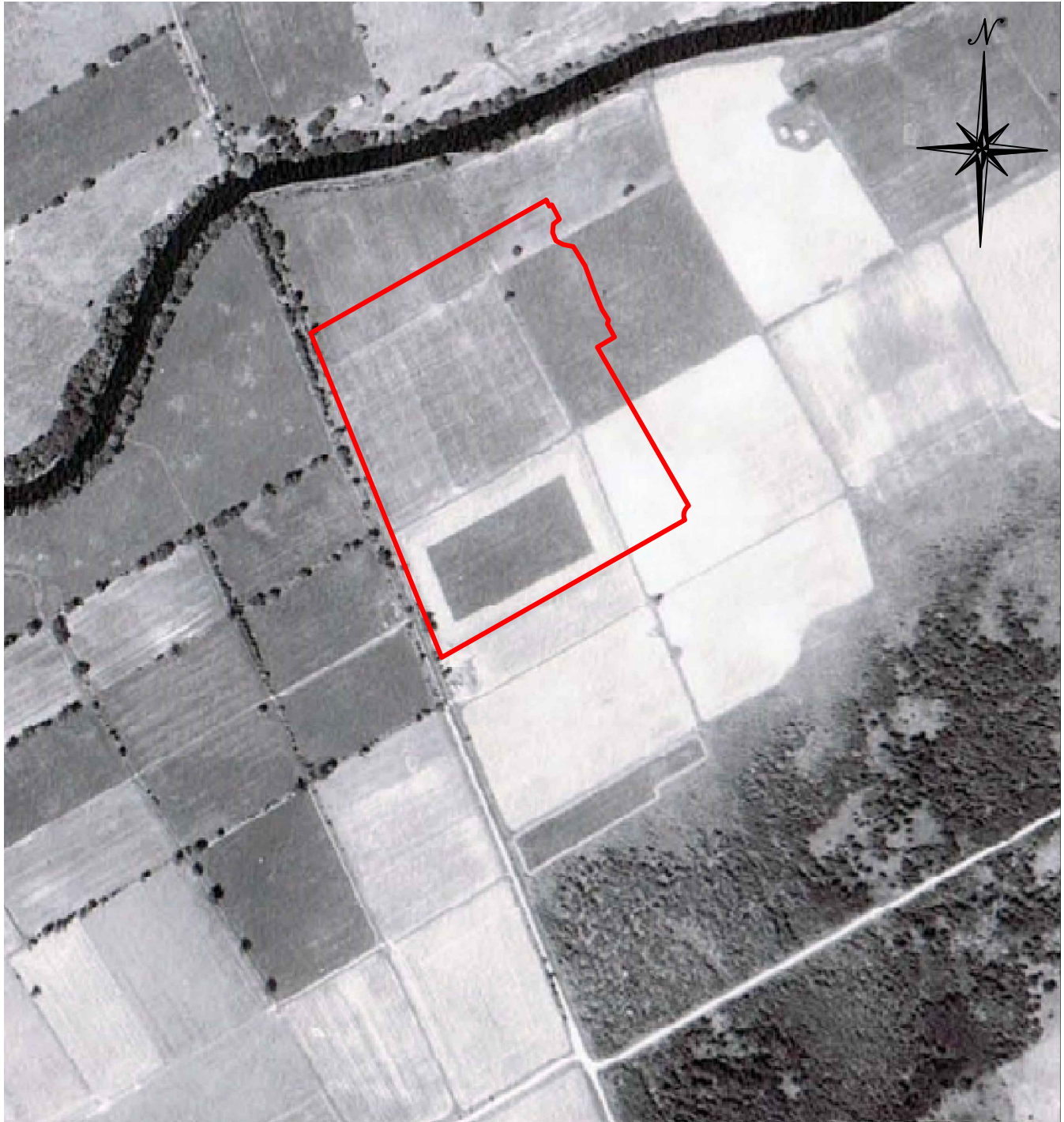
DATE

NOVEMBER 2022

PROJECT

220775

AP2





LRJ

ENGINEERING | INGÉNIERIE

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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 1968
SOURCE: NAPL

CLIENT

9621962 Ontario Inc.

DATE

NOVEMBER 2022

PROJECT

220775

AP3





LRJ

ENGINEERING | INGÉNIERIE

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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 1976
SOURCE: GeoOttawa

