



Phase One Environmental Site Assessment - 120 Lusk Street, Ottawa, Ontario

December 13, 2024

Prepared for:
NECSA Holdings Corp.

Cambium Reference: 16967-001

CAMBIUM INC.

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List of Acronyms

APEC	-	area of potential environmental concern
AST	-	aboveground storage tank
bgs	-	below ground surface
BH	-	borehole
BTEX	-	benzene, toluene, ethylbenzene, xylenes
COPC	-	contaminants of potential concern
EC	-	electrical conductivity
ESA	-	Environmental Site Assessment
FIP	-	fire insurance plan
LNAPL	-	Light non-aqueous phase liquids
Ministry	-	Ministry of the Environment, Conservation and Parks
MNRF	-	Ministry of Natural Resources and Forestry
MW	-	monitoring well
O.Reg.	-	Ontario Regulation
PAHs	-	polycyclic aromatic hydrocarbons
PCA	-	potentially contaminating activity
PCBs	-	Polychlorinated biphenyls
PHCs	-	petroleum hydrocarbons
ppm	-	parts per million
RSC	-	Record of Site Condition
SAR	-	sodium adsorption ratio
SCS	-	Site Condition Standards
UST	-	underground storage tank
VC	-	vinyl chloride
VOCs	-	volatile organic compounds



1.0 Executive Summary

NECSA Holdings Corp. (Client) retained Cambium Inc. (Cambium) to complete a Phase One Environmental Site Assessment (ESA) at 120 Lusk Street in Ottawa, Ontario (Site or Phase One Property). The Phase One ESA will be used to support a site plan application (SPA) with the City of Ottawa and was completed to meet the requirements of Ontario Regulation (O.Reg.) 153/04.

The roughly 0.6 ha Site is located approximately 30 m west of the intersection between Lusk Street and Forager Street and is bound by Lusk Street to the south and O'Keefe Court to the north. The Site has always consisted of vacant undeveloped land.

The Phase One ESA did not identify any potentially contaminating activities (PCAs) within the Phase One Study Area and as such, a Phase Two ESA is not required prior to development of the Site.



2.0 Introduction

The City of Ottawa requires the completion of a Phase One ESA for the Site consistent with O.Reg. 153/04 to support a development application for the Site. As the Site currently consists of vacant undeveloped land, the proposed land use does not constitute a change to a more sensitive land use. As such, a Record of Site Condition (RSC) is not required for the Site.

2.1 Phase One Property Information

The Site is located approximately 30 m west of the intersection between Lusk Street and Forager Street and is bound by Lusk Street to the south and O'Keefe Court to the north. Site information and property owner information are summarized below. The Phase One Property location is shown on Figure 1. A plan of survey is provided in Appendix A.

Property use surrounding the Site is as follows.

- North – O'Keefe Court followed by Residential and Parkland (Lytle Park)
- South – Vacant land and Commercial (Hampton Inn and Suites Ottawa West)
- East – Vacant Land
- West – Vacant Land

Site Identification Information

Municipal Address	120 Lusk Street, Ottawa, Ontario
Historical Land Use	Vacant Undeveloped Land
Current Land Use	Vacant Undeveloped Land
Future Land Use	Commercial
PIN	04467-1981
Universal Transverse Mercator Coordinates*	Zone 18T 438103 m E, 5013701 m N
Legal Description	Block 2, Part of Lot 20, Concession 4 (Rideau Front), Geographic Township of Nepean; City of Ottawa.
Site Area	≈0.6 ha (1.5 acres)

* The Universal Transverse Mercator measurements were obtained from Google Earth Pro.



Property Owner Information

Property Owner	Contact Information
NECSA Holdings Corp. 120 Lusk Street Ottawa, Ontario K2J 6S5	Sandra Iroakazi Owner Phone: (613) 323-0749 Email: sanirok@yahoo.com

2.2 Current and Proposed Future Use

The Site consists of vacant undeveloped land, and it is Cambium's understanding that the Client intends to develop the Site with a commercial land use (i.e., a medical & professional building).



3.0 Scope of Investigation

This Phase One ESA was completed as specified in Schedule D of O.Reg. 153/04 and follows the mandatory reporting requirements stipulated in Table 1 of the schedule. This Phase One ESA included the following:

- A review of pertinent background and historical information including documents such as aerial photographs and topographic maps (as available)
- Review and summary of available environmental records obtained for the Site from the client and/or public and private sources
- Interviews with persons knowledgeable of the Site and adjacent properties and freedom of information requests
- A site reconnaissance including visual observation of properties within the phase one study area from publicly accessible areas
- Preparation of this report documenting the findings of the Phase One ESA and recommendations for further work, if required, to assess the environmental condition of the Site

This Phase One ESA report describes the methods used to document and identify PCAs associated with the Site and neighbouring properties within the phase one study area. While this report considers said environmental concerns, both past and present, it is limited by the availability of information obtained at the time of the assessment. No subsurface investigation or sampling was completed as part of the Phase One ESA.

4.0 Records Review

This assessment was based on a review of the following records. A detailed list of sources referenced in this Phase One ESA is presented in Section 9.0.

- Aerial photographs
- Business directories
- Fire insurance plans (FIPs) and property underwriters' reports
- An ERIS search of numerous provincial, federal, and private databases
- Ministry of the Environment, Conservation and Parks (Ministry) records
- Technical Standards and Safety Authority (TSSA) records
- Available reports, maps, and other information

4.1 General

4.1.1 Phase One Study Area Determination

O.Reg. 153/04 defines the phase one study area as the area that includes the Phase One Property, any other property that is located, wholly or partly, within 250 m from the nearest point on the phase one property boundary, and any property that the Qualified Person (QP_{ESA}) determines should be included as a part of the phase one study area.

Based on a review of current and historical land uses at the Site and surrounding properties, topography, and groundwater flow direction, the QP_{ESA} considered the area within 250 m from the property boundary sufficient to identify PCAs and APECs.

4.1.2 First Developed Use Determination

The first developed use of the Phase One Property is defined by O.Reg.153/04 to be the earlier of (a) the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, and (b) the first potentially contaminating use or activity on the Phase One Property.



A review of aerial photographs, business directories, and additional historical information was completed to determine the first developed land use for the Site. Based on the review, it is Cambium's understanding that the Site has always consisted of vacant undeveloped land.

4.1.3 Fire Insurance Plans

Cambium requested available FIPs from Opta Information Intelligence (Opta). However, no FIPs were available for the Phase One Property or phase one study area. A copy of the Opta report is provided in Appendix B.

4.1.4 Environmental Reports

Cambium made appropriate inquiries to obtain copies of the following reports prepared in respect of all or part of the Site by or on behalf of a current or former owner respecting environmental conditions at the Site as listed in Schedule D, paragraph 4, subsection 3 (2) of O.Reg. 153/04:

- ESA reports
- Remediation reports
- Reports prepared in response to an order or request from the Ministry
- Reports relating to the presence of a contaminant on, in, or under the Site, or the existence of an APEC

Relevant information from the available reports is summarized below by report.

Phase II ESA (Paterson Group, 2022)

A Phase II ESA was completed at the Site in November 2022 by Paterson Group to investigate the presence of fill material of an unknown quantity located throughout the Site. On November 8, 2022, five boreholes were completed throughout the Site to a maximum depth of 5.51 m below ground surface (mbgs), and three were outfitted with groundwater monitoring wells. Soil at the Site was predominately brown silty sand and gravel. Four soil samples and one groundwater sample were submitted for laboratory analysis of benzene, ethylbenzene,



toluene and xylenes (BTEX), petroleum hydrocarbons (PHC (F1-F4)), metals, polycyclic aromatic hydrocarbons (PAHs) and/or pH parameters. The analytical results were compared to the applicable Ministry of the Environment, Conservation, and Parks (MECP or “the Ministry”) Table 3 (commercial land use in a non-potable groundwater condition) Site Condition Standards (SCS), as outlined in the Ministry’s document entitled “*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*”, dated April 15, 2011 (the Current Standards). All soil samples, as well as the groundwater sample, satisfied the Current Standards. As such, no further work was recommended.

Based on the above-noted information, the identified fill material does not represent a PCA for the Site.

4.2 Environmental Source Information

Cambium made inquiries appropriate to obtain reasonably accessible records pertaining to the Site, including the following, as listed in Schedule D, paragraph 7, subsection 3 (2) of O.Reg. 153/04:

- National Pollutant Release Inventory information maintained by Environment Canada.
- Polychlorinated biphenyl (PCB) information maintained by the Ministry.
- Certificates of approval, permits to take water, certificates of property use or similar instruments related to the environmental condition of the phase one property and any property on, under or adjacent to the phase one property and issued pursuant to an Act administered by the Ministry, whether in force or not.
- The *Inventory of Coal Gasification Plant Waste Sites in Ontario* (MOE, 1988b) and the *Inventory of Industrial Facilities Producing or Using Coal Tar or Related Tars in Ontario* (MOE, 1988a).
- The “Mapping and Assessment of Former Industrial Sites – City of Ottawa”, prepared by Intera Technologies Ltd. (Intera), and dated July 1988, was reviewed to identify former industrial sites within 250 m of the Site.



- Records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the Ministry where the incident, order, offence, spill, discharge or inspection affects the phase one property and any property on, under or adjacent to the phase one property.
- Waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347 of the Revised Regulations of Ontario, 1990 (General — Waste Management) made under the Act, or its predecessors with respect to the Phase One Property and any property on, under or adjacent to the Phase One Property.
- Reports submitted to the Ministry related to the environmental conditions of the Phase One Property and any property on, under or adjacent to the Phase One Property.
- Retail fuel storage tanks information maintained by the Technical Standards and Safety Authority.
- Notices and instruments, including Records of Site Condition (RSCs), posted in the Environmental Registry.
- Identification of areas of natural significance maintained by the Ministry of Natural Resources and Forestry.
- Landfill information maintained by the Ministry - *Waste Disposal Site Inventory* (MOE, 1991).

4.2.1 City Directories

ERIS conducted a review of city directories for the Phase One property and neighbouring properties. Directories dated 1960 to 2000 were available. The city directory search indicated that the Site was not listed. The surrounding area consisted of residential land uses since 1996, and no operations of potential environmental concern were identified in the vicinity of the Site.



A summary of the directory listings for the Site and surrounding properties is included in Appendix C.

