



**Phase I
Environmental Site
Assessment Update**



**2059-2079 Artistic Place/1319 Johnston Road,
Ottawa, Ontario**

Prepared For

Quaestus Corp.

May 27th, 2023

BAE

Environmental

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**LIST OF ACRONYMS AND ABBREVIATIONS**

ACM	Asbestos Containing Materials
AEC	Area of Environmental Concern
a.k.a.	Also Known As
APEC	Area of Potential Environmental Concern
AST	Aboveground Storage Tank
BH	Borehole
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CCEA	Central Canada Exhibition Association
CFC	Chlorofluorocarbon
CNSC	Canadian Nuclear Safety Commission
COC	Contaminant of Concern
COPC	Contaminant of Potential Concern
CSA	Canadian Standards Association
CSFL	Contaminated Site on Federal Land
CWAC	Canadian Women's Army Corporation
CWS	Canada Wide Standards
DSS	Designated Substance Survey
DSHMS	Designated Substance and Hazardous Materials Survey
ESA	Environmental Site Assessment
FIP	Fire Insurance Plan
FOI	Freedom of Information
HCFC	Hydro chlorofluorocarbon
HLUI	Historical Land Use Inventory
HVAC	Heating Ventilation and Air Conditioning
LCP	Lead-Containing Paint
masl	Metres Above Sea Level
mbgs	Metres Below Ground Surface
MOE	Ministry of the Environment
MOECC	Ministry of Environment and Climate Change
MOL	Ministry of Labour
MSDS	Material Safety Data Sheet
MW	Monitoring Well
ODS	Ozone Depleting Substance
OHSA	Occupational Health and Safety Act
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyls
PHC	Petroleum Hydrocarbon
RSC	Record of Site Condition
SAR	Sodium Absorption Ratio
SCS	Site Condition Standard
TPH	Total Petroleum Hydrocarbons
TSSA	Technical Standards and Safety Authority
UST	Underground Storage Tank
UFFI	Urea Formaldehyde Foam Insulation
VOC	Volatile Organic Compounds
WL	Working Level



1.0 EXECUTIVE SUMMARY

BAE Environmental (BAE) was retained by *Quaestus Corp.* to prepare a Phase I Environmental Site Assessment Update (ESA) for 2059-2079 Artistic Place/1319 Johnston Road, Ottawa, Ontario. These investigations were conducted to reveal any environmental concerns on or near the subject property that may have occurred since the most recent Phase One ESA completed in April of 2019.

As no Record of Site Condition was required, the terms of reference for the Phase I ESA followed the current CSA Standard Z768-01(R2022) for Phase I Environmental Site Assessments and generally in accordance with Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 (O. Reg. 153/04) as amended.

BAE completed a Phase One ESA in April of 2019. The previous BAE report concluded that no further environmental investigations are recommended. Prior to this there was a Phase Two environmental report completed by Paterson Group in December 2009 for the vacant property located in the eastern portion of the subject property. Soil and fill samples were tested for PHCs, in which they all detected concentrations that comply with the MECP criteria. An existing groundwater monitoring well was sampled and analysed for PHCs and VOCs, in which none were detected. No further environmental work was recommended on the subject property at that time.

The legal description of the subject property taken from the City of Ottawa municipal map is (Firstly) Part of Lot 2, Concession 3 RF Gloucester and Part of Bank Street being Part of Lot 2, Concession 3 RF (widened by GL30960 and closed by OT44844), being Parts 1-19 on Plan 4R-19912, subject to an easement over Part 1 on Plan 4R-19912 as in OT74662, subject to an easement over Parts 7, 9-13 on Plan 4R-19912 as in CT117006; (Secondly) Part of Lot 3, Concession 3 RF Gloucester, as in N409027, subject to an easement as in N554134; (Thirdly) Part of Lot 3, Concession 3 RF Gloucester, being Parts 1 and 2 on Plan 4R-24612, subject to an easement over Part 2 on Plan 4R-24612, as in OT82275, City of Ottawa. It is identified as PIN 04154-0246 in the Ottawa Registry Office.

The layout of the subject property is an irregular shaped lot and an area of 7.08 hectares (17.50 acres). The subject site can be divided into the easterly vacant parcel measuring 5.8 acres, and the remaining parcel measuring 11.7 acres. The site is situated along the east side of Bank Street's embankment, to the north of Johnston Road and along the south side of the railway line, in the South Keys neighbourhood of the City of Ottawa. Access to the property is provided from Artistic Place, a paved public road running from Johnston Road and parallel to Bank Street to the subject property and from Johnston Road at the east end of the property.



The immediate area is characterized by commercial uses, surrounded by predominantly single-family residential uses. The site is currently occupied as a garden center and landscape material supply. The easterly parcel of the property is vacant. The remaining parcel has a one and a two-storey industrial building that was constructed in 1985. It composes of 7,200 square feet which is used as office space, a retail store, and a workshop on the first floor and a residential apartment and office on the second floor. An enclosed garden center of 4,392 square feet was constructed in 2012, and a second floor finished mezzanine of approximately 560 square feet was constructed also in 2012.

The subject property is municipally serviced including water, hydro, telephone, gas and sewer.

As part of this investigation, BAE reviewed city directories, documented data and aerial photographs. There were no environmental concerns identified with regard to the current or previous land use.

A multitude of environmental and government databases were searched for information concerning the subject and surrounding properties. There are no recorded concerns, soil or groundwater releases within a zone of concern. There are no ACMs, lead, mercury, coal gasification plants, coal tar, UFFI, USTs, PCBs, solid or liquid waste or improper storage of chemicals associated with the subject property. There are, or have been, no gas stations or dry cleaners in the vicinity of the subject property. There was no evidence of staining, stressed vegetation, or odours associated with the subject or neighbouring properties.

The specific objectives of the current investigation were to assess the environmental conditions in the context of the existing regulatory framework and legislation in the Province of Ontario. Based on the findings of this Phase I ESA Update, further environmental investigations are not required.

In summary, based on the Phase I ESA Update findings, there is no indication of any new environmental concerns immediately on or near the subject property. Based on these findings no further environmental investigations are recommended at this time.



2.0 INTRODUCTION

BAE Environmental (BAE) was retained by *Quaestus Corp.* to prepare a Phase One Environmental Site Assessment (ESA) for 2059-2079 Artistic Place/1319 Johnston Road, Ottawa, Ontario (Site). These investigations were conducted to reveal any environmental concerns on or near the subject property.

As no Record of Site Condition was required, the terms of reference for the Phase One ESA followed the current CSA Standard Z768-01(R2022) for Phase One Environmental Site Assessments and generally in accordance with Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 (O. Reg. 153/04) as amended.

This report presents the findings of a Phase One Environmental Site Assessment (ESA) that was completed for an existing property located at 2059-2079 Artistic Place/1319 Johnston Road, Ottawa, Ontario (herein referred to as the "Property"). The assessment was conducted to assess the environmental concerns of the Property at the request of *Quaestus Corp.*. The layout of the subject property is an irregular shaped lot and an area of 7.08 hectares (17.50 acres). The subject site can be divided into the easterly vacant parcel measuring 5.8 acres, and the remaining parcel measuring 11.7 acres. The site is situated along the east side of Bank Street's embankment, to the north of Johnston Road and along the south side of the railway line, in the South Keys neighbourhood of the City of Ottawa. Access to the property is provided from Artistic Place, a paved public road running from Johnston Road and parallel to Bank Street to the subject property and from Johnston Road at the east end of the property.

3.0 SCOPE OF WORK

The scope of work was completed to determine if there appeared to be any indications of environmental impairment on the property, which could present liability. All available documentation and any previous reports were requested by BAE.

Phase One ESA Update investigations were conducted to identify:

- possible and probable sources of contamination of the subject and adjoining properties;
- former land use practices which may have caused environmental concerns;
- potential sources of contamination on-site and off-site and possible or probable parties responsible for contamination both on-site and off-site.



To achieve these objectives the following tasks were completed:

- collecting and evaluating existing information pertaining to the subject and surrounding properties through the review of various pertinent records;
- conducting a visual examination of the property and onsite buildings to identify the presence of environmental contaminants or concerns of significance;
- reviewing available environmental reports, conducting interviews with individuals that may be knowledgeable about the subject property and its adjacent properties, as well as contacting representatives of various government and municipal agencies; and,
- preparing the ESA report with findings and conclusions.

4.0 PREVIOUS INVESTIGATIONS

BAE completed a Phase One ESA in April of 2019. The previous BAE report concluded that no further environmental investigations are recommended. Prior to this there was a Phase Two environmental report completed by Paterson Group in December 2009 for the vacant property located in the eastern portion of the subject property. Soil and fill samples were tested for PHCs, in which they all detected concentrations that comply with the MECP criteria. An existing groundwater monitoring well was sampled and analysed for PHCs and VOCs, in which none were detected. No further environmental work was recommended on the subject property at that time.

5.0 SITE DESCRIPTION

The Legal Description of the Site is (Firstly) Part of Lot 2, Concession 3 RF Gloucester and Part of Bank Street being Part of Lot 2, Concession 3 RF (widened by GL30960 and closed by OT44844), being Parts 1-19 on Plan 4R-19912, subject to an easement over Part 1 on Plan 4R-19912 as in OT74662, subject to an easement over Parts 7, 9-13 on Plan 4R-19912 as in CT117006; (Secondly) Part of Lot 3, Concession 3 RF Gloucester, as in N409027, subject to an easement as in N554134; (Thirdly) Part of Lot 3, Concession 3 RF Gloucester, being Parts 1 and 2 on Plan 4R-24612, subject to an easement over Part 2 on Plan 4R-24612, as in OT82275, City of Ottawa. It is identified as PIN 04154-0246 in the Ottawa Registry Office.

The layout of the subject property is an irregular shaped lot and an area of 7.08 hectares (17.50 acres). The subject site can be divided into the easterly vacant



parcel measuring 5.8 acres, and the remaining parcel measuring 11.7 acres. The site is situated along the east side of Bank Street's embankment, to the north of Johnston Road and along the south side of the railway line, in the South Keys neighbourhood of the City of Ottawa. Access to the property is provided from Bank Place, a paved public road running from Johnston Road and parallel to Bank Street to the subject property and from Johnston Road at the east end of the property.

The immediate area is characterized by commercial uses, surrounded by predominantly single-family residential uses. The site is currently occupied as a garden center and landscape material supply. The easterly parcel of the property is vacant. The remaining parcel has a one and a two-storey industrial building that was constructed in 1985. It comprises of 7,200 square feet which is used as office space, a retail store, and a workshop on the first floor and a residential apartment and office on the second floor. The foundation of this building is poured concrete foundation wall and footing. The roof covering is sloped steel. The exterior of the building is a combination of brick/stone veneer and metal clad. Heating, ventilation and air conditioning is provided by roof mounted units throughout the two-storey office building and the one-storey showroom area. The workshop area is heated by suspended, gas-fired infrared units. The interior of these buildings are well maintained.

The layout of this building is demised into a front two-storey component comprising of offices on the ground floor and a two-bedroom apartment with an office on the second floor, retail and art gallery area of approximately 2,000 square feet with a newly finished mezzanine of 560 square feet and a garage/workshop area of 2,000 square feet.

The workshop area has a ceiling height of approximately 18 feet and features one front and two rear grade level overhead doors.

An enclosed garden center of 4,392 square feet was constructed in 2012, and a second floor finished mezzanine of approximately 560 square feet was constructed also in 2012. The enclosed garden center exterior is a combination of glass, stone and metal exterior finishes. The interior has open structural walls and ceilings with skylights inserted in the middle section. The floor is entirely finished with interlocking stone. The structure is heating and cooled.

The subject property is municipally serviced including water, hydro, telephone, gas and sewer

The overall condition of all buildings is considered to be average to good overall.