CLIENT

9621962 Ontario Inc.

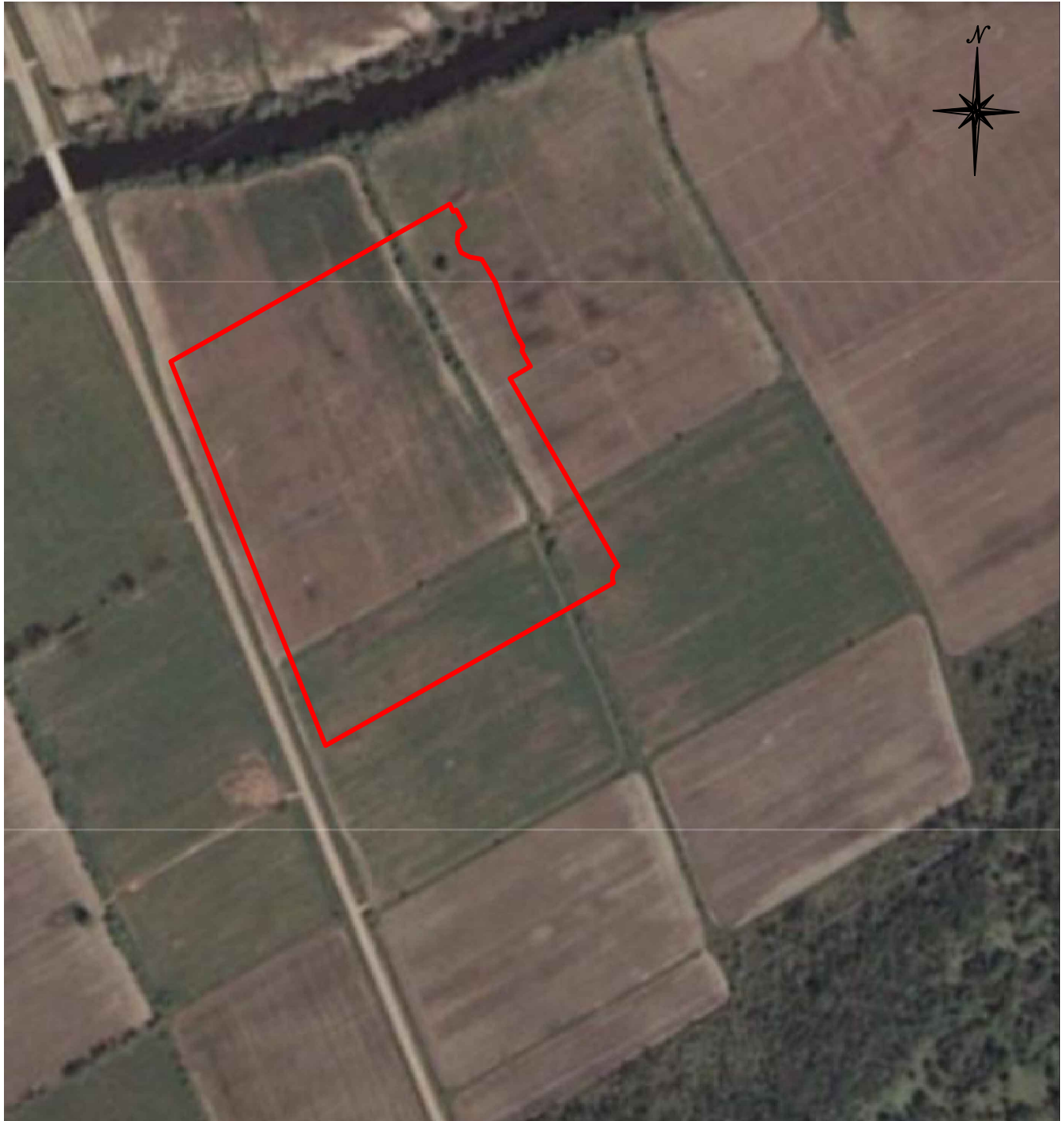
DATE

NOVEMBER 2022

PROJECT

220775

AP4





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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 1987
SOURCE: NAPL

CLIENT

9621962 Ontario Inc.

DATE

NOVEMBER 2022

PROJECT

220775

AP5





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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 1991
SOURCE: GeoOttawa

CLIENT

9621962 Ontario Inc.

DATE

NOVEMBER 2022

PROJECT

220775

AP6





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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 2002
SOURCE: GeoOttawa

CLIENT

9621962 Ontario Inc.

DATE

NOVEMBER 2022

PROJECT

220775

AP7





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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 2011
SOURCE: GeoOttawa

CLIENT

9621962 Ontario Inc.

DATE

NOVEMBER 2022

PROJECT

220775

AP8





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PROJECT

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
3387 BORRISOKANE ROAD
OTTAWA, ONTARIO