4.2.2 ERIS Data

Environmental Risk Information Services Ltd. (ERIS) is a private environmental database and information service company. Cambium contracted ERIS to provide a database report for the phase one study area (ERIS, 2022). The ERIS report summarizes the findings of a search of various federal, provincial, and private source databases for all properties within 250 m from the site boundary. The ERIS report is presented in Appendix D.

On-Site Records

No records were identified for the Site.

Off-Site Records

Records identified for properties within the phase one study area consisted solely of historical ERIS database searches, as well as borehole/water well records located more than 100 m from the Site. As such, no environmentally significant records were identified for properties within the phase one study area.

4.2.3 Coal Gasification Plants

The *Inventory of Industrial Facilities Producing or Using Coal Tar or Related Tars in Ontario* (MOE, 1988a) was reviewed. No industrial facilities producing or using coal or related tars were identified within 1,500 m of the Site.

The *Inventory of Coal Gasification Plant Waste Sites in Ontario* (MOE, 1988b) was reviewed. No coal gasification plant wastes sites were identified within 1,500 m of the Site.

4.2.4 Waste Disposal Site Inventory

The *Waste Disposal Site Inventory* (MOE, 1991) was reviewed. No waste disposal sites were identified within 1,500 m of the Site.

4.2.5 Freedom of Information

A Freedom of information (FOI) request was previously submitted to the Ministry. A response from the Ministry was received on December 29, 2022, indicating that no records were available for the Site. Based on the time that has elapsed since the previous request, a new Ministry FOI request was filed as part of this Phase One ESA. The response has not yet been received, but it will be provided under separate cover if it changes the results of this Phase One ESA. Copies of the previous FOI response and the current FOI request are included in Appendix E.

4.2.6 City of Ottawa Historical Land Use Inventory

A request was filed with the City of Ottawa requesting a search of their Historical Land Use Inventory (HLUI) for the Site and properties surrounding the Site. The response has not yet been received, but it will be provided under separate cover if it changes the results of this Phase One ESA. A copy of the HLUI request is included in Appendix E.

4.2.7 Brownfields Environmental Site Registry

Cambium searched for RSCs and transition notices filed in the Brownfields Environmental Site Registry. No RSCs or Transition Notices were found for the Site or properties within the phase one study area.

4.3 Physical Setting Sources

The following documents were available for review and were used to supplement the information database for this report.

- Historical aerial photographs
- Topography, hydrology, and geology maps (stratigraphic maps, topographic maps, Ontario base mapping (OBM), etc.)
- Areas of Natural or Scientific Interests (ANSI) maps
- Well records

4.3.1 Aerial Photographs

Aerial photographs dated 1965, 1976, 1991, 2002, 2008, 2015, 2019 and 2021 were reviewed to identify the first developed use of the Site and subsequent on-site activities, buildings, structures, PCAs, and APECs, as per Schedule D, paragraph 9, of O.Reg. 153/04. Detailed observations are provided in Appendix F.

In the 1965 and 1976 aerial photographs, the Site and surrounding area appear to consist of vacant undeveloped land, with the exception of present-day O'Keefe Court located adjacent north of the Site. In the 1991-2015 aerial photographs, no significant changes were observed to the Site. Parkland and residential dwellings were evident north of present-day O'Keefe Court, and present-day Fallowfield Road and present-day Strandherd Drive were located east and south of the Site (respectively). In the 2019 aerial photograph, the Site and surrounding area appear similar to 2002-2015; however, present-day Lusk Street and present-day Forager Street are evident, and the Site and surrounding area appears to be disturbed and/or under development. The Site consisted of disturbed land, with soil piles evident; however, based on the results of the 2022 Paterson Group Phase II ESA (Paterson Group, 2022) these previously observed soil piles do not represent an environmental concern for the Site. The Site and surrounding area remained similar in the 2021 aerial photograph, with the exception of a commercial building (current hotel) south of the Site, which appeared fully constructed. No items or operations of potential environmental concern were observed on-site or in the vicinity of the Site during the aerial photograph review.

4.3.2 Topography, Hydrology, and Geology

The Ministry of Natural Resources and Forestry's Make a Topographic Map web site (MNR, 2022b) was consulted for the phase one study area. Review of the web site indicated that the Site and surrounding area is generally flat, with a gradual slope down towards the south.

The Site is within the Ottawa Valley Clay Plains physiographic region, characterized by clay plains (Chapman & Putnam, 1984). In the general area, the overburden is mapped as silt and clay, with minor sand and gravel (OGS, 2010). The soils overlie sandstone and dolostone bedrock (OGS, 2007). A review of the 2022 Paterson Phase II ESA report (Paterson Group,

2022) indicated that the stratigraphy at the Site consisted of fill material (brown silty sand with gravel, crushed stone, trace organics, and trace topsoil) underlain by glacial till consisting of brown silty sand with gravel, cobbles and boulders. Bedrock refusal was inferred to have been encountered between 3.45-5.51 m bgs.

Based on the results of previous subsurface environmental work completed at the Site, the identified fill material does not represent a PCA for the Site.

4.3.3 Fill Materials

As previously noted, the 2022 Paterson Phase II ESA Report (Paterson Group, 2022) identified the presence of fill at the Site. However, based on the results of analytical testing completed as part of the Phase II ESA, the fill does not represent a PCA for the Site.

4.3.4 Water Bodies and Areas of Natural Significance & Ground Water Information

Jock River is located about 2.84 km south of the Site; therefore, the Site is not within 30 m of a water body, as defined in O.Reg. 153/04.

Cambium completed a search through the Ministry of Natural Resources and Forestry's Make a Map: Natural Heritage Areas web site (MNR, 2022b) for areas of natural & scientific interest (ANSI), as well as endangered or threatened species information within the phase one study area. No ANSI were identified. The MNRF records identified the potential presence of species at risk habitat for the endangered or threatened species listed below within the Site area:

- Butternut (Endangered).
- Snapping Turtle (Special Concern).
- Eastern Meadowlark (Threatened)
- Bobolink (Threatened).



4.3.5 Well Records

A search of the Ministry Water Well Information System by ERIS identified no records for on-site water wells and one water well record within the phase one study area (approximately 135 m southeast of the Site). The well was identified as an observation well.

Stratigraphy in the off-site well was generally grey clayey silt or brown sandy silt to about 6 m bgs, underlain by boulders. Bedrock was not encountered.

4.4 Site Operating Records

A review of available site operating records is required when the Site is an Enhanced Investigation Property. A property is defined as an Enhanced Investigation Property as per paragraph 32 (1) (b) of O.Reg. 153/04 if it is used, or has ever been used, in whole or in part for an industrial use or for any of the following commercial uses:

- A garage
- A bulk liquid dispensing facility, including a gasoline outlet
- For the operation of dry cleaning equipment

Review of the site history indicated the Site is not an Enhanced Investigation Property. As such, a review of available site operating records was not completed. Review of the site operating records is presented in Section 6.2.19.



5.0 Interviews

As per O.Reg. 153/04, a minimum of two interviews with persons described below, are required in an effort to obtain further information regarding the Site use, occupancy history, and environmental conditions of the Site. This may include the following:

- Persons relevant to meeting the objectives of the Phase One ESA
- Current occupants and/or owners of the Site, or an individual with control of or authority over the owner
- Previous owners and/or occupants
- For industrial/commercial properties, a person that is knowledgeable of the Site activities (to be conducted on-site)
- Where the owner/occupant is not available, at least one owner or occupant of an adjacent property and one provincial or municipal government official, both of whom should be familiar with the Site

As described in Section 4.2.5, an FOI response was previously received from the Ministry, and a new request was submitted to the Ministry for information they may have on file pertaining to the Site. A copy of the former response and new request to the Ministry are attached as Appendix E.

6.0 Site Reconnaissance

6.1 General Requirements

Mr. Kurt Frommann, B.A., EMAPG, conducted a site reconnaissance on December 5, 2024. At the time of the reconnaissance, the Site consisted of vacant undeveloped land. Mr. Frommann also conducted a walk-by of the surrounding properties in the phase one study area to identify potential off-site PCAs that may contribute to an APEC on the Phase One Property.

Surrounding properties were viewed from publicly accessible areas.

Due to snow cover at the time of the assessment, visual observation of the ground cover at the Site was not possible. This limitation is not expected to affect or limit the findings and conclusions of this Phase One ESA. Information obtained from the site reconnaissance is presented in Section 6.2. Select photographs taken during the site reconnaissance are included in Appendix G.

6.2 Specific Observations at Phase One Property

Cambium made all reasonable attempts to obtain the following information where applicable, as required by Schedule D, subsection 13 (1) of O.Reg. 153/04:

1. A general description of structures and other improvements, including the number and age of buildings.
2. A general description of the number, age and depth of below ground structures.
3. Details of all tanks, above and below ground, at the Phase One Property, including the material and method of construction of the tank, tank age, tank contents and tank volume, whether in use or not.
4. Any potable and non-potable water sources.
5. The type and approximate location of underground utility and service corridors, such as sewer, water, electrical or gas lines, located on, in or under the Phase One Property.



With respect to the structures and buildings on the Site, the following information was obtained:

1. Exit and entry points.
2. Details of existing and former heating systems, including type and fuel source.
3. Details of cooling systems, including type and fuel source, if any.
4. Details of any drains, pits and sumps, including their current use, if any, and former use.
5. Details of any unidentified substances.
6. Details, including locations, of stains or corrosion on floors other than from water, where located near a drain, pit, sump, crack or other potential discharge location.

Inquiries were also made to determine the following

7. Details including locations of current and former wells, including all wells described or defined in or under the *Ontario Water Resources Act and the Oil, Gas and Salt Resources Act*.
8. Details of sewage works, including their location.
9. Details of ground surface, including type of ground cover, such as grass, gravel, soil or pavement.
10. Details of current or former railway lines or spurs and their locations.

For the portion of the Phase One Property not covered by structures and buildings, the following observations were made:

1. Areas of stained soil, vegetation or pavement.
2. Stressed vegetation.
3. Areas where fill and debris materials appear to have been placed or graded.
4. Potentially contaminating activity.
5. Details of any unidentified substances found at the Phase One Property.



The following is a description of the various points of investigation noted during the Site reconnaissance conducted for the Phase One ESA. All observations made during the Site reconnaissance are discussed in the following sections in detail regarding any findings that are relevant to identifying PCAs and APECs.

6.2.1 Structures and Other Improvements

No structures and/or buildings are located on-Site.

6.2.2 Underground Utility and Service Corridors

No evidence of on-site utilities was observed.