The site location is shown on Figure 1. The site and surrounding properties are shown on Figure 2 and Figure 3 is a dated survey showing the property boundary lines. Photographs taken of the subject and surrounding properties are included as Appendix II of this report.

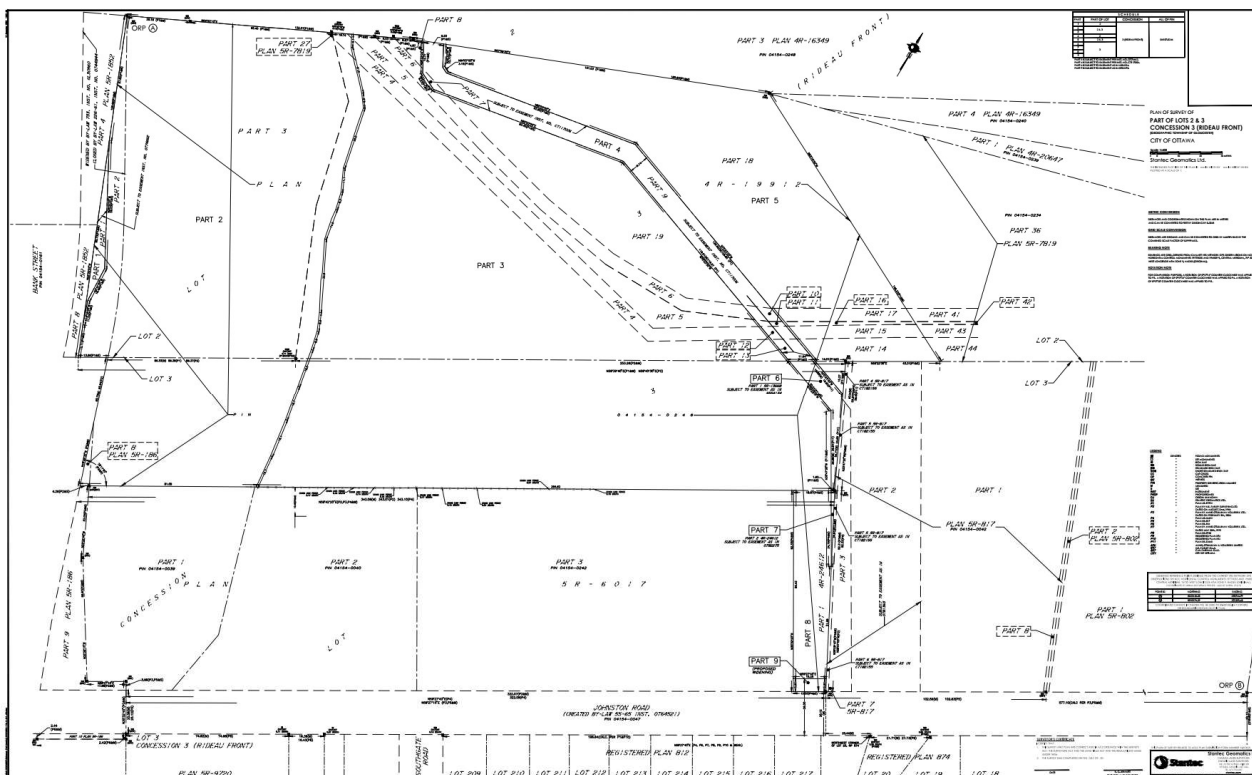
Figure 1: Site Location



Figure 2: Site and Surrounding Properties



Figure 3. Survey showing property boundaries



6.0 USE OF SITE

6.1 Current Land Use

The subject site is currently occupied as a garden and landscape center. A portion of the property in the east section is vacant.

6.2 Previous Land Use

As part of this investigation, BAE reviewed city directories, previous environmental reports and aerial photographs. The information gathered confirmed that the subject property and adjacent lands were used for agricultural purposes in 1945 before development for current uses.

7.0 SURROUNDING LAND USE

Information concerning the surrounding land use in the vicinity of the subject property was obtained from documented information obtained from numerous sources as well as a site visit. The Site is situated in an area that predominantly consists of residential and commercial land uses. None of these operations



currently pose a significant concern. There are no dry cleaning or other facilities of concern adjacent to or near the subject property.

North: North of the subject is a drainage ditch followed by a railway line, followed by vacant land

South: South of the subject is the Southbank Dodge car dealership. Following this is vacant treed land followed by a parking lot.

East: East of the property is vacant land. Southeast to the property is Donnelly Ford Dealership.

West: West of the property is a garden center

There was no evidence of staining, stressed vegetation, odours or environmental concerns currently associated with any of the neighbouring properties.

8.0 PHYSICAL SETTING

8.1 Geology and Physiography

According to the Physiography of Southern Ontario, Chapman and Putnam, 1984, the subject property is located within an area dominated by clay and limestone plain. From 60,000 to 10,000 years ago, repeated advances and retreats of glacial ice deposited about 50 to 100m of overburden sediments. Region wide layers of sand and gravel were deposited by melting ice during extended periods of warm weather. These were subsequently covered by layers of clayey soils (till) when sheets of ice spread over the area during cooler intervals.

A review of the Ministry of Natural Resources (Ontario Geological Survey) of the Ottawa and Surrounding Area Quaternary Geology Map (Map 1508A, 1980) indicates that the native soil conditions local to the subject property consist of a young till of clayey silt till and sandy silt till.

A review of the Ministry of Natural Resources (Ontario Geological Survey) Geological Highway Map of Southern Ontario (Map 2441, 1979) indicates that the bedrock type local to the subject property consist of grey shale with limestone interbeds (Georgian Bay Formation). The Ontario Geology Plate is included as Appendix VI of this report.

8.2 Groundwater and Surface Water

The Sawmill Creek crosses through the western portion of the property in a north-south direction and flows northwest.



8.3 Other Services

The site was serviced at the road with hydro, telephone and gas services. Municipal water and sanitary sewers are also available in this area.

8.4 Aerial Photographs

Aerial photographs were reviewed and are included as Appendix III of this report. Aerial photographs for the years 1962, 1978, 1984, 1987, 1993 and 2001 were reviewed and show the Site and surrounding area from its undeveloped and agricultural status to its current status.

The information gathered confirmed that the subject property and adjacent lands were used for agricultural purposes in 1945. Bank Street was present at this time. In 1962, the railway along the north property line existed, as well as Johnston Road to the south of the subject property. In 1978, small roads existed in the southern portion of the subject property for the garden centre. The original portion of the car dealership to the southeast of the site existed in 1978. By 1984, garden centre activities can be observed in the southern portion of the site. The current parking area for the car dealership remains treed up until this point. No significant changes were made to the subject property or adjacent lands were observed in the years 1987 and 1993. In 2001, the central portion of the site was cleared. No significant changes were made to the subject property since this time.

9.0 PHASE I ESA UPDATE FINDINGS

9.1 Eco Log Environmental Risk Information

Environmental Risk Information Services Ltd., as well as government sources are utilised to search a multitude of environmental databases for information concerning the subject and surrounding properties. There were no recorded concerns, soil or groundwater releases within a zone of concern.

Diagram Identifier: Federal Government Source Databases:

National PCB Inventory 1988-1998

NPCB

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

**National Pollutant Release Inventory****(NPRI) 1993-2001**

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 of 178 specified substances.

National Contamination Sites Remediation Program 1989-1995 (the Orphan/Abandoned" Sites Program or NCSRP)**NCS**

NCSRP was established in October 1989, by the Canadian Council of Ministers of the Environment (CCME). This program was terminated in March 1995. The National Site Classification System was developed to designate contaminated sites into 3 categories according to their level of risk. The program was directed toward the identification and remediation of "abandoned/orphan", high risk sites.

Environmental Issues Inventory System
1992-2001**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.

Federal Convictions 1988-Jan 2002**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.

Federal Contaminated Sites June 2000-Sept 2002**FCS**

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain nonfederal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Municipal Water Use Database - WTP
1999-2000**FWTP**

This database is part of Environment Canada's Municipal Water Use Database (MUD), and is a survey of all water treatment plants in Ontario municipalities with a population



over 1000. It provides comprehensive information regarding source of water, average daily flow, treatment types, disinfecting types and size of population serviced.

Municipal Water Use Database - STP

FSTP

1999-2000

This database is part of Environment Canada's Municipal Water Use Database (MUD), and is a survey of all sewage treatment plants in Ontario municipalities with a population over 1000. It provides comprehensive information regarding size of population serviced, average daily flow, disinfecting types and final discharge.

Environmental Effects Monitoring 1992-

EEM

2002

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.

Landslide Disasters 1840-1999

LASD

Landslides are mass movements of soil or rock downslope and are a major natural hazard in Canada. They have caused the deaths of a substantial number of Canadians, caused considerable damage to, and in some cases destruction of, elements of the nation's economic infrastructure. Life loss is adopted as the sole criterion for defining a landslide disaster in the Canadian context. As such, a landslide disaster is defined as a landslide event, or related geotechnical failure, that directly or indirectly results in at least 3 deaths. The Geological Survey of Canada has used a variety of source materials to pinpoint the precise location of landslide disasters. Where possible, disaster locations were mapped based on site descriptions or location maps. Where site descriptions were vague or contradictory, the latitude and longitude of the locality were given.

National Defence & Canadian Forces

NDSP

Spills March 1999-Feb 2003

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

Parks Canada Fuel Storage Tanks 1920-

PCFT

Aug 2003

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database



details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Transport Canada Fuel Storage Tanks

TCFT

1970-May 2003

Within the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Provincial Government Source Databases:

Ontario Regulation 347 Waste Generators Summary 1986-2001

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. 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.

Ontario Regulation 347 Waste Receivers Summary 1986-2001 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. This information is a summary of all years from 1986 including the most currently available data.

Private Fuel Storage Tanks 1989-1996

PST

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 (TSSA).

Ontario Inventory of PCB Storage Sites OPCB

**1987-July 2000**

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.

Certificates of Approval 1985-Sept 2002**CA**

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

Compliance and Convictions 1989-1996**CONV**

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

Waste Disposal Site Inventory 1970-Sept 2002**WDS**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known active, 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 have no Certificate of Approval and are not receiving waste.

Occurrence Reporting Information System (ORIS) 1988-2002 ORIS

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

Drinking Water Information Management System -- Water Treatment Plants 1998

This database provides comprehensive information regarding design specifications and performance for municipal works water treatment plants.

Sample Result Data Store -- Sewage Treatment Plants 1991-1997 STP

This database provides comprehensive information regarding design specifications and performance for municipal works sewage treatment plants.

**Water Well Information System (WWIS) WWIS****1955-2000**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic co-ordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

Wastewater Discharger Registration SRDS**Database 1990-1998**

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).

Inventory of Coal Gasification Plants COAL**1988**

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies sites that produced and continue to produce or use coal tar and other related tars. This information is effective to 1988, but the program has since been discontinued.

Pesticide Register 1988-1998**PES**

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

Non-Compliance Reports 1992(water only)**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.

Ministry Orders 1995-1996**ORD**

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

Record of Site Condition 1997-Sept 2001**RSC**

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach



has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and non-potable groundwater use.

Ontario Oil and Gas Wells

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. As the OGSR Library is currently assessing the reliability and accuracy of the 20,000+ wells in their database, only select information is available for wells drilled or capped previous to April 2003. As such, complete data from 1800-March 2003 is only available for the counties of Brant, Bruce, Dufferin, Elgin, Essex, Kent, Huron, Oxford, Perth, Waterloo and Wellington; as well as Lake Erie and Lake St. Clair. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled.

Drill Holes 1886-1997 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".

Mineral Occurrences 1846-June 2000

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 planimetric (X and Y) co-ordinates of that point with the co-ordinates of the same point as defined from a source of higher accuracy.