DRAWING TITLE

AERIAL PHOTOGRAPH 2022
SOURCE: GeoOttawa

CLIENT

9621962 Ontario Inc.

DATE

NOVEMBER 2022

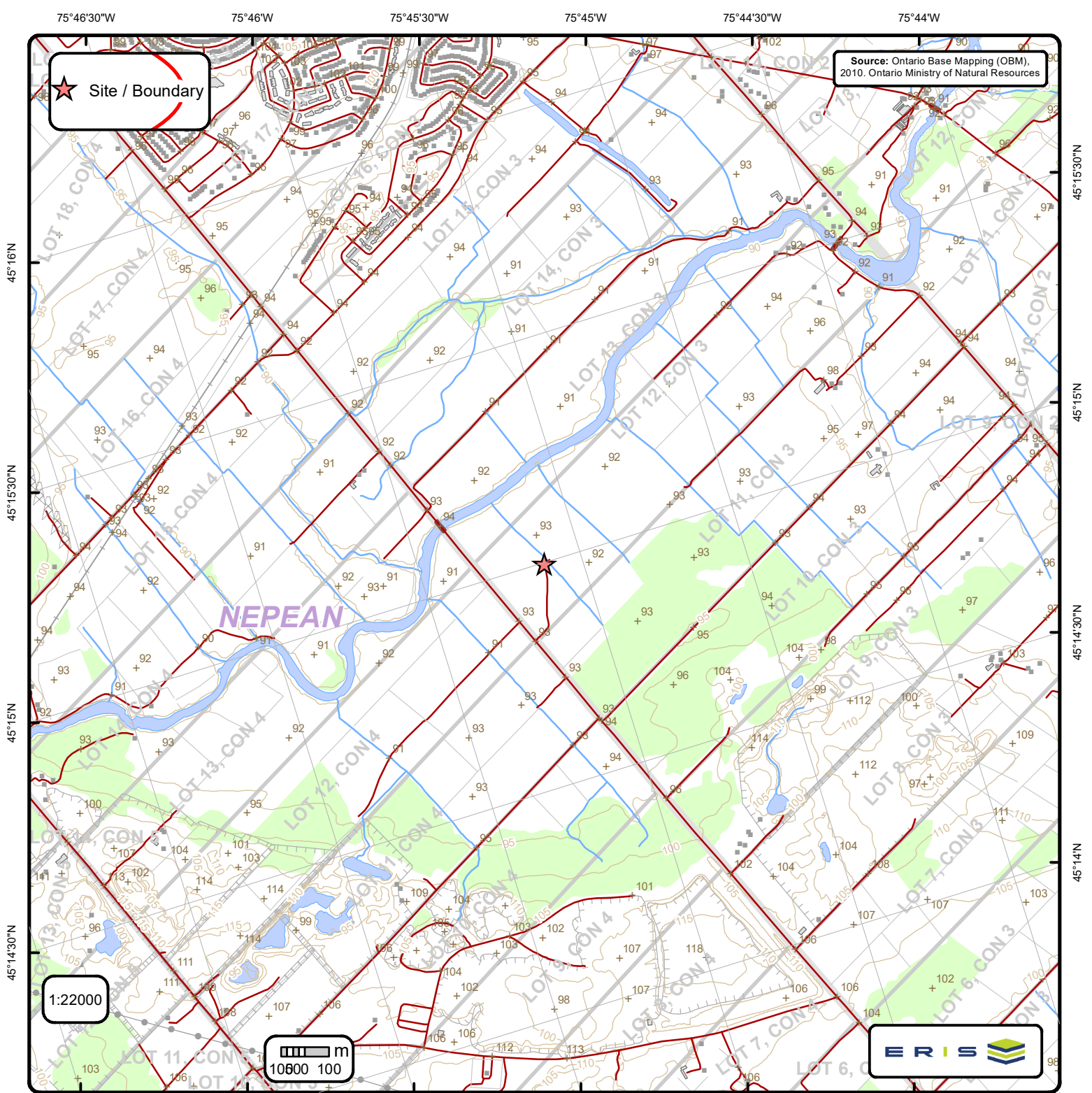
PROJECT

220775

AP9



APPENDIX D
Topographic Map



Ontario Base Mapping (OBM) Data

Order No. 22100605244


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


APPENDIX E
Site Visit Photographs



SITE VISIT PHOTOGRAPHS

Our File Ref.: 220775
Client: Ram Balakrishnan/9621962 Ontario Inc.
Project: Phase I Environmental Site Assessment
Site Location: 3387 Borrisokane Road, Ottawa, Ontario