6.2.3 Storage Tanks – Above Ground and Underground

No evidence of ASTs or USTs were observed, and TSSA records identified no ASTs or USTs for the Site.

6.2.4 Oil/Water Separators

No oil/water separators were observed or reported at the Site.

6.2.5 Potable Water Sources

The Site consists of vacant undeveloped/forested land and currently does not have a potable water supply.

6.2.6 Entry and Exit Points

The Site is accessible along the south side (via Lusk Street) and along the north side (via O'Keefe Court).

6.2.7 Heating and Cooling Systems

No heating or cooling systems were observed or reported at the Site, as no structures and/or buildings are located on-Site.

6.2.8 Drains, Pits, and Sumps

No sumps, drains, pits, or lagoons were observed or reported at the Site.

6.2.9 Unidentified Substances

No unidentified substances were observed or reported at the Site.

6.2.10 Current and Former Wells

As noted in Section 4.1.4, during the Paterson Group's Phase II ESA Report, three groundwater monitoring wells were installed at the Site in November 2022 (Paterson Group, 2022). Two of these groundwater monitoring wells were observed during Cambium's site visit, both of which were located on the west portion of the Site.

No potable drinking water wells were identified at the Site.

6.2.11 Septic Fields

No septic fields were observed or reported at the Site.

6.2.12 Ground Surface Conditions

Ground surfaces at the Site are inferred to consist of bare ground areas, as well as treed areas and areas of low-lying vegetation (grasses). However, it should be noted that the ground surface was snow-covered, limiting exterior observations.

6.2.13 Railway Lines or Spurs

No current or former railway lines were identified at the Site. However, it should be noted that the ground surface was snow-covered, limiting exterior observations.

6.2.14 Stained Soil, Vegetation, or Pavement

No areas of stained soil were identified at the Site. However, it should be noted that the ground surface was snow-covered, limiting exterior observations.

6.2.15 Stressed Vegetation

No areas of stressed vegetation were observed on the Site. However, it should be noted that the ground surface was snow-covered, limiting exterior observations.

6.2.16 Fill and Debris Materials

No significant amount of fill or debris is expected or reported to have been imported to the Site; however, it should be noted that the Site was predominantly snow-covered during the site visit. The surface elevation at the Site is similar to the surrounding properties. As noted in Section 4.1.4, fill was reported to be present at the Site during the completion of the Phase II ESA at the Site by Paterson Group (Paterson Group, 2022); however, as previously noted, no exceedances of the applicable MECP Table 3 SCS were identified by Paterson Group during their investigation of this reported fill material. As such, the fill does not represent a PCA for the Site.

6.2.17 Unidentified and Other Hazardous Substances

No unidentified substances were observed at the Site.

6.2.18 Adjacent Land Uses and Environmental Concerns

The Site is bound by residential properties towards the north; vacant undeveloped land towards the west and east; and commercial (Hampton Inn and Suites Ottawa West) towards the south. The Site is bounded between O'Keefe Court and Lusk Street. Lytle Park is located northwest of the Site. No PCAs were identified on adjacent properties.

6.2.19 Enhanced Investigation Property

The records review did not indicate the current or former presence of any on-site operations that would classify the Site as an Enhanced Investigation Property.



6.3 Written Description of Investigation

This Phase One ESA included a review of historical documents, an interview with a person knowledgeable about the historical and current uses of the Site, and a site reconnaissance to observe existing site conditions.

The site reconnaissance was completed by Mr. Kurt Frommann on December 5, 2024. It should be noted that the Site was snow-covered at the time of the site visit, limiting exterior observations. At the time of the site reconnaissance, the Site consisted of vacant undeveloped land. There were no underground utilities and no evidence of pad or pole-mounted transformers observed at the Site. No evidence of current or historical ASTs or USTs was observed, and no evidence of staining, stressed vegetation, or fill material was observed at the Site. Finally, there were no waste streams or hazardous materials observed.

The Site is bound by residential properties towards the north; vacant undeveloped land towards the west and east; and commercial (Hampton Inn and Suites Ottawa West) towards the south. The Site is bounded between O'Keefe Court and Lusk Street. Lytle Park is located northwest of the Site. No PCAs were identified on adjacent properties.

Potential occurrences of threatened and/or endangered species were identified by an MNRF search; therefore, an Area of Natural and Scientific Interest was considered present on the Site.

Further to the description of the investigations outlined above, the findings that are relevant to the existence of an APEC or PCA are described in Section 7.0.



7.0 Review and Evaluation of Information

7.1 Current and Past Uses

A review of aerial photographs, business directories, and additional historical information was completed to determine the first developed land use for the Site. Based on the review, it is Cambium's understanding that the Site has always consisted of vacant undeveloped land.

7.2 Potentially Contaminating Activity

Cambium reviewed information available for the phase one study area to identify environmental issues normally assessed in a Phase One ESA. The Phase One ESA did not identify any PCAs for the Site or within the phase one study area.

7.3 Areas of Potential Environmental Concern

No APECs were identified within the Phase One ESA.

7.4 Phase One Conceptual Site Model

The following descriptions and discussion supplement Figure 3, and together comprise the Phase One Conceptual Site Model (CSM). The purpose of the CSM is to assist the QP in illustrating the results of the Phase One ESA and to provide a basis for further work, if required.

7.4.1 Site Description

The Site is located approximately 30 m west of the intersection between Lusk Street and Forager Street and is bound by Lusk Street to the south and O'Keefe Court to the north. The legal description of the Site is *Block 2, Part of Lot 20, Concession 4 (Rideau Front), Geographic Township of Nepean; City of Ottawa*. The Property Identification Number (PIN) is 04467-1981. The Universal Transverse Mercator (UTM) coordinates for the centroid for the Site are Zone 18 T, 438103 m east and 5013701 m north. The roughly 0.6 ha Site is bound by residential properties towards the north; vacant undeveloped land towards the west and east;

and commercial (Hampton Inn and Suites Ottawa West) towards the south. The Site is bounded between O’Keefe Court and Lusk Street. Lytle Park is located northwest of the Site.

7.4.2 Existing Buildings and Structures

There are no existing buildings/structures at the Site.

7.4.3 Water Bodies and Areas of Natural Significance

Jock River is located about 2.84 km south of the Site; therefore, the Site is not within 30 m of a water body, as defined in O.Reg. 153/04.

No ANSI were identified at the Site or within the phase one study area; however, the MNR records identified the potential presence of species at risk habitat for the endangered or threatened species within the Site area.

7.4.4 Drinking Water Wells

The Site consists of vacant undeveloped land and currently does not have a potable water supply.

A search of the Ministry Water Well Information System by ERIS identified no records for on-site water wells; however, three groundwater monitoring wells were reportedly installed by Paterson Group at the Site in 2022. In addition, one water well record was identified within the phase one study area (approximately 135 m southeast of the Site). The well was identified as an observation well.

Stratigraphy in the on-site wells was generally fill material (brown silty sand with gravel, crushed stone, trace organics, and trace topsoil) underlain by glacial till consisting of brown silty sand with gravel, cobbles and boulders. Bedrock refusal was inferred to have been encountered between 3.45-5.51 m bgs.

Stratigraphy in the off-site well was generally grey clayey silt or brown sandy silt to about 6 m bgs, underlain by boulders. Bedrock was not encountered.



7.4.5 Potentially Contaminating Activities

Based on the records review, site reconnaissance, and interviews, no PCAs were identified at the Site and no PCAs were identified within the phase one study area.

7.4.6 Areas of Potential Environmental Concern

No APECs were identified for the Site.

7.4.7 Contaminant Distribution and Transport

No underground utilities were identified on, in, or under the Site. Contaminant distribution and transport may be influenced by the presence of utility trenches that were historically present on the Site. Therefore, it is considered unlikely that preferential migration of contaminants would occur via historical utility trenches.

No specific climatic or meteorological conditions were observed that may influence the distribution or migration of contaminants.

7.4.8 Uncertainty or Absence of Information

All aspects of the Phase One ESA were conducted consistent with O.Reg. 153/04, and as such, the Site was investigated thoroughly. As access to the entire Site was possible, and adequate historical information was available through the interviewee's, records review, and FOI requests uncertainty or absence of information is not expected.



8.0 Conclusions

The Phase One ESA conclusions regarding the current environmental conditions at the Site are based solely on the results of the document review, regulatory records review, interviews, and site reconnaissance as described in this report.

8.1 Requirement for a Phase Two Environmental Site Assessment

Based on the observations and information obtained for the Site and phase one study area, a Phase Two ESA is not required.

8.2 Signatures

This Phase One ESA was completed by Mr. Kurt Frommann, B.A., EMAPG, under the direct supervision of Alex Wood, P.Eng., QP_{ESA}, as per O.Reg. 153/04. Information presented in this report is true and accurate to the best of the assessors' knowledge.

Respectfully submitted,

Cambium Inc.

DocuSigned by:

2977B05D0C1642F...

Kurt Frommann, B.A., EMAPG
Project Manager

DocuSigned by:

7FE8E2C6268E499...

Alex Wood, P.Eng., QP_{ESA}
Project Manager – Team Lead

9.0 References

- Chapman, L., & Putnam, D. (1984). *The Physiographic Regions of Southern Ontario, Third Edition*. Ontario Ministry of Natural Resources.
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- MNR. (2022b, 03 04). *Make a Natural Heritage map*. Retrieved 12 2018, from Ministry of Natural Resources and Forestry: <http://www.ontario.ca/page/make-natural-heritage-area-map>
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- Paterson Group. (2022). *Phase II - Environmental Site Assessment, 120 Lusk Street, Ottawa, Ontario*.