Drinking Water Surveillance Program

DWSP

The Drinking Water Surveillance Program (DWSP) first began in 1986, and is a monitoring program aimed to provide reliable and current information on municipal drinking water. The collected data is used to monitor levels of chemicals and establish trends, define and track the occurrence of new chemicals, provide data in support of drinking water standards setting, and access treatment plant operations. Water supply systems are included in the program based on population served, geographical location and risk of contamination. DWSP is not a compliance monitoring program. That responsibility lies with the operating authority for each municipal water supply, which is required to monitor the quality of the drinking water provided to the consumer and ensure its safety.

Aggregate Inventory Up to Feb 2002

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The databases provide information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System

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.

Environmental Registry 1994-Sept 2011

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, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

Private Source Databases:

Retail Fuel Storage Tanks 1989-Sept 2011

RST

Until 1996, the Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations (MCCR) maintained a database of licensed retail fuel outlets. Historic information was obtained from the MCCR and current information, for the ERIS database, is collected from private sources. This database includes an inventory of



retail fuel outlet locations that have on their property gasoline, oil, natural gas, waste oil and/or propane storage tanks.

Anderson's Waste Disposal Sites 1930-2000 **ANDR**

The Anderson database uses historical documentation to locate and characterise the likely positions of former waste disposal sites in Ontario. It aims to identify those sites that are missing from the Ontario Ministry of Environment's *Waste Disposal Site Inventory* (also included in EcoLog ERIS). The Anderson database provides revisions and corrections to the positions and descriptions for sites listed in the MOE database. For most sites, more comprehensive information is available, to which EcoLog ERIS can arrange rapid access at an additional cost. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources.

Scott's Manufacturing Directory **SCT**

Scott's Directories is a data bank containing information on over 20,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Chemical Register 1992, 1999-Sept 2002 **CHEM**

This database includes information from both a one-time study conducted in 1992 and a private source. It 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, crystallisation, etc.).

Canadian Mine Locations 1998-2002 **MINE**

This information is collected from Southam's Canadian Mines Handbook. The Mines database is a national database that provides over 290 listings of public mines 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 co-ordinates (x, y and/or longitude, latitude).

Oil and Gas Wells Oct 2001-Jan 2003 **OGW**

This listing is collected by Southam's western operation, Nickles who produce the "Daily Oil Bulletin". This database contains information on drilling activity including operator and well statistics. Well information includes name, location, class, status and depth. Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. For more information, contact www.nickles.com.

Automobile Wrecking & Supplies **AUWR**



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

ERIS Historical Searches March 1999-

EHS

March 2003

EcoLog 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. If you require more information on any risk report completed in your study area, please contact us.

Canadian Pulp and Paper 1999, 2002

PAP

This information is part of Southam's 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.

9.2 Data Summary

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Dec 31, 2018 has found that there are 11 GEN site(s) within approximately 0.00 kilometers of the project property.

PES - Pesticide Register

A search of the PES database, dated 1988-Sep 2018 has found that there are 9 PES site(s) within approximately 0.00 kilometers of the project property.

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 2 SCT site(s) within approximately 0.00 kilometers of the project property.

9.3 Site Investigations

A site visit was conducted on May 27, 2023. The weather was 25°C, and sunny. The site was visited during closed hours.

During the site investigation observations were made including the condition of the site and the surrounding area. There was no evidence of any identifiable concerns. The site is serviced at the road by municipal utilities, natural gas and hydro.

There was no evidence of staining or stressed vegetation, on or around the surrounding property.



9.4 Regulatory History and Concerns

Technical Standards and Safety Authority (TSSA), Fuel Safety Branch: As of January 1, 1991, all underground fuel storage tanks (USTs) in Ontario must be registered with the TSSA. There are no USTs associated with the subject or adjacent properties.

9.5 Waste Management

9.5.1 Solid Waste

During the inspection of the property, no amounts of solid waste were observed on-site.

9.5.2 Liquid Waste

There is a used oil aboveground storage tank (AST) (see photos) which contains liquid oil waste. The waste oil is removed on an as needed basis by GFL, a licensed transporter/receiver. There was no indication of spills or leaks in the area of the AST.

9.5.3 Waste Water

There is no waste water currently generated onsite therefore the site does not discharge effluents into surface waters.

9.6 Published Inventory Review

The following databases and documents were reviewed to further assess the environmental condition of the Site:

9.6.1 Technical Standards and Safety Authority (TSSA)

Fuel storage at industrial facilities in Ontario is regulated by the *Technical Standards and Safety Act 2001*. The *TSS Act* has consolidated the seven acts that the TSSA previously administered, including the *Gasoline Handling Act* and the *Energy Act*. Under the *TSS Act*, the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code* and the *Environmental Management Protocol* (also known as GA1/99) have replaced the *Gasoline Handling Act*, *The Gasoline Handling Code* and *GH13* (1993 Environmental Cleanup Guideline). The *TSS Act* applies to all storage tank systems utilised for the storage and handling of gasoline, diesel and fuel oil. Underground storage tanks (USTs) and aboveground storage tanks (ASTs) installed under the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code*



require registration with the TSSA. Fuel oil tanks utilised in residential buildings will also require registration with the TSSA.

The TSSA was contacted via email and requested to supply any available information concerning the presence of petroleum storage tanks, fuel spill records, accidents, or fuel-related incidents which may be registered on the subject or surrounding properties. The information has not been received at this time. Any pertinent information will be forwarded if received.

9.6.2 Registered Waste Receivers for the year 2004

BAE reviewed the MOE computer database on Registered Waste Receivers. The Site or any surrounding properties was not listed as industrial waste generator.

9.6.3 Brownfields Environmental Site Registry

The MOE on-line Brownfields Environmental Site Registry was accessed to determine if any Records of Site Conditions (RSCs) have been filed under Part XV.1 under the Environmental Protection Act ("EPA") for the Site or any of the surrounding properties.

9.6.5 Inventory of Coal Gasification Plant Waste Sites in Ontario

BAE reviewed the document entitled "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", prepared for the MOE (dated April 1987) and *Inventory of Industrial Sites Producing or Using Coal Tar and Related Sites in Ontario*, prepared for the MOE (dated November 1988).

No coal tar or waste sites were listed as being present within 1km of the Site.

9.6.6 Registered PCB Waste Storage Sites

BAE reviewed the MOE computer database on Registered Polychlorinated Biphenyl ("PCB") Waste Storage Sites for the year 2004 (the most current). The Site and neighbouring properties were not listed as PCB waste storage sites.

9.6.7 Registered Waste Generators

BAE reviewed the MOE computer database on Registered Waste Generators and the current Hazardous Waste Information Network (HWIN) online database. The Site is listed as industrial waste generator (Active Waste class listing) under the Generator Number ON1009000. The Waste Class and Name is 252L, Waste Oils and Lubricants. The primary characteristic is liquid industrial waste. The



physical state is liquid. Specific gravity is 0.9. There is a used oil aboveground storage tank (AST) (see photos) which contains liquid oil waste. The waste oil is removed on an as needed basis by GFL, a licensed transporter/receiver. There was no indication of spills or leaks in the area of the AST.

9.7 Chemical Storage Facilities

No chemicals are stored onsite and there was no evidence of leakage or spillage.

9.8 Spill History

A visual inspection was conducted of the property. No signs of spillage or stressed vegetation were observed on the property. There were no previously reported spills within a zone of concern for the subject property.

9.9 Underground and Aboveground Storage Tanks

While no underground storage tanks (USTs) were observed during the site visit, there was several aboveground storage tanks (ASTs) observed throughout the property. These tanks contained diesel primarily used for their heavy equipment machinery and as a heating source. There was one AST observed that contained used oil. Barrels of oil were also found in the garage. All tanks were well contained, on concrete blocks on a concrete floor. They are all well maintained. There was no indication of any ASTs or USTs on any of the adjacent properties.

9.10 Designated Substances

Individual designated substance regulations have been developed for eleven chemical contaminants and are enforced by the Ministry of Labour (MOL) under the Occupational Health and Safety Act (OHSA). Special regulations were made to prohibit, regulate, restrict, limit, or control worker exposure to designated substances due to their toxic nature. The designated substances identified in OHSA include acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates (polyurethane), lead, mercury and vinyl chloride. Given the nature of the Site and property use, BAE focused on the following designated substances.

9.10.1 Lead

Lead is a heavy metal which is typically found in the following three forms.

- 1) Metallic lead used to make water distribution pipes, electrical batteries, lead solder, and electric cable sheathes.



- 2) Inorganic compounds often occurring as components of products, such as insecticides, pigments, paints, and glass.
- 3) Organic lead compounds, the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives to gasoline.

The presence of lead-based paints (LBPs) in buildings represents the most significant hazard of all the above noted lead containing products where persons, notably small children, may ingest peeling or flaking LBPs. The generation of airborne lead containing dust created during renovation, demolition, or construction activities, or like actions on deteriorated painted surfaces also comprises a potential health concern. BAE did not observe the presence of possible LBPs peeling or chipping at the time of these investigations.

9.10.2 Asbestos Containing Materials (ACMs)

Asbestos is a generic term that refers to a group of naturally occurring fibrous mineral silicates. The ability of asbestos to withstand high temperatures as well as its tensile strength, resistance to chemicals and other properties have resulted in many applications. Friable asbestos refers to materials which can be readily crumbled using hand pressure, separating asbestos fibres from the binding materials with which they are associated. Non-friable material refers to asbestos that is associated with a binding agent (such as tar or cement), that prevents the ready release of airborne fibres. Friable asbestos is commonly found in boiler and pipe insulation. Non-friable or bound asbestos is typically found in roofing tars, floor and drywall compound, plaster and precast asbestos cement products commonly referred to as “transite”.

BAE did not observe the presence of possible ACMs at the time of our investigation.

9.10.3 Mercury

Minor amounts of mercury are commonly found in a variety of building materials including mercury vapour lamps and thermostats and other electrical control switches. No potential concerns are anticipated.

9.11 Mechanical Equipment

Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils, which are operated under high pressures and can be released into the environment as a result of leaks or equipment failure. There are no such devices found on the property.



9.12 Methane

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material. Methane is a large component of natural gas associated with active and closed waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential risks associated with methane include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.

Methane gas is not inferred to be a significant environmental issue at the Site.

9.13 Mould

Moulds (also known as “fungi”) are present everywhere in the natural environment, indoors and outdoors. Exposure to mould may occur indoors on water damaged building materials during occupancy, building maintenance and/or repair operations. The most common types of moulds are generally not hazardous. However, some moulds may be problematic to some people. There is no evidence of mould, therefore mould is not currently considered to be a significant issue.

9.14 Odour

During the Site reconnaissance, BAE did not identify any pungent or noxious odours attributable to the operations of the subject or neighbouring facilities.

9.15 Ozone Depleting Substances

Ozone depleting substances (ODSs) include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilisation of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by 1 January 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by 1 January 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020. ODSs were not observed to be on-site at the time of the reconnaissance.

9.16 Pesticides and Herbicides

As a garden center, pesticides and herbicides are used regularly to maintain vegetation stock. All pesticides and herbicides were stored in properly in well maintained containers on concrete.



9.17 Polychlorinated Biphenyls (PCBs)

PCBs were most commonly used in capacitors, transformers, circuit breakers, switch gears and lamp ballasts as synthetic insulating materials. The use of PCBs in electrical equipment was prohibited on 1 July 1980. However, PCBs may be present in older equipment still in use after the 1 July 1980 cut-off date. There were no PCBs observed within the building or surrounding area.

9.17.1 Electrical Transformers

Suspect PCB-containing transformers were not observed at the Site.

9.17.2 Light Ballasts

Suspect PCB-containing light ballasts were not observed at the Site.

9.17.3 PCB Storage Sites

The MOE "*Ontario Inventory of PCB Storage Sites*" did not list the Site as a registered PCB waste storage site.