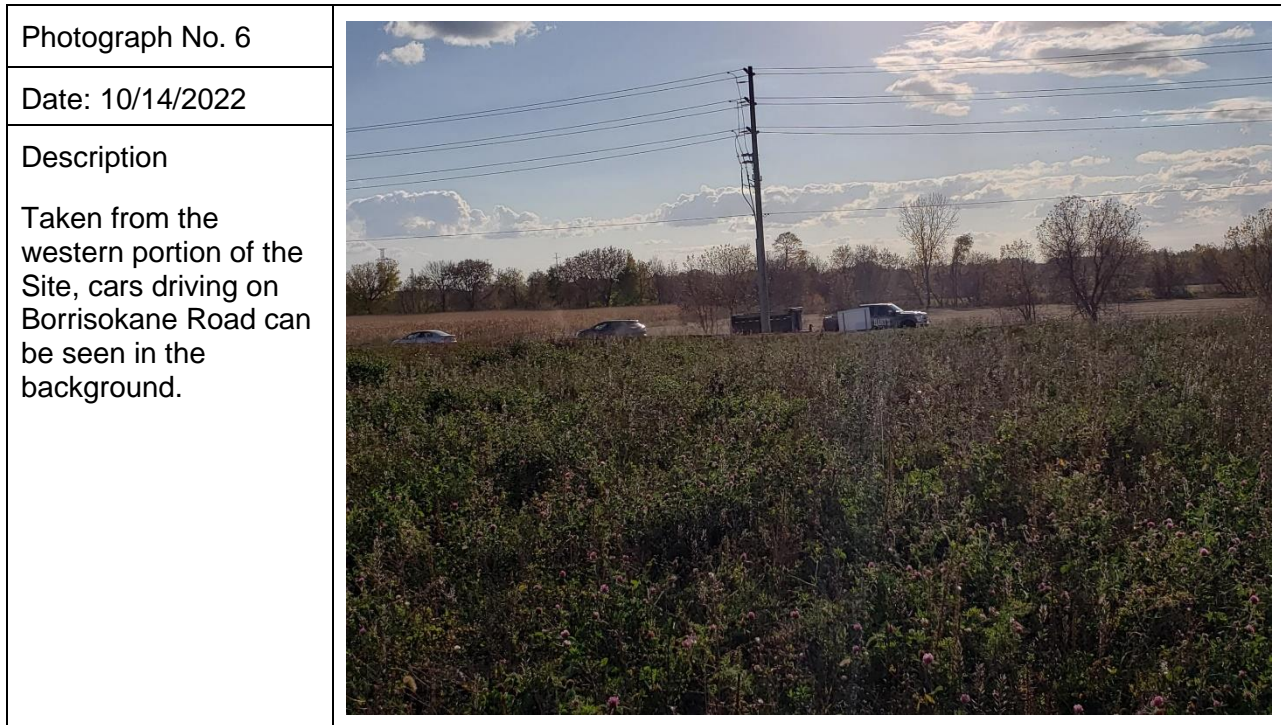
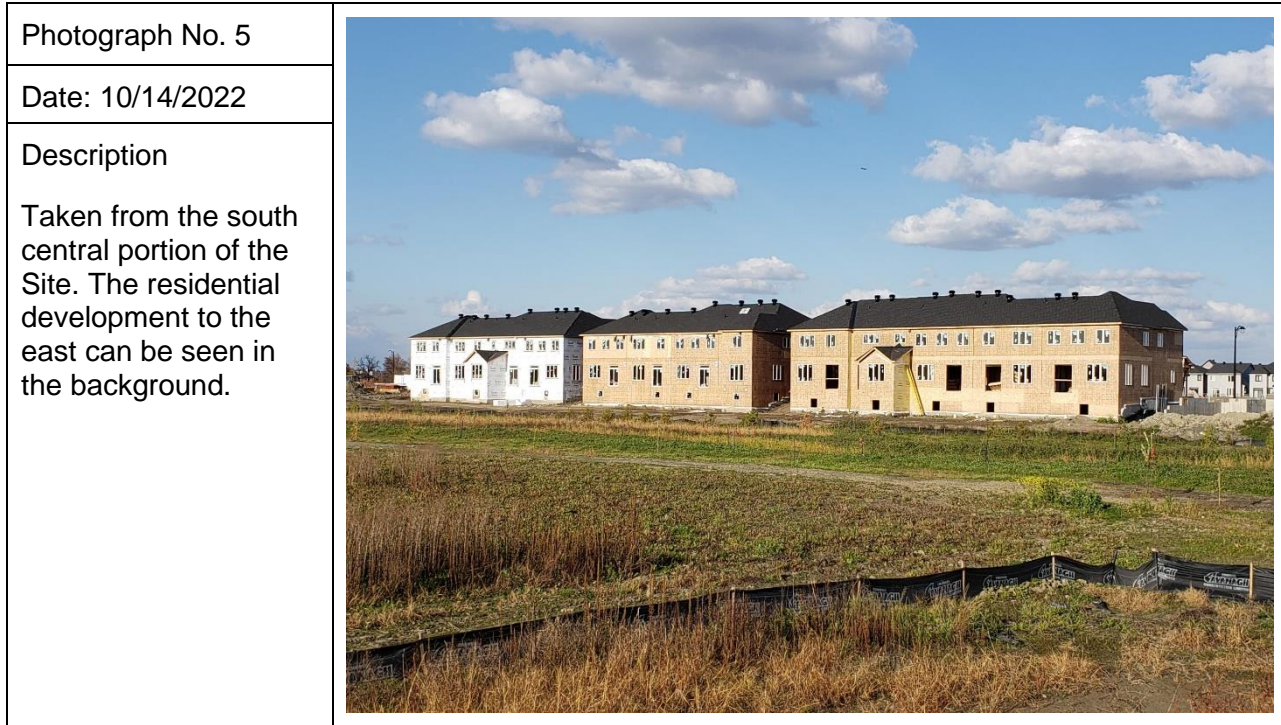
Photograph No. 1	
Date: 10/14/2022	
Description Taken from the southern portion of the Site, Flagstaff Road is in the background.	