10.0 Standard Limitations

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In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

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Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

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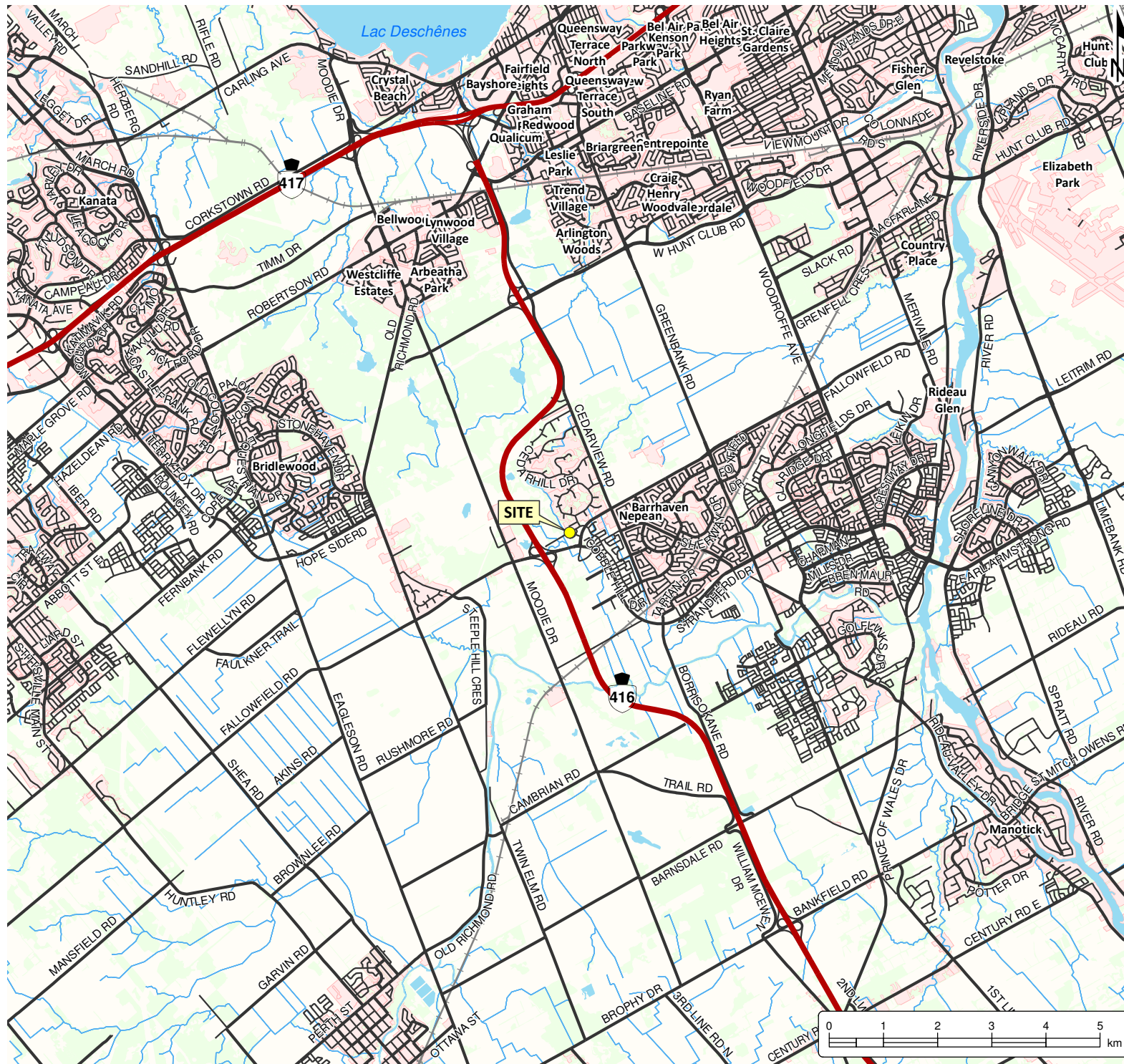
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Appended Figures



**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

- Highway
- Major Road
- Minor Road
- Railroad
- Watercourse
- Water Area
- Wooded Area
- Built Up Area

Notes:
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SITE LOCATION MAP

Project No.: 16967-001	Date: December 2024
Scale: 1:100,000	Projection: NAD 1983 UTM Zone 18N
Created by: DBB	Checked by: CW
Figure: 1	



**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

LAND USE

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**SITE PLAN AND
SURROUNDING LAND USE**

Project No.:	16967-001	Date:	December 2024
Scale:	1:2,500	Rev.:	
Created by:	DBB	Checked by:	CW
		Figure:	2

O:\GIS\MXDs\16800-16899\16897-001 NESCA Holdings Corp. - Phase 1 ESA - 120 Lusk St, Ottawa\2022-12-21 FIG 3 - Conceptual Site Model - Phase One Study Area.mxd



**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

-  Study Area (250m)
 Site (0.6ha) (approximate)

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**CONCEPTUAL SITE MODEL-
PHASE ONE STUDY AREA**

Project No.:	16967-001	Date:	December 2024
Scale:	1:3,500	Rev.:	
Created by:	DBB	Checked by:	CW
Figure:	3		



**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

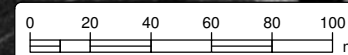
Notes:
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1965 AERIAL IMAGERY

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Created by:	DBB	Checked by:	CW
Figure:	4		





**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

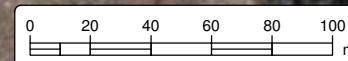
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1976 AERIAL IMAGERY

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Created by:	DBB	Checked by:	CW
		Figure:	5





**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

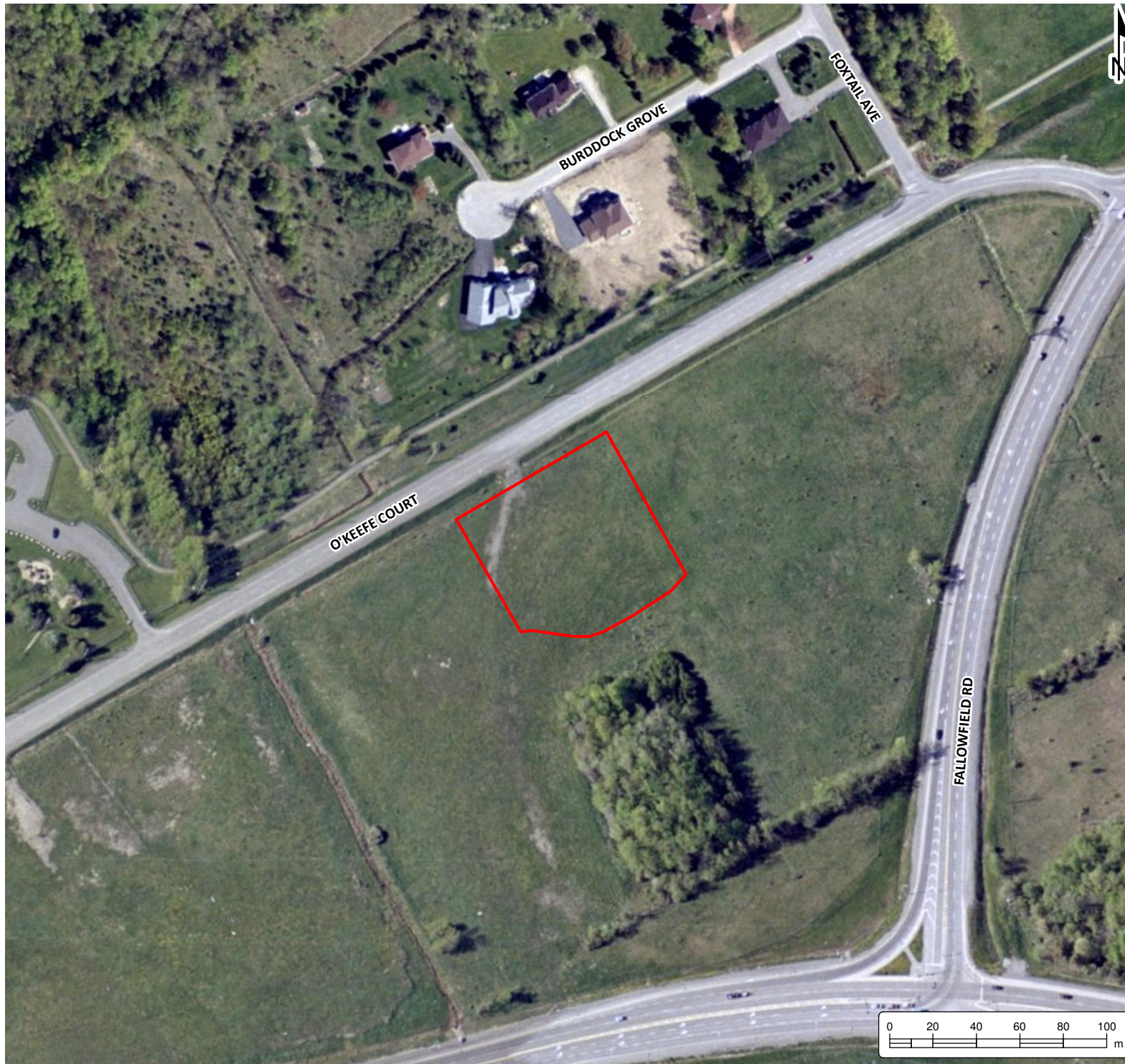
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1991 AERIAL IMAGERY

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Figure:	6		
Projection:	NAD 1983 UTM Zone 18N		