9.18 Interviews

As part of this investigation persons knowledgeable with reference to the subject and surrounding properties were interviewed and supplied pertinent information to this report. Site Interviews were carried out with Mr. Eckhart Schmitz.

The interviewees were asked a series of questions including if the subject or adjacent properties are or were involved in any of the following.

metal foundries yes no x
metal plating industries yes no x
leather tanneries yes no x
coal gasification works yes no x
wood preservation facilities yes no x
scrap yards yes no x
pesticide/fungicide/herbicide yes x no
petroleum refining, blending, storage chemical producers yes no x
manufacture or formulating yes x no
paint and ink manufacturing yes no x
smelters or incinerators yes no x
dry cleaning facilities yes no x

Mr. Schmitz indicated that pesticides and herbicides are used in small amounts for their vegetation products. He also indicated that the fill located in the eastern



portion of the property originated from local land where residential development is occurring.

10.0 SUMMARY OF PHASE I ESA UPDATE INVESTIGATIONS

BAE Environmental (BAE) was retained by *Quaestus Corp.* to prepare a Phase I Environmental Site Assessment Update for 2059-2079 Artistic Place/1319 Johnston Road, Ottawa, Ontario. These investigations were conducted to reveal any environmental concerns on or near the subject property. The findings of these investigations are summarised as follows:

- BAE completed a Phase One ESA in April of 2019. The previous BAE report concluded that no further environmental investigations are recommended. Prior to this there was a Phase Two environmental report completed by Paterson Group in December 2009 for the vacant property located in the eastern portion of the subject property. Soil and fill samples were tested for PHCs, in which they all detected concentrations that comply with the MECP criteria. An existing groundwater monitoring well was sampled and analysed for PHCs and VOCs, in which none were detected. No further environmental work was recommended on the subject property at that time.
- The layout of the subject property is an irregular shaped lot and an area of 7.08 hectares (17.50 acres). The subject site can be divided into the easterly vacant parcel measuring 5.8 acres, and the remaining parcel measuring 11.7 acres. The site is situated along the east side of Bank Street's embankment, to the north of Johnston Road and along the south side of the railway line, in the South Keys neighbourhood of the City of Ottawa. Access to the property is provided from Bank Place, a paved public road running from Johnston Road and parallel to Bank Street to the subject property and from Johnston Road at the east end of the property.
- As part of this investigation, BAE reviewed city directories, fire insurance maps, documented data and aerial photographs. There were no environmental concerns identified with regard to the current or previous land use.
- A multitude of environmental and government databases were searched for information concerning the subject and surrounding properties. There are no recorded concerns, soil or groundwater releases within a zone of concern. There are no ACMs, lead, mercury, coal gasification plants, coal tar, UFFI, USTs, PCBs, solid or liquid waste or improper storage of chemicals associated with the subject property. There was no evidence of staining, stressed vegetation, or odours associated with the subject or neighbouring properties.

10.1 Whether Phase Two Environmental Site Assessment Is Required

Based on the findings of this Phase I ESA Update, a Phase Two ESA is not required at the Phase I Update Property (Site). The specific objectives of the current investigation were to assess the environmental conditions in the context of the existing regulatory framework and legislation regarding contaminated sites in



the Province of Ontario. This investigation has determined that further investigations are neither recommended nor required for the Site.

11.0 CONCLUSIONS

In summary, based on the Phase I ESA Update findings, there is no indication of environmental concern immediately on or near the subject property. Based on these findings no further environmental investigations are recommended at this time.

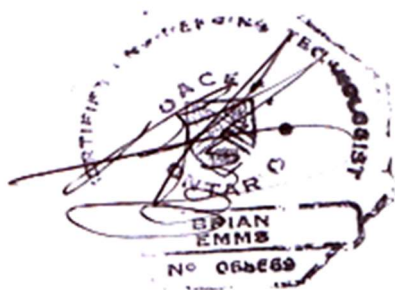
12.0 REFERENCES

Canadian Standards Association, (2012). "Phase I Environmental Site Assessment", CSA, Z769-01, 31 pp.

13.0 QUALIFICATIONS OF ASSESSORS

This investigation was completed by Brian A. Emms, C.E.T. and reviewed by Sahil Kazi, M.Eng., P. Eng. BAE Environmental personnel have performed hundreds of ESAs and site remediation for various financial institutions, municipal governments, insurance companies, law firms and the private sector.

Respectfully Submitted,
BAE Environmental



Brian A. Emms, C.E.T.
Senior Env. Technologist



Sahil Kazi, M.Eng., P.Eng.
Associate Engineer



APPENDIX I Limitations



LIMITATIONS

1. This assessment was conducted in accordance with generally accepted engineering standards. It is possible that materials other than those described in this report are present at the site. The client acknowledges that no assessment can necessarily identify the existence of all contaminants, potential contaminants or environmental conditions;
2. This report was prepared for the sole and exclusive use of *Quaestus Corp.* BAE accepts no responsibility or liability for any loss, damage, expense, fine or any other claim of any nature or type, including any liability or potential liability arising from its own negligence, for any use of this report or reliance on it, in whole or in part, by anyone other than *Quaestus Corp.*;
3. There is no representation, warranty or condition, express or implied, by BAE or its officers, directors, employees or agents that this assessment has identified all contaminants, potential contaminants or environmental conditions at the site or that the site is free from contamination, potential contaminants or environmental conditions other than those noted in this report;
4. This assessment has been completed from information and documentation described in this report. We have assumed that any such information and documentation is accurate and complete. We can accept no responsibility or liability for any errors, deficiencies or inaccuracies in this report arising from errors or omissions in the information and documentation provided by others;
5. This assessment was based on information and the results of investigations obtained on the dates specified. BAE accepts no responsibility or liability for any changes or potential changes in the condition of the site subsequent to the date of our investigations;
6. This assessment pertains only to the site specifically described in this report and not to any adjacent or other property;
7. This assessment does not include, nor is it intended to include, any opinion regarding the suitability of any structure on the site for any particular function, or the geotechnical conditions on the site, with the exception of how they may identify with environmental concerns. Inspections do not include compliance with building, gas, electrical or boiler codes, or any other federal, provincial or municipal codes not associated with environmental concerns. Should concerns regarding any parameters other than environmental concerns arise as a result of our investigations, they should be addressed by appropriately qualified professionals; and,
8. This report is not to be reproduced or released to any other party, other than *Quaestus Corp.*, in whole or in part, without the express written consent of BAE.

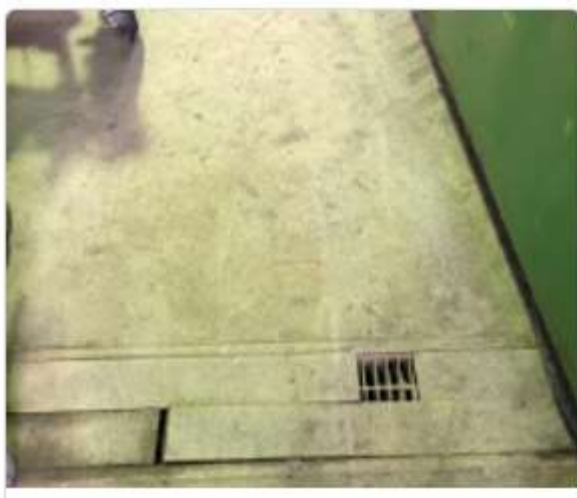


APPENDIX II

Site and Area Photographs



Inside the garage space including well contained oil barrels, air compressors, and floor grate





Around the lot including landscape material and storage, Sawmill Creek, vegetation cultivation area, fleet vehicle parking, metal disposal bin







Diesel tanks used and used oil tank



Gallery, retail area, mezzanine and greenhouse





Eastern vacant portion of the subject property including soil sifter







APPENDIX III Aerial Photographs



1962



1978



1984



1987



1993



2001



APPENDIX IV

Qualifications of Assessors



BAE Environmental personnel have been providing *Environmental Solutions* since 1997, including environmental consulting, contracting and project management services in an expedient, cost-effective manner.

BAE offers certified expertise and commitment and has performed hundreds of Phase One, Phase One and Phase Two Environmental Site Assessments, specialising in Brownfield Rehabilitation, soil and groundwater remediation, tank removal / decommissioning, real estate transactions, peer review, and Emergency SII Response for various financial institutions, municipal governments, insurance companies, law firms and the private sector.

The main objective of BAE is to remove the uncertainty often associated with the environmental concerns of today, and to afford our clients peace of mind. Our clients know that they are receiving the most cost and time effective solutions from the latest of technologies, with a hands on, common sense, approach. BAE is unique in that we are a streamline firm that has the ability to provide prompt, attentive service for each project from beginning to end. We are not married to any one technology as many other firms are which allows us to investigate the most appropriate time and cost effective technology for each individual situation. BAE also makes use of several forms of in-situ, enhanced bioremediation using the latest technologies. In-situ bioremediation allows our clients to carry on with normal business/residential operations while their property is being remediated. Our firm offers this service with results for most sites in 3-9 months along with reduced costs compared to conventional dig and haul methods. BAE although does have a cost-effective relationship to quickly dispose of impacted soil to MOE Licensed Landfills or Soil Restoration Facilities.

BAE covers all of Ontario, concentrating on the Central Ontario Region from Toronto to the shores of Georgian Bay, across to North Bay and south.

BAE also draws from a broad range of professional associates, which include accredited laboratories, architects, construction firms, chemists, drilling companies, environmental lawyers, environmental/ geological/ hydrogeological and structural Professional Engineers, micro-biologists, planners, as well as from a base of Professional Geo-Scientists and Certified Engineering Technologists.



BRIAN A. EMMS, C.E.T.

Certified Environmental Engineering Technologist

EDUCATION:

Jan 1995 – Dec 1997 Georgian College of Applied Arts and Technology

Environmental Engineering Technology

1994 - 1996 International Correspondence Schools

Wildlife and Forestry Conservation

1978 - 1980 St. Clair College, Ontario Management Development Program

ADDITIONAL ENVIRONMENTAL COURSES:

- Waste Auditing / Reduction Planning Certificate
- Bill 143 Compliance Program Workshop
- Environmental Landscaping
- ISO 14001 Environmental Management Systems Workshop
- Phase One and Phase One Environmental Site Assessments-Lexus
- Remediation By Natural Attenuation
- MOE-RSC& SSRA Guideline Best Practices and pitfalls
- Erosion Control and Soil Stabilisation
- Remediation Technologies For Groundwater
- Environmental Field Screening Technologies 2002
- Brownfield Remediation

Environmental Regulation & Compliance 2002

- Contaminated & Hazardous Waste Site Management Course-2004
- Dealing With Industrial Contaminated Land Regulation & Compliance -2005
- Dealing With Industrial Contaminated Land Regulation & Compliance - 2006
- New Environmental Technologies in Canada – 2007
- Mould Identification, Analysis and Remediation – 2008
- Dealing With Industrial Contaminated Land Regulation & Compliance - 2009, 2010, 2011
- US EPA Practical Models to Support Remediation Strategy Decision-Making -2012
- US EPA Understanding of LNAPL Behavior in the Subsurface- State of Science vs. State of Practice, Parts 1, 2 & 3 - 2015
- Texas Commission on Environmental Quality - Corrective Action at Leaking Petroleum Storage Tank Sites – 2016
- US EPA Understanding of LNAPL Behavior in the Subsurface – 2017
- US EPA Using LNAPL Science, the LCSM, and LNAPL Goals to Select an LNAPL Remedial Technology – 2018
- PFAS Contamination in Minnesota: Lessons Learned, Fate and Transport, and Reducing Exposure - 2019
- Brownfields Regulation and Compliance - 2019



RELATED EXPERIENCE:

February 2001- Present BAE Environmental previously Environmental Solutions - Senior Environmental Technologist

- marketing, contract negotiations, project administration / management, * II and III Environmental Site Assessments / remediation, Emergency SII Response, geotechnical investigations, Brownfield Rehabilitation, Mould Recognition and Removal.