Photograph No. 2	
Date: 10/14/2022	
Description Eastern border of the property, neighbouring residential development is seen in the background.	

Photograph No. 3	
Date: 10/14/2022	
<p>Description</p> <p>Typical ground cover found throughout the Site.</p>	

Photograph No. 4	
Date: 10/14/2022	
<p>Description</p> <p>Photo taken from the centre of the Site, facing north. Long grasses and young trees can be seen.</p>	





APPENDIX F

Table 2 of Schedule D of O.Reg. 153/04

Ontario Regulation 153/04 – Schedule D
Summary of Potentially Contaminating Activities & Areas of Potential Environmental Concern

Acid and Alkali Manufacturing, Processing and Bulk Storage	Explosives and Firing Range	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
Adhesives and Resins Manufacturing, Processing and Bulk Storage	Fertilizer Manufacturing, Processing and Bulk Storage	Pharmaceutical Manufacturing and Processing
Airstrips and Hangars Operation	Fire Retardant Manufacturing, Processing and Bulk Storage	Plastics (including Fibreglass) Manufacturing and Processing
Antifreeze and De-icing Manufacturing and Bulk Storage	Fire Training	Port Activities, including Operation and Maintenance of Wharves and Docks
Asphalt and Bitumen Manufacturing	Flocculants Manufacturing, Processing and Bulk Storage	Pulp, Paper and Paperboard Manufacturing and Processing
Battery Manufacturing, Recycling and Bulk Storage	Foam and Expanded Foam Manufacturing and Processing	Rail Yards, Tracks and Spurs
Boat Manufacturing	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Rubber Manufacturing and Processing
Chemical Manufacturing, Processing and Bulk Storage	Gasoline and Associated Products Storage in Fixed Tanks	Salt Manufacturing, Processing and Bulk Storage
Coal Gasification	Glass Manufacturing	Salvage Yard, including automobile wrecking
Commercial Autobody Shops	Importation of Fill Material of Unknown Quality	Soap and Detergent Manufacturing, Processing and Bulk Storage
Commercial Trucking and Container Terminals	Ink Manufacturing, Processing and Bulk Storage	Solvent Manufacturing, Processing and Bulk Storage
Concrete, Cement and Lime Manufacturing	Iron and Steel Manufacturing and Processing	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
Cosmetics Manufacturing, Processing and Bulk Storage	Metal Treatment, Coating, Plating and Finishing	Tannery
Crude Oil Refining, Processing and Bulk Storage	Metal Fabrication	Textile Manufacturing and Processing
Discharge of Brine related to oil and gas production	Mining, Smelting and Refining; Ore Processing; Tailings Storage	Transformer Manufacturing, Processing and Use
Drum and Barrel and Tank Reconditioning and Recycling	Oil Production	Treatment of Sewage equal to or greater than 10,000 litres per day
Dye Manufacturing, Processing and Bulk Storage	Operation of Dry Cleaning Equipment (where chemicals are used)	Vehicles and Associated Parts Manufacturing
Electricity Generation, Transformation and Power Stations	Ordnance Use	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
Electronic and Computer Equipment Manufacturing	Paints Manufacturing, Processing and Bulk Storage	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
Explosives and Ammunition Manufacturing, Production and Bulk Storage	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	