**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

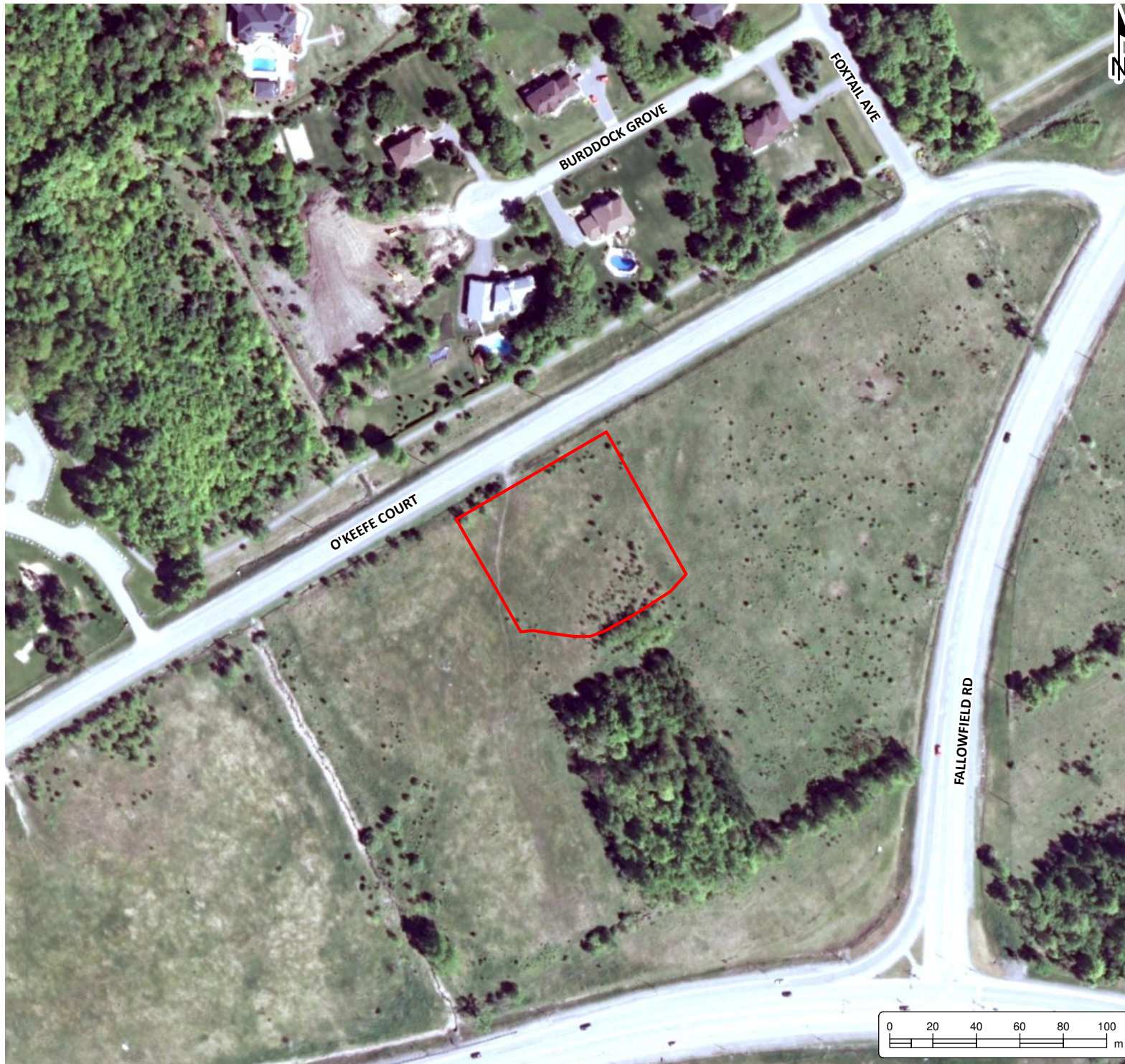
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2002 AERIAL IMAGERY

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Projection:	NAD 1983 UTM Zone 18N		
Figure:	7		



**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

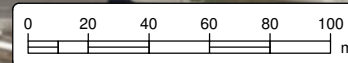
Notes:
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2008 AERIAL IMAGERY

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Scale:	1:2,500	Rev.:	
Created by:	DBB	Checked by:	CW
Figure:	8		



SITE PLAN APPROVAL ENVIRONMENTAL SITE ASSESSMENT NECSA HOLDINGS CORP 120 Lusk Street, Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

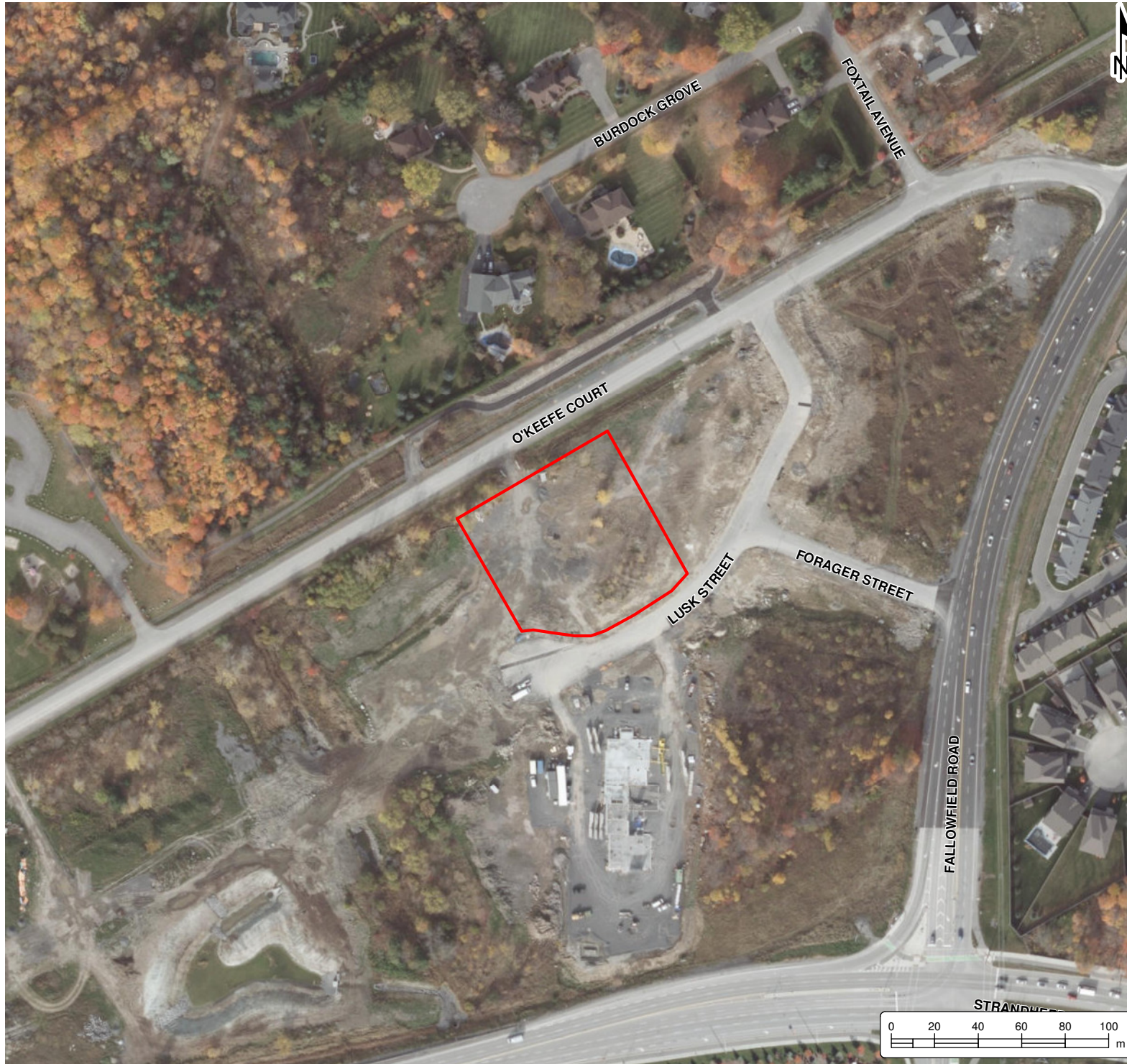
Notes:
 - Site is approximate; Boundary obtained from Ottawa online GIS database.
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2015 AERIAL IMAGERY

Project No.: 16967-001	Date: December 2024
Scale: 1:2,500	Rev.: NAD 1983 UTM Zone 18N
Created by: DBB	Checked by: CW
Figure: 9	



**SITE PLAN APPROVAL
ENVIRONMENTAL
SITE ASSESSMENT**
NECSA HOLDINGS CORP
120 Lusk Street,
Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

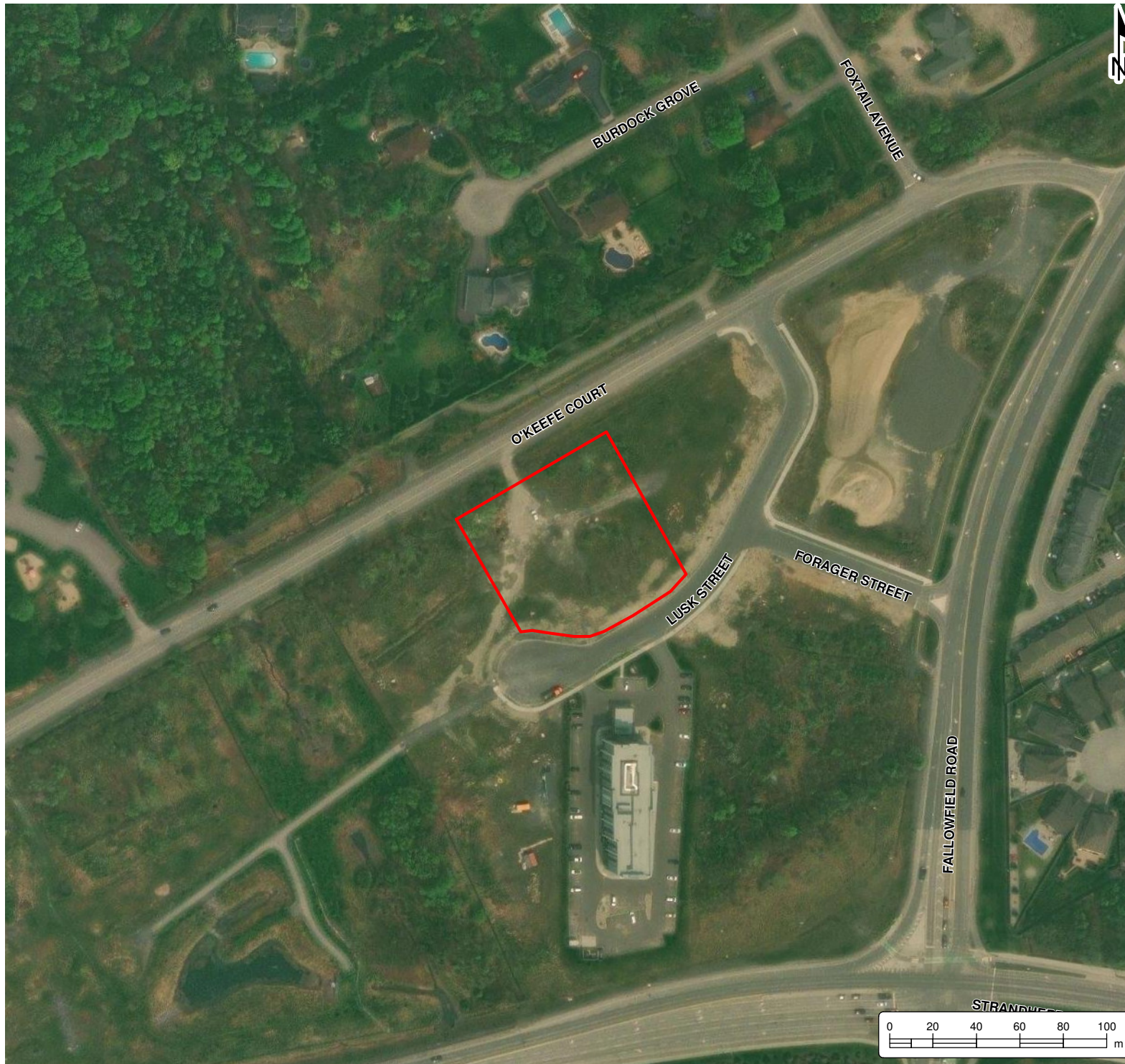
Notes:
- Site is approximate; Boundary obtained from Ottawa online GIS database.
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2019 AERIAL IMAGERY