May 1997-January 2001 Prominent Environmental Firm.

Branch / Project Manager

Barrie, ON

- * marketing, contract negotiations, project administration / management, Phase One, II and III Environmental Site Assessments \ remediation, report writing, RSC
- * Geotechnical investigations, asbestos abatement, demolition, liaison between clients and government agencies.

Memberships: Ontario Association of Certified Engineering Technicians and Technologists

Certified Member (OACETT)

Canadian Environmental Certification Approvals Board (CECAB)

Accomplishments: Royal Victoria Hospital Volunteer

United Nations Peacekeeper in Cyprus

Participant in the Development of Ministry of Municipal Affairs and Housing – Brownfields Showcase



APPENDIX V MOE Data and Requests



Freedom of Information & Protection of Privacy Office

Ministry of the Environment
40 St. Clair Avenue West, 12th floor
Toronto, Ontario
M4V 1M2
Phone: 416-314-4075 Fax:
416-314-4285
www.ene.gov.on.ca

May 12, 2023

Re: Property at 2059-2079 Artistic Place/1319 Johnston Road, Ottawa, Ontario

FOI Office

I am writing on behalf of BAE Environmental, in regards to a records request under the Freedom of Information and Protection of Privacy Act (FOIPPA) for the above mentioned address.

BAE Environmental has been retained to perform a Phase I Environmental Site Report for the property at 2059-2079 Artistic Place/1319 Johnston Road, Ottawa, and we require a records search of the property for well water information records, potential concerns or any other information regarding the aforementioned address you may have in your archives.

Please forward any pertinent information to the following name and address:

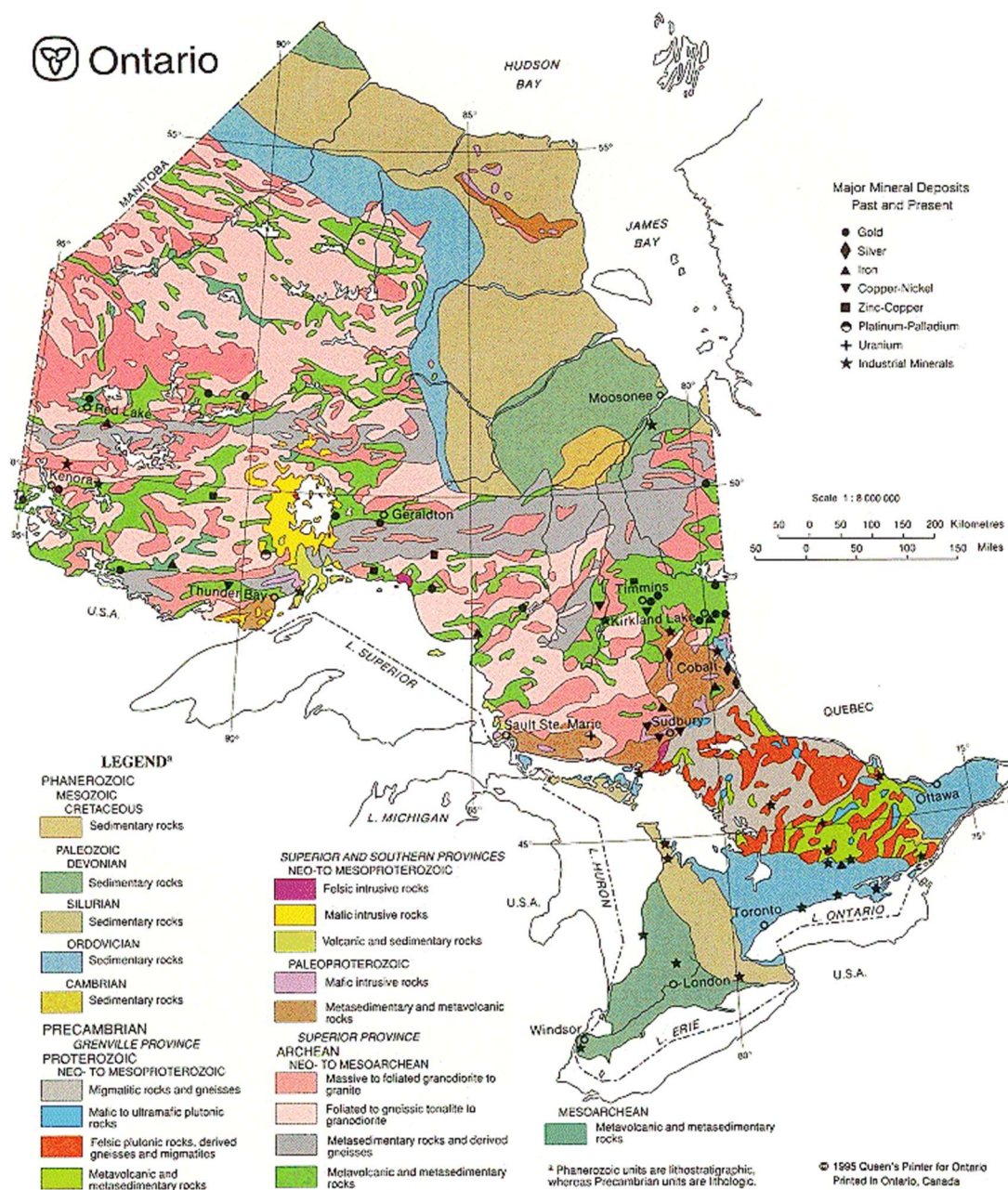
Brian A. Emms, C.E.T.
18 Parkview Ave., Oro Medonte,
Ontario, L0L2E0
envsol@rogers.com

Thank you for your time.



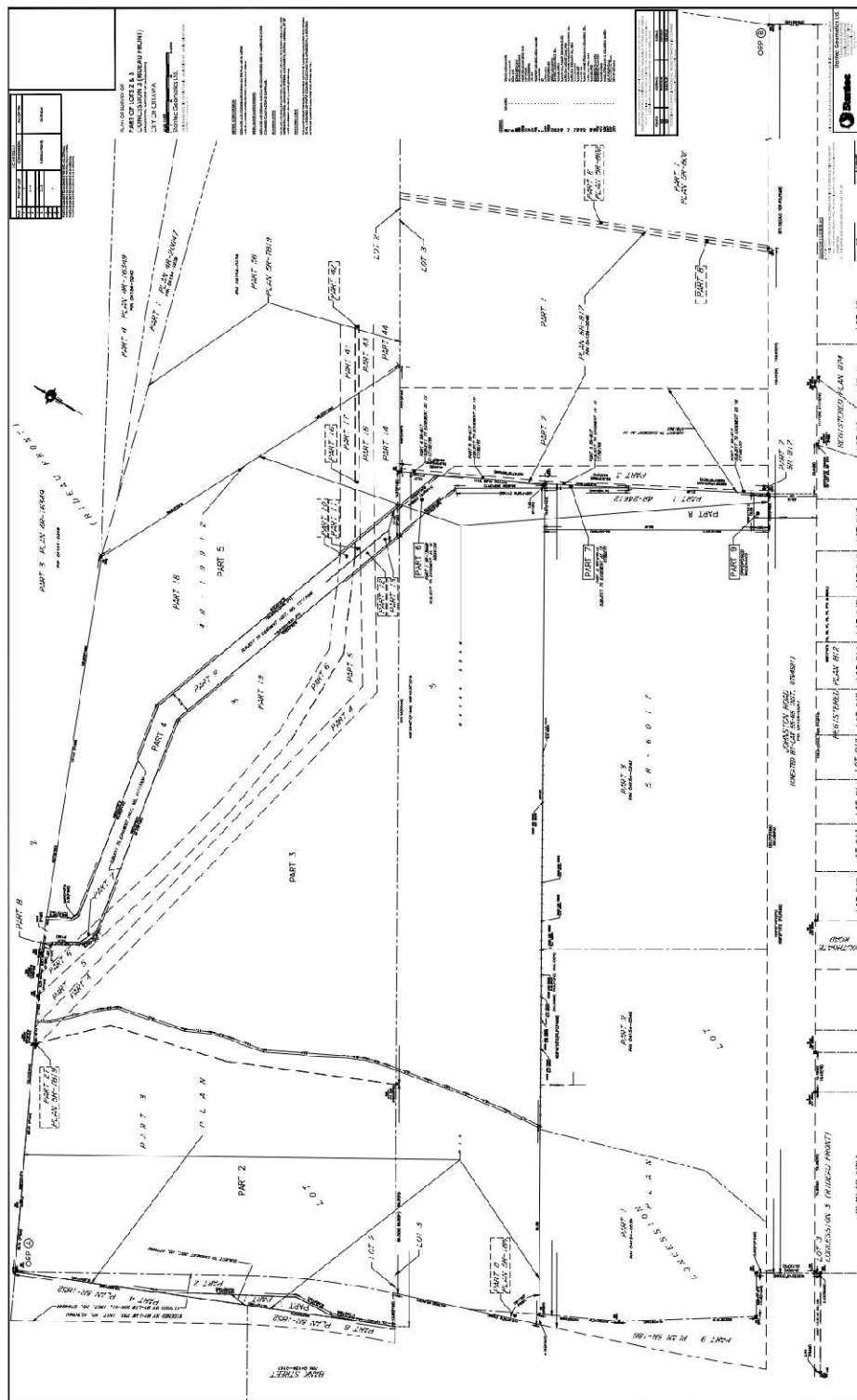
APPENDIX VI Ontario Geology Plate

GEOLOGY AND PRINCIPAL MINERALS OF ONTARIO





APPENDIX VII Site Survey





APPENDIX VIII ECOLOG Report



Project Property:	Bank Place 2079 Bank Place Ottawa ON K1V BAE1916
Project No:	
Report Type:	Site Report
Order No:	20190412033
Requested by:	Global Enzymes
Date Completed:	April 12, 2019

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com



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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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Executive Summary

Property Information:

Project Property: Bank Place
2070 Bank Place Ottawa ON K1V

Project No: BAE1010

Coordinates:

Latitude:	45.302429
Longitude:	-75.055258
UTM Northing:	5,023,421.70
UTM Easting:	448,082.28
UTM Zone:	UTM Zone 18T

Elevation: 205 FT
80.88 M

Order Information:

Order No: 20190412033
Date Requested: April 12, 2019
Requested by: Global Enzymes
Report Type: Site Report

Historical Products:



Executive Summary: Report Summary

Database	Name	Searched	Project Property
AAGR	Abandoned Aggregate Inventory	Y	0
AGR	Aggregate Inventory	Y	0
AMIS	Abandoned Mine Information System	Y	0
ANDR	Anderson's Waste Disposal Sites	Y	0
AUNVR	Automobile Wrecking & Supplies	Y	0
BORE	Borehole	Y	0
CA	Certificates of Approval	Y	0
CPOT	Commercial Fuel Oil Tanks	Y	0
CHEM	Chemical Register	Y	0
CNG	Compressed Natural Gas Stations	Y	0
CGAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0
CONV	Compliance and Convictions	Y	0
CPU	Certificates of Property Use	Y	0
DRIL	Drill Hole Database	Y	0
DRYCLEANERS	Dry Cleaning Facilities	Y	0
EASR	Environmental Activity and Sector Registry	Y	0
EBR	Environmental Registry	Y	0
ECA	Environmental Compliance Approval	Y	0
EEM	Environmental Effects Monitoring	Y	0
EHS	ERIS Historical Searches	Y	0
EIS	Environmental Issues Inventory System	Y	0
EMHE	Emergency Management Historical Event	Y	0
EXP	List of TSSA Expired Facilities	Y	0
FCON	Federal Convictions	Y	0
FCS	Contaminated Sites on Federal Land	Y	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0
FST	Fuel Storage Tank	Y	0
FSTH	Fuel Storage Tank - Historic	Y	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	11
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0
HINC	TSSA Historic Incidents	Y	0
IAPT	Indian & Northern Affairs Fuel Tanks	Y	0
INC	TSSA Incidents	Y	0
LIMO	Landfill Inventory Management Ontario	Y	0
MINE	Canadian Mine Locations	Y	0
MISA PENALTY	Environmental Penalty Annual Report	Y	0



Database	Name	Searched	Project Property
MNR	Mineral Occurrences	Y	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0
NCPL	Non-Compliance Reports	Y	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0
NDSP	National Defense & Canadian Forces Spills	Y	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0
NEBI	National Energy Board Pipeline Incidents	Y	0
NEBW	National Energy Board Wells	Y	0
NEES	National Environmental Emergencies System (NEES)	Y	0
NPCB	National PCB Inventory	Y	0
NPIR	National Pollutant Release Inventory	Y	0
OGW	Oil and Gas Wells	Y	0
OGOW	Ontario Oil and Gas Wells	Y	0
OPCB	Inventory of PCB Storage Sites	Y	0
ORD	Orders	Y	0
PAP	Canadian Pulp and Paper	Y	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0
PES	Pesticide Register	Y	0
PINC	TSSA Pipeline Incidents	Y	0
PRT	Private and Retail Fuel Storage Tanks	Y	0
PTTW	Permit to Take Water	Y	0
RSC	Ontario Regulation 347 Waste Receivers Summary	Y	0
RSC	Record of Site Condition	Y	0
RST	Retail Fuel Storage Tanks	Y	0
SCT	Scott's Manufacturing Directory	Y	2
SPL	Ontario Spills	Y	0
SRDS	Wastewater Discharger Registration Database	Y	0
TANK	Anderson's Storage Tanks	Y	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0
WDG	Waste Disposal Sites - MOE CA Inventory	Y	0
WDGH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0
WWIG	Water Well Information System	Y	0
Total:			22



Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Page Number
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LTD.	2079 BANK PL. OTTAWA ON K1V 8A8	<u>15</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LTD.	2079 BANK PL. OTTAWA ON K1V 8A8	<u>15</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LTD. 03-324	2079 BANK PL. OTTAWA ON K1V 8A8	<u>15</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>16</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>16</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>16</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>17</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>17</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>18</u>



Map Key	DB	Company/Site Name	Address	Page Number
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>18</u>
<u>1</u>	GEN	ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 Artistic PLACE OTTAWA ON K1V 8A8	<u>18</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD NURSERY DIVISION	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>19</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD (C#02471) 03/2002	2079 BANK PLACE (C#02471) OTTAWA ON K1V 8A8	<u>19</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD (V#2471-03/2011)	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>19</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>20</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD (V#2471-03/2011)	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>20</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD	2079 BANK PL OTTAWA ON K1V 8A8	<u>20</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD	2079 BANK PL OTTAWA ON K1V 8A8	<u>21</u>



Map Key	DB	Company/Site Name	Address	Page Number
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD (V092471-03/16)	2079 BANK PLACE OTTAWA ON K1V8A8	<u>21</u>
<u>1</u>	PES	ARTISTIC LANDSCAPE DESIGNS LTD	2079 BANK PL OTTAWA ON K1V8A8	<u>21</u>
<u>1</u>	SCT	STONEX CONCRETE PRODUCTS INC.	2079 BANK PL OTTAWA ON K1V 8A8	<u>22</u>
<u>1</u>	SCT	STONEX CONCRETE PRODUCTS	2079 BANK PL OTTAWA ON K1V 8A8	<u>22</u>



Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Dec 31, 2018 has found that there are 11 GEN site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
ARTISTIC LANDSCAPE DESIGNS LTD.	2079 BANK PL. OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD.	2079 BANK PL. OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 Artistic PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>



<u>Site</u>	<u>Address</u>	<u>Map Key</u>
ARTISTIC LANDSCAPE DESIGNS LIMITED	2070 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD. 03-324	2070 BANK PL. OTTAWA ON K1V 8A8	<u>1</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Sep 2018 has found that there are 9 PES site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
ARTISTIC LANDSCAPE DESIGNS LTD NURSERY DIVISION	2070 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD (V02471- 03/2011)	2070 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD (V02471-03/18)	2070 BANK PLACE OTTAWA ON K1V8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD (C#02471) 03/2002	2070 BANK PLACE (C#02471) OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD	2070 BANK PL. OTTAWA ON K1V8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD	2070 BANK PL. OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD	2070 BANK PL. OTTAWA ON K1V 8A8	<u>1</u>
ARTISTIC LANDSCAPE DESIGNS LTD	2070 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>



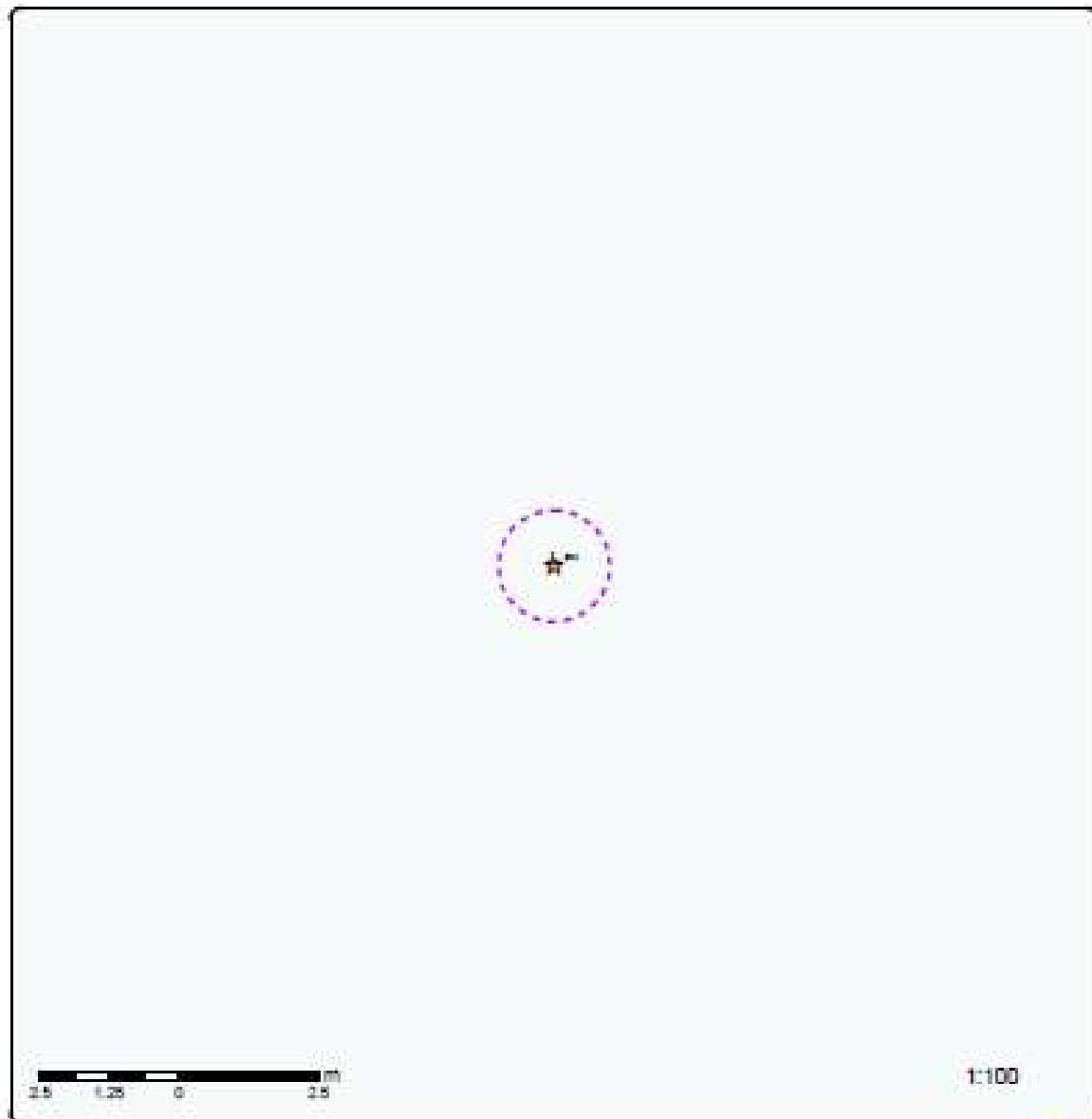
<u>Site</u>	<u>Address</u>	<u>Map Key</u>
ARTISTIC LANDSCAPE DESIGNS LTD (V02471- 03/2011)	2079 BANK PLACE OTTAWA ON K1V 8A8	<u>1</u>

SCI - Scott's Manufacturing Directory

A search of the SCI database, dated 1992-Mar 2011¹ has found that there are 2 SCI site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
STONEX CONCRETE PRODUCTS INC.	2079 BANK PL OTTAWA ON K1V 8A8	<u>1</u>

STONEX CONCRETE PRODUCTS	2079 BANK PL OTTAWA ON K1V 8A8	<u>1</u>
-----------------------------	-----------------------------------	----------



Map : 0.001 Kilometer Radius

Order No: 20190412033

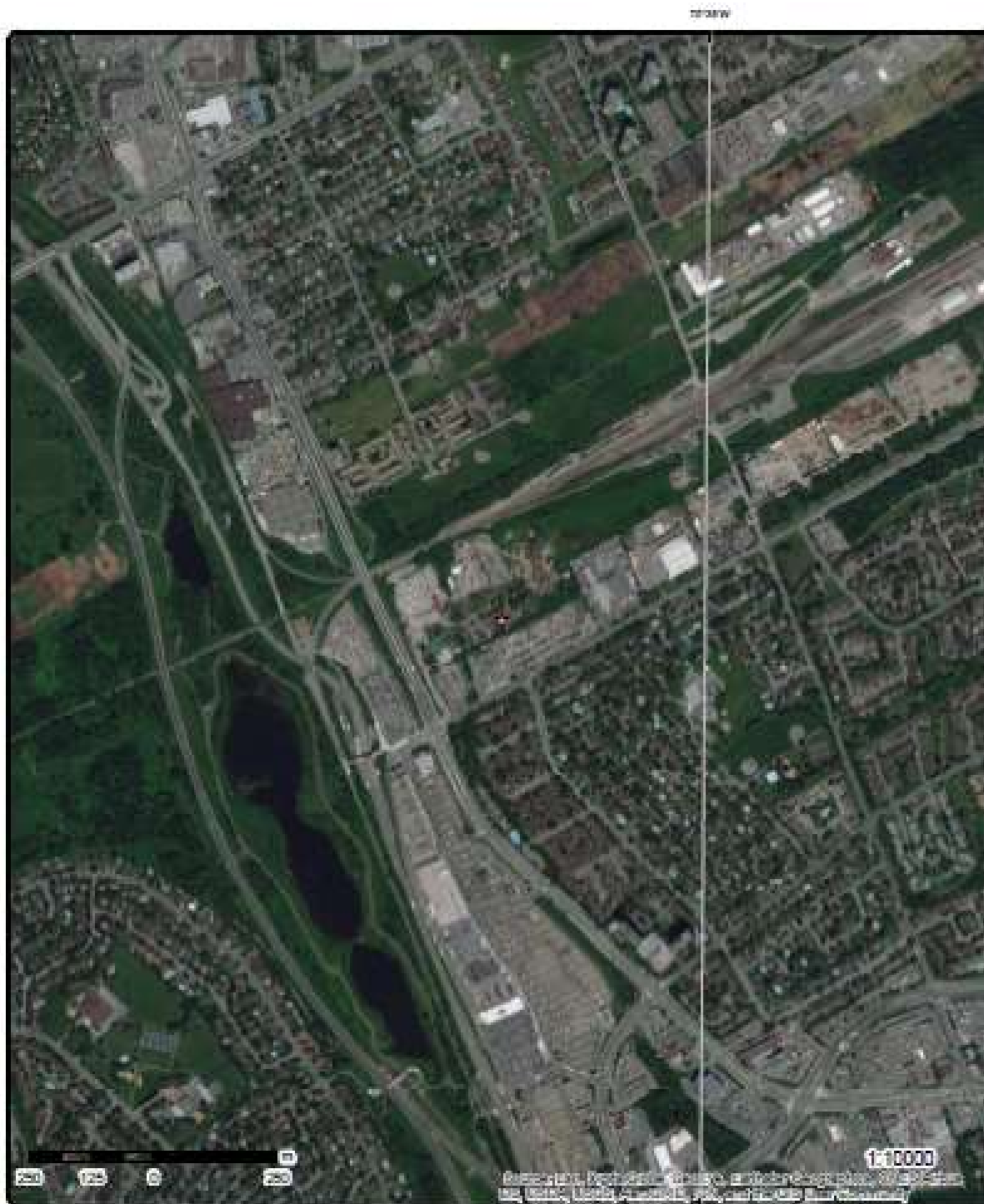
Address: 2059-2079 Bank Place, Ottawa, ON, K1V



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

Sourced: © 2019 DMTI Spatial Inc.