Project No.: 16967-001	Date: December 2024
Scale: 1:2,500	Rev.: NAD 1983 UTM Zone 18N
Created by: DBB	Checked by: CW
Figure: 10	



SITE PLAN APPROVAL ENVIRONMENTAL SITE ASSESSMENT NECSA HOLDINGS CORP 120 Lusk Street, Ottawa, Ontario

LEGEND

Site (0.6ha) (approximate)

Notes:
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 - Aerial imagery obtained from Ottawa online GIS database.
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2021 AERIAL IMAGERY

Project No.:	16967-001	Date:	December 2024
Scale:	1:2,500	Rev.:	
Created by:	DBB	Checked by:	CW
Figure:	11		



Appendix A

Plan of Survey

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Hempstead, NY 11547
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Equal Opportunity Employer

ROOF LEVEL

SECOND LEVEL

MAIN LEVEL

1 SOUTH ELEVATION

SCALE: 1:150

ROOF LEVEL

LOW ROOF & SECOND LEVEL

MAIN LEVEL

2 WEST ELEVATION

SCALE: 1:150

ROOF LEVEL

LOW ROOF & SECOND LEVEL

O'KEEFE COURT
MAIN LEVEL

3 BUILDING SECTION

SCALE: 1:150

CLIENT:

13			
12			
11			
10			
09			
08			
07			
06			
05			
04			
03			
02			
01	FOR REVIEW	PE	JULY 12 2022
No.	REVISIONS	BY	DATE

NOT A FEMERIC UNLESS SHOWN AND DATED

P2
concepts

CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT

120 LUSK STREET

DRAWING TITLE

ELEVATIONS

PROJECT NO.

0483

DATE

JULY 12, 2022

A-200

ROOF LEVEL

SECOND LEVEL

MAIN LEVEL

1 NORTH ELEVATION

A-201 SCALE: 1:150

ROOF LEVEL

LOW ROOF &
SECOND LEVEL

MAIN LEVEL

2 EAST ELEVATION

A-201 SCALE: 1:150

CURT:

13			
12			
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03			
02			
01	FOR REVIEW	PE	JULY 12 2022
No.	REVISIONS	BY	DATE

NOT A FINANCIAL OFFER, DRAFTED AND DATED

P2
concepts

CONSULTING ENGINEERS

STRUCTURAL

MECHANICAL

ELECTRICAL

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT

120 LUSK STREET

DRAWING TITLE

ELEVATIONS

PROJECT NO.

0483

DATE

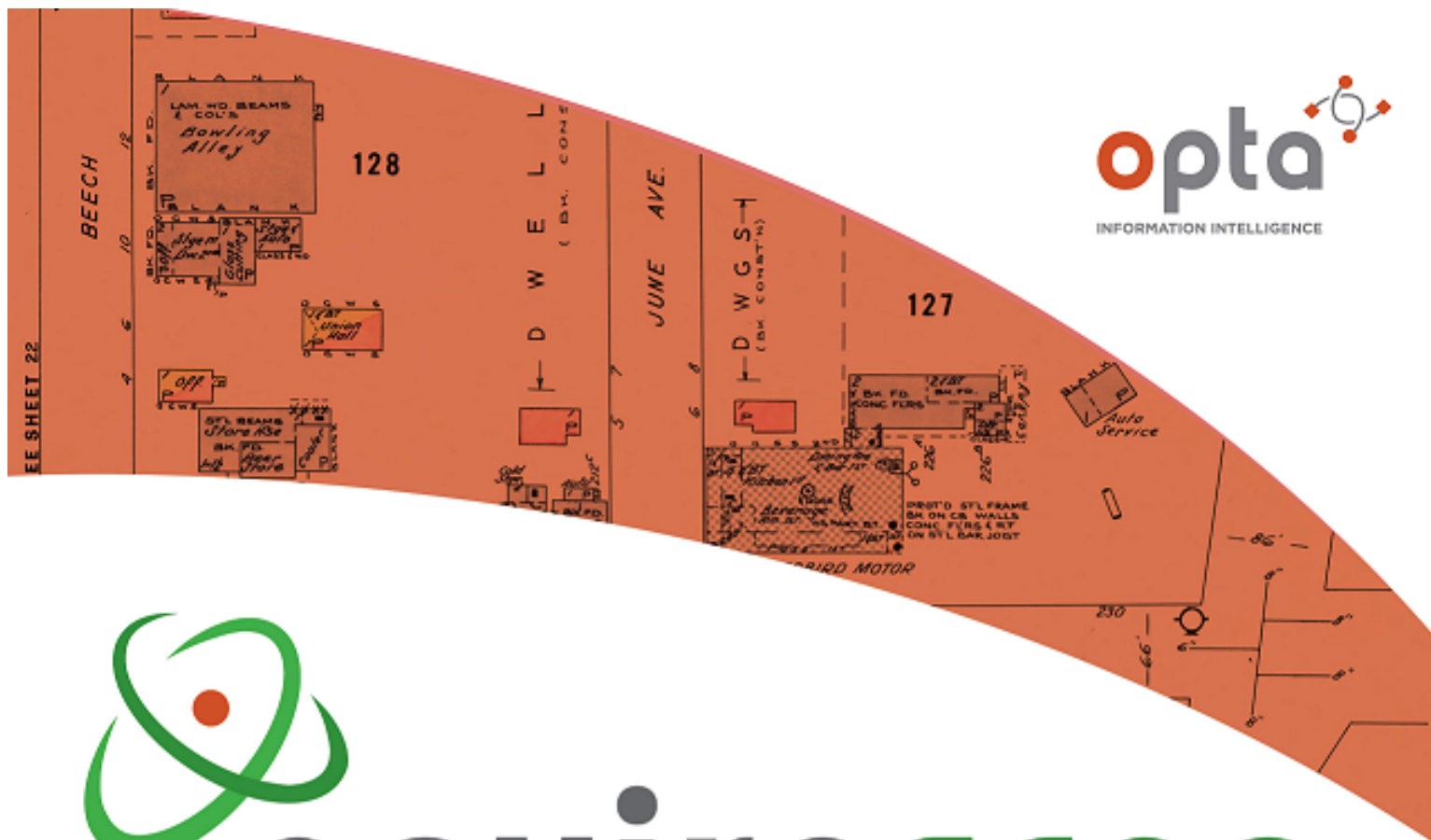
JULY, 12, 2022

A-201



Appendix B

Opta



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:
Stephanie

Site Address:

120 Lusk Street Ottawa ON

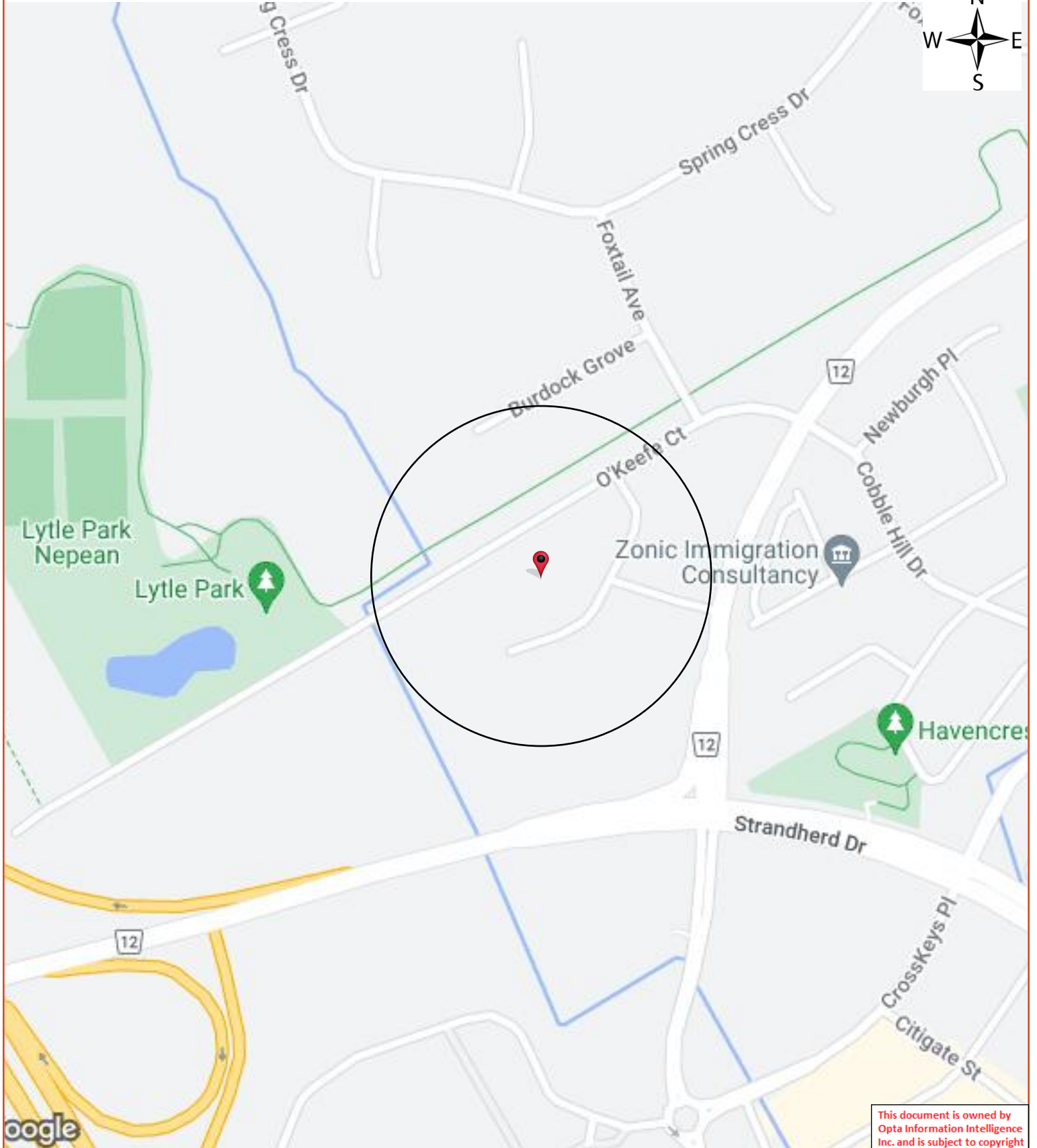
Project No:

22121400155
Opta Order ID:

122169

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
12/21/2022 9:29:27 AM



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Report

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Governing Document

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

Law

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

Page: 4
Project Name: 120 Lusk Street
Ottawa

Project #: 22121400155
P.O. #: 16967001

ENVIROSCAN Report

No Records Found

Requested by:
Eleanor Goolab

Date Completed: 12/21/2022 09:29:27



OPTA INFORMATION INTELLIGENCE

No Records Found

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Appendix C

City Directories

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



CITY DIRECTORY

Project Property:	<i>120 Lusk Street, Ottawa, Ontario</i>
Report Type:	<i>City Directory</i>
Order No:	<i>22121400155</i>
Information Source:	<i>Polk's Ottawa Nepean Ontario Criss Cross Directory</i>
Date Completed:	<i>05/01/2023</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source	
Polk's Ottawa Nepean Ontario Criss Cross Directory	

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 2011	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	1 -Residential (1 Tenant) 2 -Residential (1 Tenant) 3 -Residential (1 Tenant) 5 -Residential (1 Tenant) 6 -Residential (1 Tenant)
4451 Fallowfield Road	-Address Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 2006/07	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	1 -Residential (1 Tenant) 3 -Residential (1 Tenant) 4 -Residential (2 Tenants) 5 -Residential (1 Tenant) 6 -Residential (1 Tenant)
4451 Fallowfield Road	-Address Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario

Year: 2000	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	1 -Residential (1 Tenant) 2 -Residential (1 Tenant) 3 -Residential (1 Tenant) 5 -Residential (1 Tenant)
4451 Fallowfield Road	-Address Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 1996	

Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	1 -Residential (1 Tenant) 2 -Residential (1 Tenant) 5 -Residential (1 Tenant)
4451 Fallowfield Road	-Address Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 1990	
Site Listing:	-Street Not Listed
Adjacent Properties:	

Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	-Street Not Listed
4451 Fallowfield Road	-Street Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 1984	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	-Street Not Listed
4451 Fallowfield Road	-Street Not Listed

Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 1980	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	-Street Not Listed
4451 Fallowfield Road	-Street Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario

Year: 1975	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	-Street Not Listed
4451 Fallowfield Road	-Street Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 1970	
Site Listing:	-Street Not Listed
Adjacent Properties:	

Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	-Street Not Listed
4451 Fallowfield Road	-Street Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 1966	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	-Street Not Listed
4451 Fallowfield Road	-Street Not Listed

Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

PROJECT NUMBER: 22121400155	
Site Address:	120 Lusk Street, Ottawa, Ontario
Year: 1960	
Site Listing:	-Street Not Listed
Adjacent Properties:	
Lusk Street (All)	-Street Not Listed
Burdock Grove (1-10)	-Street Not Listed
4451 Fallowfield Road	-Street Not Listed
Forager Street (All)	-Street Not Listed
O'Keefe Court	-No Civic Address Within Radius

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.



Appendix D

ERIS Report



DATABASE REPORT

Project Property:	<i>120 Lusk Street, Ottawa 120 Lusk Street Ottawa ON K2J 16967-001</i>
Project No:	<i>16967-001</i>
Report Type:	<i>Quote - Custom-Build Your Own Report</i>
Order No:	<i>22121400155</i>
Requested by:	<i>Cambium Inc.</i>
Date Completed:	<i>December 19, 2022</i>

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Executive Summary

Property Information:

Project Property: 120 Lusk Street, Ottawa
120 Lusk Street Ottawa ON K2J

Project No: 16967-001

Order Information:

Order No: 22121400155
Date Requested: December 14, 2022
Requested by: Cambium Inc.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

City Directory Search CD - QUOTE Custom City Directory Search
ERIS Xplorer [ERIS Xplorer](#)
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.15km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	10	10
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.15km</i>	<i>Total</i>
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	1	1
Total:			0	12	12

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>1</u>	EHS		100 Lusk Street Ottawa ON K2R	ENE/3.8	0.00	<u>14</u>
<u>1</u>	EHS		100 Lusk Street Ottawa ON K2R	ENE/3.8	0.00	<u>14</u>
<u>2</u>	EHS		100 Lusk St Ottawa ON K2J	ENE/4.9	0.00	<u>14</u>
<u>2</u>	EHS		100 Lusk St Ottawa ON K2J	ENE/4.9	0.00	<u>14</u>
<u>3</u>	EHS		135 Lusk Street Ottawa ON K2J	ESE/9.8	-0.69	<u>15</u>
<u>3</u>	EHS		135 Lusk Street Ottawa ON K2J	ESE/9.8	-0.69	<u>15</u>
<u>4</u>	EHS		115 Lusk St Nepean ON K2J 4S2	ESE/60.8	0.00	<u>15</u>
<u>4</u>	EHS		115 Lusk St Nepean ON K2J 4S2	ESE/60.8	0.00	<u>15</u>
<u>5</u>	EHS		O'keefe Crt Ottawa On Ottawa ON	SSE/70.9	-2.03	<u>15</u>
<u>6</u>	BORE		ON	WSW/101.8	-2.00	<u>16</u>
<u>7</u>	EHS		4451 Fallowfield Rd Nepean ON	SE/123.6	-2.00	<u>17</u>
<u>8</u>	WWIS		FALLOWFIELD RD OTTAWA ON	SSE/133.0	-2.00	<u>17</u>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
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Well ID: 1535406

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 1 BORE site(s) within approximately 0.15 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	101.8	<u>6</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2022 has found that there are 10 EHS site(s) within approximately 0.15 kilometers of the project property.

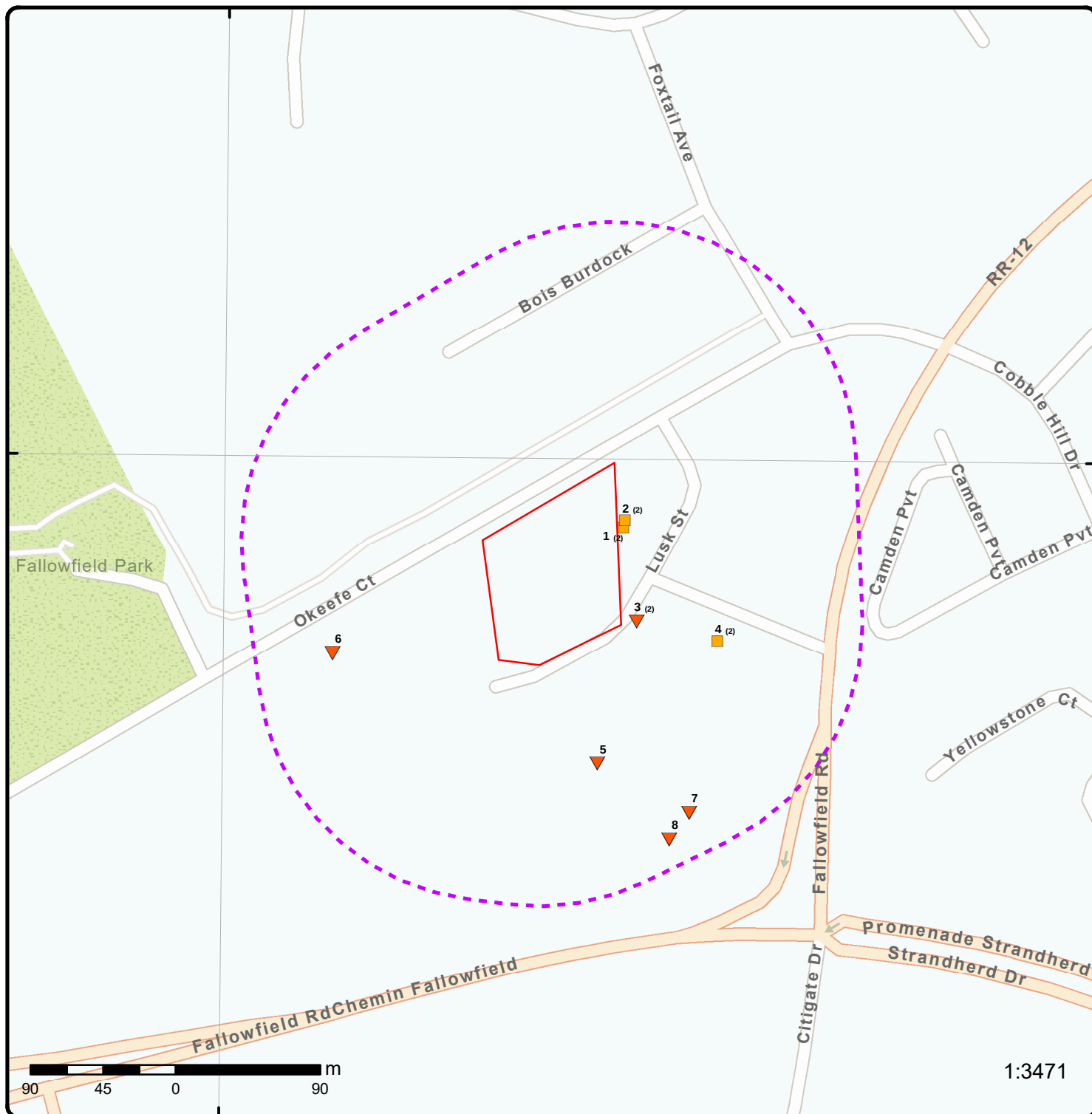
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	100 Lusk Street Ottawa ON K2R	3.8	<u>1</u>
	100 Lusk Street Ottawa ON K2R	3.8	<u>1</u>
	100 Lusk St Ottawa ON K2J	4.9	<u>2</u>
	100 Lusk St Ottawa ON K2J	4.9	<u>2</u>
	135 Lusk Street Ottawa ON K2J	9.8	<u>3</u>
	135 Lusk Street Ottawa ON K2J	9.8	<u>3</u>
	115 Lusk St Nepean ON K2J 4S2	60.8	<u>4</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	115 Lusk St Nepean ON K2J 4S2	60.8	<u>4</u>
	O'keefe Crt Ottawa On Ottawa ON	70.9	<u>5</u>
	4451 Fallowfield Rd Nepean ON	123.6	<u>7</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30 2022 has found that there are 1 WWIS site(s) within approximately 0.15 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	FALLOWFIELD RD OTTAWA ON <i>Well ID:</i> 1535406	133.0	<u>8</u>