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Aerial (2017)

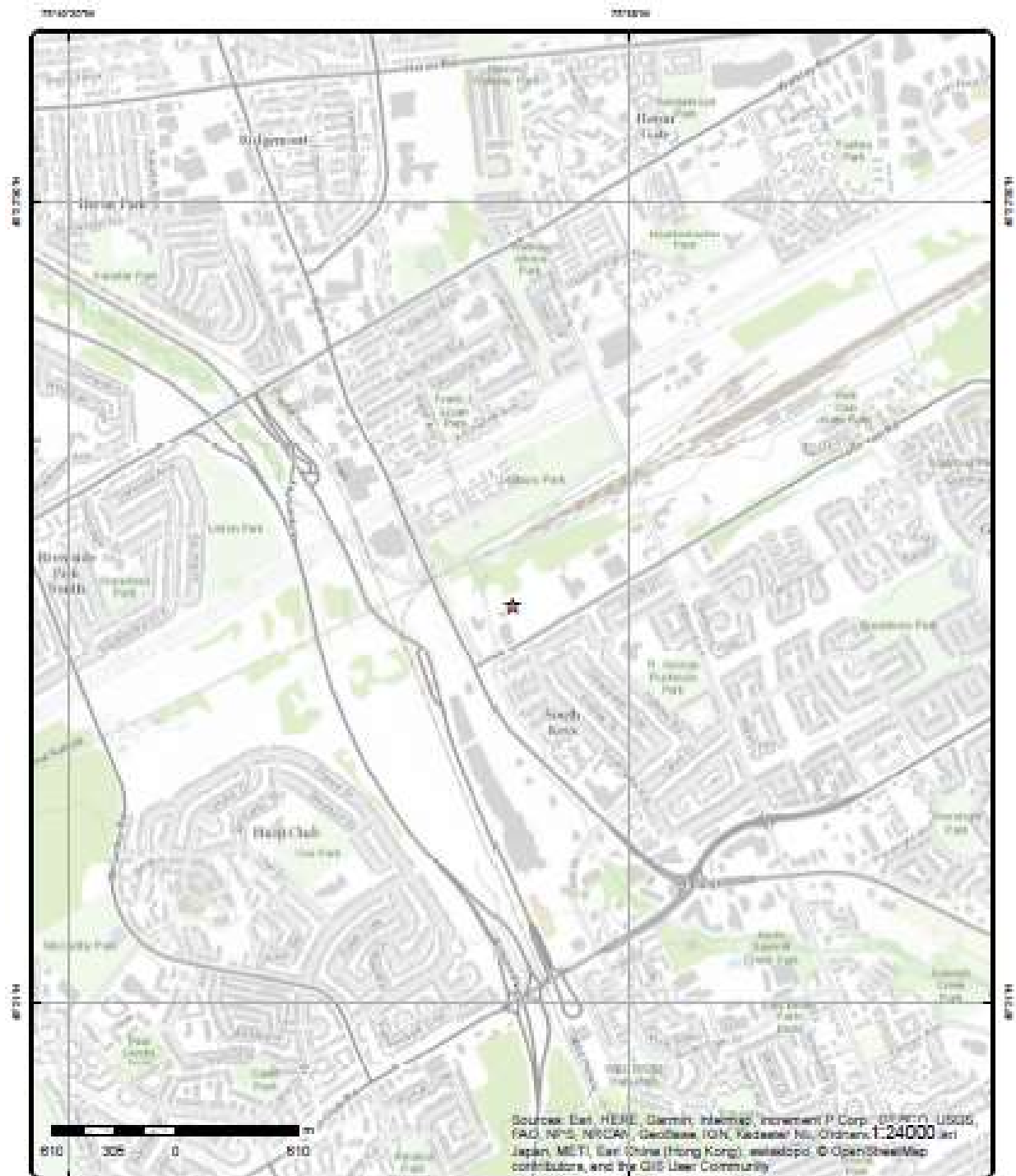
Address: 2059-2079 Bank Place, Ottawa, ON, K1V

Source: ESRI World Imagery

Order No: 20190412033



© ERIS Information Limited Partnership



Topographic Map

Address: 2059-2079 Bank Place, Ottawa, ON, K1V

Source: ESRI World Topographic Map

Order No: 20190412033



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Detail Report

Map Key	Number of Records	Elevation (m)	Site	DB
<u>1</u>	1 of 22	88.9	ARTISTIC LANDSCAPE DESIGNS LTD. 2079 BANK PL. OTTAWA ON K1V 8A8	GEN
<div> <div> Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description: </div> <div> ON1009000 88 7751 ARCHITECT OFFICES </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				
<div> --Details-- Waste Code: Waste Description: </div> <div> 213 PETROLEUM DISTILLATES </div>				
<u>1</u>	2 of 22	88.9	ARTISTIC LANDSCAPE DESIGNS LTD. 2079 BANK PL. OTTAWA ON K1V 8A8	GEN
<div> <div> Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description: </div> <div> ON1009000 88,90 7751 ARCHITECT OFFICES </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				
<div> --Details-- Waste Code: Waste Description: </div> <div> 213 PETROLEUM DISTILLATES </div>				
<div> Waste Code: Waste Description: </div> <div> 251 OIL SKIMMINGS & SLUDGES </div>				
<div> Waste Code: Waste Description: </div> <div> 252 WASTE OILS & LUBRICANTS </div>				
<u>1</u>	3 of 22	88.9	ARTISTIC LANDSCAPE DESIGNS LTD. 03-324 2079 BANK PL. OTTAWA ON K1V 8A8	GEN
<div> <div> Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description: </div> <div> ON1009000 92,93,94,95,96,97,98 7751 ARCHITECT OFFICES </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				

--Details--

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

1

4 of 22

80.9

ARTISTIC LANDSCAPE DESIGNS LIMITED
2079 BANK PLACE
OTTAWA ON K1V 8A8

GEN

Generator No: ON1009000
Status:
Approval Years: 99,00,01,04,05,06
Contam. Facility:
MHSW Facility:
SIC Code: 7751
SIC Description: ARCHITECT OFFICES

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

1

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80.9

ARTISTIC LANDSCAPE DESIGNS LIMITED
2079 BANK PLACE
OTTAWA ON K1V 8A8

GEN

Generator No: ON1009000
Status:
Approval Years: 2009
Contam. Facility:
MHSW Facility:
SIC Code: 551730
SIC Description: Landscaping Services

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

1

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80.9

ARTISTIC LANDSCAPE DESIGNS LIMITED
2079 BANK PLACE
OTTAWA ON K1V 8A8

GEN

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Order No: 20190412033



Generator No: ON1009000
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 561730
SIC Description:

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

1

7 of 22

\$0.9

ARTISTIC LANDSCAPE DESIGNS LIMITED
2079 BANK PLACE
OTTAWA ON K1V 8A8

GEN

Generator No: ON1009000
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 561730
SIC Description: Landscaping Services

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

1

8 of 22

\$0.9

ARTISTIC LANDSCAPE DESIGNS LIMITED
2079 BANK PLACE
OTTAWA ON K1V 8A8

GEN

Generator No: ON1009000
Status:
Approval Years: 2015
Contam. Facility: No
MHSW Facility: No
SIC Code: 561730
SIC Description: LANDSCAPING SERVICES

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin:
Phone No Admin:

--Details--

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

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Order No: 20190412033



Waste Code:	213
Waste Description:	PETROLEUM DISTILLATES

<u>1</u>	9 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LIMITED 2079 BANK PLACE OTTAWA ON K1V 8A8	GEN
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Generator No:	ON1009000	PO Box No:	
Status:		Country:	Canada
Approval Years:	2015	Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No	Co Admin:	
MHSW Facility:	No	Phone No Admin:	
SIC Code:	561730		
SIC Description:	LANDSCAPING SERVICES		

--Details--

Waste Code:	252
Waste Description:	WASTE OILS & LUBRICANTS

Waste Code:	251
Waste Description:	OIL SKIMMINGS & SLUDGES

Waste Code:	213
Waste Description:	PETROLEUM DISTILLATES

<u>1</u>	10 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LIMITED 2079 BANK PLACE OTTAWA ON K1V 8A8	GEN
----------	----------	------	----------------------------------------------------------------------------	-----

Generator No:	ON1009000	PO Box No:	
Status:		Country:	Canada
Approval Years:	2014	Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No	Co Admin:	
MHSW Facility:	No	Phone No Admin:	
SIC Code:	561730		
SIC Description:	LANDSCAPING SERVICES		

--Details--

Waste Code:	213
Waste Description:	PETROLEUM DISTILLATES

Waste Code:	252
Waste Description:	WASTE OILS & LUBRICANTS

Waste Code:	251
Waste Description:	OIL SKIMMINGS & SLUDGES

<u>1</u>	11 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LIMITED 2079 Artistic PLACE OTTAWA ON K1V 8A8	GEN
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Generator No:	ON1009000	PO Box No:	
Status:	Registered	Country:	Canada
Approval Years:	As of Dec 2018	Choice of Contact:	
Contam. Facility:		Co Admin:	
MHSW Facility:		Phone No Admin:	
SIC Code:			
SIC Description:			

Details:

Waste Code: 252 L
Waste Description: Waste crankcase oils and lubricants

<u>1</u>	12 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LTD NURSERY DIVISION 2079 BANK PLACE OTTAWA ON K1V 8A8	PES
Billing No:			Op Municipality:	
Trade Name:			Operator Region:	
Licence No:			Operator District:	
Detail Licence No:			Operator County:	
Licence Type Code:			Oper Area Code:	
Licence Type:	Vendor		Oper Phone No:	
Licence Class:			Operator Ext:	
Licence Control:			Region:	
Operator No:			County:	
Operator Class:			District:	
Operator Type:			Lot:	
Operator Lot:			Concession:	
Oper Concession:			Post Office Box:	
Operator Box:			Report Source:	
<u>1</u>	13 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LTD (C#92471) 03/2002 2079 BANK PLACE (C#92471) OTTAWA ON K1V 8A8	PES
Billing No:			Op Municipality:	
Trade Name:			Operator Region:	4
Licence No:	03389		Operator District:	2
Detail Licence No:	22-01-03389-0		Operator County:	15
Licence Type Code:	22		Oper Area Code:	
Licence Type:	General Vendor		Oper Phone No:	
Licence Class:	01		Operator Ext:	
Licence Control:	0		Region:	4
Operator No:			County:	15
Operator Class:			District:	2
Operator Type:			Lot:	
Operator Lot:			Concession:	
Oper Concession:			Post Office Box:	
Operator Box:			Report Source:	
<u>1</u>	14 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LTD (V#2471- 03/2011) 2079 BANK PLACE OTTAWA ON K1V 8A8	PES
Billing No:			Op Municipality:	
Trade Name:			Operator Region:	
Licence No:			Operator District:	
Detail Licence No:			Operator County:	
Licence Type Code:	22		Oper Area Code:	
Licence Type:	General Vendor		Oper Phone No:	
Licence Class:			Operator Ext:	
Licence Control:			Region:	
Operator No:			County:	
Operator Class:			District:	
Operator Type:			Lot:	
Operator Lot:			Concession:	



Oper Concession:	Post Office Box:
Operator Box:	Report Source:

<u>1</u>	15 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LTD 2079 BANK PLACE OTTAWA ON K1V 8A8	PES
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Billing No:	Op Municipality:
Trade Name:	Operator Region:
Licence No:	Operator District:
Detail Licence No:	Operator County:
Licence Type Code: 23	Oper Area Code:
Licence Type: Limited Vendor	Oper Phone No:
Licence Class:	Operator Ext:
Licence Control:	Region:
Operator No:	County:
Operator Class:	District:
Operator Type:	Lot:
Operator Lot:	Concession:
Oper Concession:	Post Office Box:
Operator Box:	Report Source:

<u>1</u>	16 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LTD (W92471- 03/2011) 2079 BANK PLACE OTTAWA ON K1V 8A8	PES
----------	----------	------	------------------------------------------------------------------------------------------	-----

Billing No:	Op Municipality:
Trade Name:	Operator Region:
Licence No:	Operator District:
Detail Licence No:	Operator County:
Licence Type Code:	Oper Area Code:
Licence Type: Vendor	Oper Phone No:
Licence Class:	Operator Ext:
Licence Control:	Region:
Operator No:	County:
Operator Class:	District:
Operator Type:	Lot:
Operator Lot:	Concession:
Oper Concession:	Post Office Box:
Operator Box:	Report Source:

<u>1</u>	17 of 22	80.9	ARTISTIC LANDSCAPE DESIGNS LTD 2079 BANK PL OTTAWA ON K1V 8A8	PES
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Billing No:	Op Municipality:
Trade Name:	Operator Region:
Licence No:	Operator District:
Detail Licence No:	Operator County:
Licence Type Code:	Oper Area Code:
Licence Type: Vendor	Oper Phone No:
Licence Class:	Operator Ext:
Licence Control:	Region:
Operator No:	County:
Operator Class:	District:
Operator Type:	Lot:
Operator Lot:	Concession:
Oper Concession:	Post Office Box:
Operator Box:	Report Source:



<u>1</u>	18 of 22	\$0.9	ARTISTIC LANDSCAPE DESIGNS LTD 2079 BANK PL OTTAWA ON K1V 8A8	PES
Billing No: Trade Name: Licence No: Detail Licence No: 23-01-13847-0 Licence Type Code: Licence Type: LIMITED Licence Class: Licence Control: Operator No: Operator Class: Operator Type: Operator Lot: Oper Concession: Operator Box:				
Op Municipality: Operator Region: Operator District: Operator County: Oper Area Code: Oper Phone No: Operator Ext: Region: County: District: Lot: Concession: Post Office Box: Report Source:				
<u>1</u>	19 of 22	\$0.9	ARTISTIC LANDSCAPE DESIGNS LTD (V002471-03/16) 2079 BANK PLACE OTTAWA ON K1V8A8	PES
Billing No: 000110 Trade Name: Licence No: 03389 Detail Licence No: Licence Type Code: 22 Licence Type: General Vendor Licence Class: 01 Licence Control: 0 Operator No: Operator Class: Operator Type: Operator Lot: Oper Concession: Operator Box:				
Op Municipality: Operator Region: 4 Operator District: 2 Operator County: 15 Oper Area Code: 613 Oper Phone No: 7338220 Operator Ext: Region: 4 County: 15 District: 2 Lot: Concession: Post Office Box: Report Source: Legacy Licenses (Excluding TS)				
<u>1</u>	20 of 22	\$0.9	ARTISTIC LANDSCAPE DESIGNS LTD 2079 BANK PL OTTAWA ON K1V8A8	PES
Billing No: 077161 Trade Name: Licence No: 13847 Detail Licence No: Licence Type Code: 23 Licence Type: Limited Vendor Licence Class: 01 Licence Control: Operator No: Operator Class: Operator Type: Operator Lot: Oper Concession: Operator Box:				
Op Municipality: Operator Region: Operator District: Operator County: Oper Area Code: 613 Oper Phone No: 7338220 Operator Ext: Region: County: District: Lot: Concession: Post Office Box: Report Source: Legacy Licenses (Excluding TS)				



<u>1</u>	21 of 22	80.9	STONEX CONCRETE PRODUCTS INC. 2079 BANK PL OTTAWA ON K1V 8A8	SCT
Established:	0000			
Plant Size (ft ²):	0			
Employment:	50			
<u>Details:</u>				
Description:	All Other Non-Metallic Mineral Product Manufacturing			
SIC/NAICS Code:	327990			
<u>1</u>	22 of 22	80.9	STONEX CONCRETE PRODUCTS 2079 BANK PL OTTAWA ON K1V 8A8	SCT
Established:	1956			
Plant Size (ft ²):				
Employment:	12			
<u>Details:</u>				
Description:	CONCRETE PRODUCTS, EXCEPT BRICK & BLOCK			
SIC/NAICS Code:	3272			



Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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Unplottable Report

No unplottable records were found that may be relevant for the search criteria.



Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial **AAGR**

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial **AGR**

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System:

Provincial **AMIS**

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private **ANDR**

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private **AUWR**

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

Government Publication Date: 1999-Jan 31, 2019

Boreholes:

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 1990s in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial **CA**

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

Government Publication Date: 1985-Oct 30, 2011*

**Commercial Fuel Oil Tanks:**Provincial **CFOT**

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; 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: Feb 28, 2017

Chemical Register:Private **CHEM**

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

Government Publication Date: 1999-Jan 31, 2019

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 - Dec 2018

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 **CCNV**

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-Jan 2019

Certificates of Property Use:Provincial **CPU**

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.5) - Certificate of Property Use.

Government Publication Date: 1994-Feb 28, 2019

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: 1985 - Oct 2018

Dry Cleaning Facilities:Federal **DRYCLEANERS**

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

Government Publication Date: Jan 2004-Dec 2017

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-Feb 28, 2019

**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-Feb 28, 2019

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-Feb 28, 2019

Environmental Effects Monitoring:

Federal

EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

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

Government Publication Date: 1999-Jan 31, 2019

Environmental Issues Inventory System:

Federal

EIS

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 EIS 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: 1992-2007*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Dec 31, 2018

List of TSSA Expired Facilities:

Provincial

EXP

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Oct 2018

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1984-Sep 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1988-Dec 31, 2018

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 2018

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: 2008-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: 1989-Aug 2003*

**TSSA Incidents:**

Provincial

INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: Sep 30, 2017

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*

Environmental Penalty Annual Report:

Provincial

MISA PENALTY

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2017

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: 1968-Jan 2018

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, 2016

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 Defense & 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 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-Sep 30, 2018

National Energy Board Wells:

Federal

NEBW

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: 1988-2009*

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: 1983-May 2017

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Feb 28, 2019

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSRC 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 provided for each well record.

Government Publication Date: 1999-May 2018

**Inventory of PCB Storage Sites:**

Provincial

OPCB

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

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

Orders:

Provincial

ORD

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

Government Publication Date: 1994-Feb 28, 2019

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: 1993, 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: 1925-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: 1989-Sep 2018

TSSA Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), 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 pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1995*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994-Feb 28, 2019

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: 1986-2018

**Record of Site Condition:**

Provincial

RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2019

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: 1999-Jan 31, 2019

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

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

Government Publication Date: 1988-Dec 2018

Wastewater Discharger Registration Databases:

Provincial

SRDG

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 (SRDG).

Government Publication Date: 1990-Dec 31, 2018

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1963*

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: 1979-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all 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. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

**Waste Disposal Sites - MOE CA Inventory:**

Provincial

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIIS'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-Feb 28, 2019

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 ERIIS'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: Dec 31, 2017



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 XI

EXECUTIVE SUMMARY OF PHASE TWO ENVIRONMENTAL SITE ASSESSMENT PATERSON GROUP INC., 2009



EXECUTIVE SUMMARY

Assessment

A Phase I-II - Environmental Site Assessment was carried out for the vacant property located in the eastern portion of 2059 and 2079 Bank Place, in the City of Ottawa, Ontario. The purpose of this investigation was to research the past and current uses of the subject site and adjacent lands to identify any potential areas of concern with the potential to have impacted the subsurface at the subject property.

Based on the findings of the historical research and site inspection, concerns were identified with the presence of debris in the on-site fill and, to a lesser extent, the former use of the eastern portion of the site as a snow dump and the presence of an automobile dealership on the adjacent property to the southeast.

Fill and Former Storage Areas

Organic silty sand fill was observed in all of the test pits excavated on site. A small amount of debris including styrofoam, metal, plastic, brick, wood, concrete and asphalt was observed in the fill. Two fill samples were submitted for metals. All of the detected metals complied with the MOE Table 3 standards. A sample from TP3, placed as close as possible to the location of the former AST, was submitted for PHCs. There were no PHCs detected in the analysed sample. A sample from TP7, placed next to the diesel screener was submitted for PHCs. Low PHCs (F3 and F4) were detected in the sample. The detected concentrations comply with the MOE Table 3 standards.

Former Snow Dump

Test Pit 6 was placed at the reported location of the former snow dump. A soil sample from this test hole was submitted for metals and PHCs. There were no PHCs detected in the submitted sample. All of the detected metals comply with the MOE Table 3 standards. Based on the short period of operation of the snow dump, the provenance of the snow (townhouse parking lots) and the analytical test results obtained as part of this assessment, the former on-site snow disposal activities have not significantly impacted the subject site.

Adjacent Automobile Dealership (southeast)

An existing groundwater monitoring well (MW1) installed by others was sampled and analysed for PHCs and VOCs to address potential impacts from the adjacent automobile dealership. None of the analysed parameters were detected in the groundwater sample.



Phase I-II - Environmental Site Assessment
Vacant Property, 2059 and 2079 Bank Place
Ottawa, Ontario

Based on the findings of this assessment, it is our opinion that the subject site has not been significantly impacted by the former on and off site activities. **No further environmental work is recommended for the subject property at this time.**

Recommendations

Monitoring Wells

If the monitoring wells installed on site are not going to be used in the future, they should be abandoned according to Ontario Regulation 903. Otherwise, the wells should be registered with the MOE under this regulation, if not already done. Further information can be provided upon request in this regard.

Fill

Some debris was observed in the fill material across the subject site. If significant quantities of debris are encountered in the fill during future development of the property, it should be segregated from the soil and properly disposed of at a registered landfill site.



APPENDIX XII

City of Ottawa Property Report

PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ

Run On: 4/19/2019 3:48:06 PM

2059 ARTISTIC PL**PIN:** 041540246**LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE**

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
041540246	CON 3RF PT LOT 2 RP 4R19912;PARTS 1 TO 19

**PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ**

	041540246
FRONTAGE - ft / FAÇADE - pt:	520.54
DEPTH - ft / PROFONDEUR - pt:	0.00
PROPERTY AREA - acre / SUPERFICIE - acre:	12.0500

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
041540246	Z4 Miller WED B

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
041540246	10	GLOUCESTER- SOUTHGATE	Diane Deans