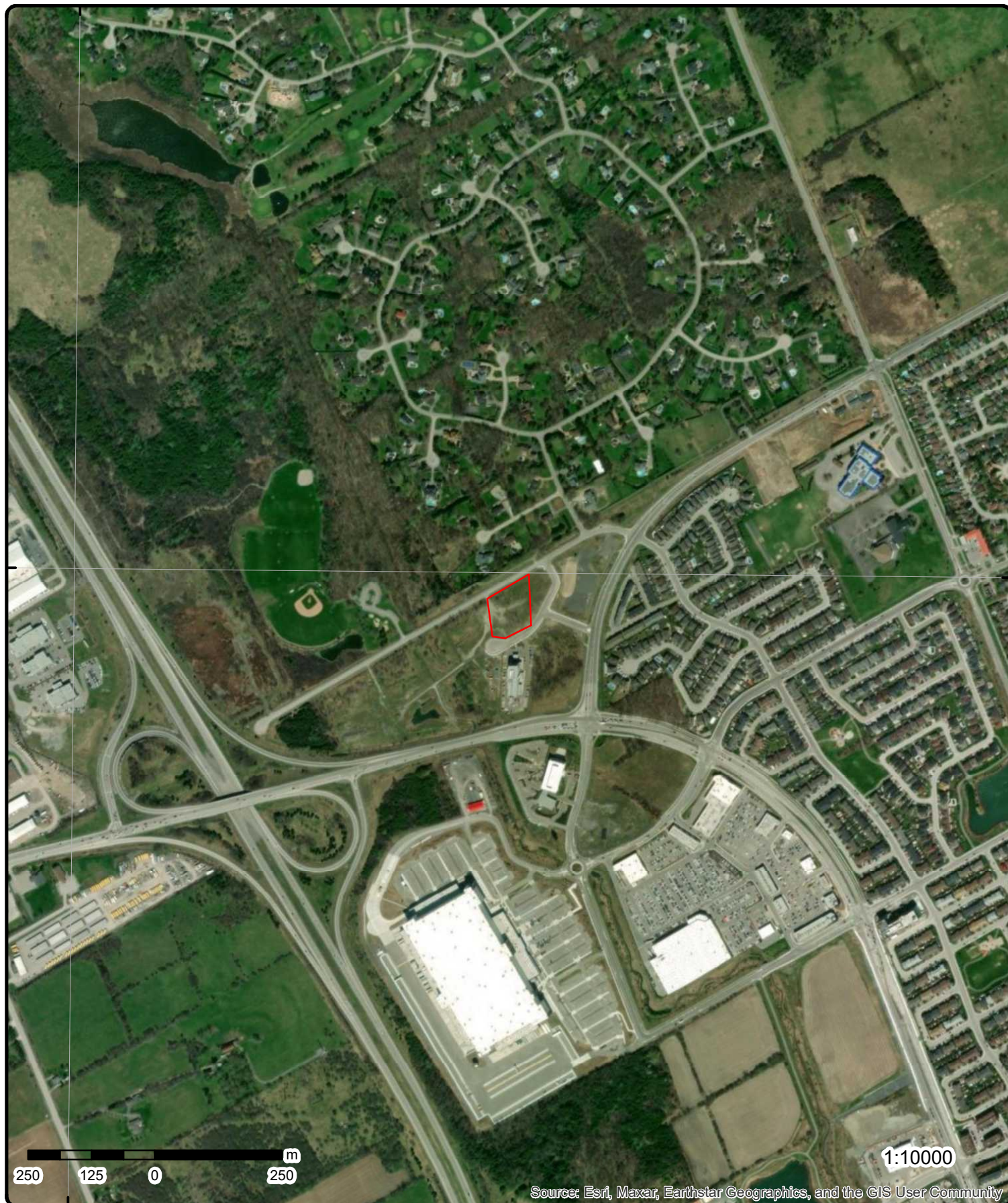


Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)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

75°48'W

45°16'30"N

45°16'30"N



Aerial

Year: 2022

Order Number: 22121400155

Address: 120 Lusk Street, Ottawa, ON



Source: ESRI World Imagery

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75°48'W

75°46'30"W

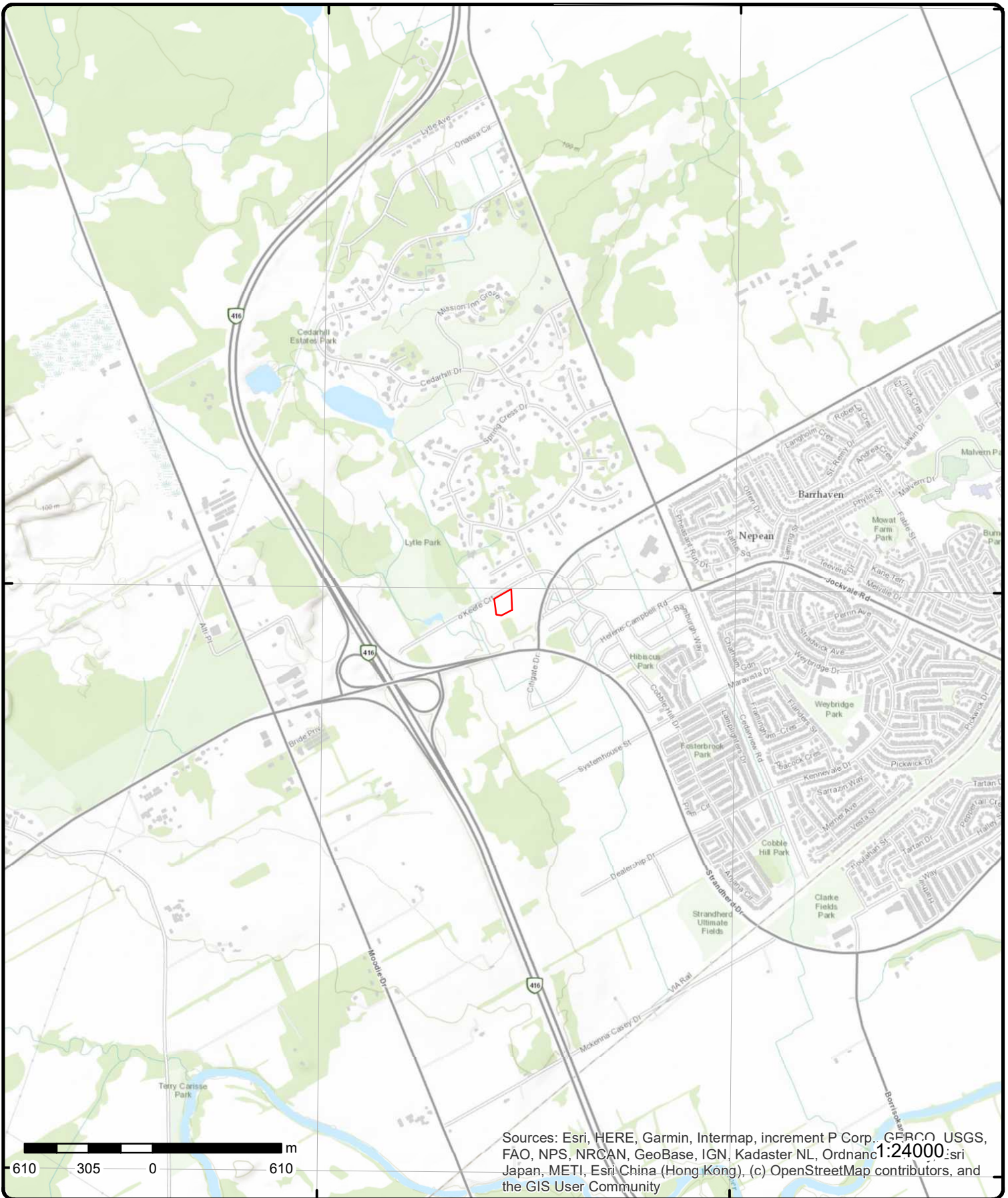
45°18'N

45°16'30"N

45°16'30"N

45°15'N

45°15'N



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Topographic Map

Order Number: 22121400155

Address: 120 Lusk Street, ON

Source: ESRI World Topographic Map



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 2	ENE/3.8	102.9 / 0.00	100 Lusk Street Ottawa ON K2R	EHS
Order No: 20200721215 Status: C Report Type: Standard Report Report Date: 24-JUL-20 Date Received: 21-JUL-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7885019 Y: 45.274615					
1	2 of 2	ENE/3.8	102.9 / 0.00	100 Lusk Street Ottawa ON K2R	EHS
Order No: 20200721215 Status: C Report Type: Standard Report Report Date: 24-JUL-20 Date Received: 21-JUL-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7885019 Y: 45.274615					
2	1 of 2	ENE/4.9	102.9 / 0.00	100 Lusk St Ottawa ON K2J	EHS
Order No: 21111700070 Status: C Report Type: Standard Report Report Date: 22-NOV-21 Date Received: 17-NOV-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7884919 Y: 45.2746582					
2	2 of 2	ENE/4.9	102.9 / 0.00	100 Lusk St Ottawa ON K2J	EHS
Order No: 21111700070 Status: C Report Type: Standard Report Report Date: 22-NOV-21 Date Received: 17-NOV-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7884919 Y: 45.2746582					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>3</u>	1 of 2	ESE/9.8	102.2 / -0.69	135 Lusk Street Ottawa ON K2J	EHS
Order No: 21071900557 Status: C Report Type: Standard Report Report Date: 22-JUL-21 Date Received: 19-JUL-21 Previous Site Name: Lot/Building Size: 6195.34 m ² Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7883888 Y: 45.274091					
<u>3</u>	2 of 2	ESE/9.8	102.2 / -0.69	135 Lusk Street Ottawa ON K2J	EHS
Order No: 21071900557 Status: C Report Type: Standard Report Report Date: 22-JUL-21 Date Received: 19-JUL-21 Previous Site Name: Lot/Building Size: 6195.34 m ² Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7883888 Y: 45.274091					
<u>4</u>	1 of 2	ESE/60.8	102.9 / 0.00	115 Lusk St Nepean ON K2J 4S2	EHS
Order No: 20200406070 Status: C Report Type: Standard Report Report Date: 09-APR-20 Date Received: 06-APR-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7877465 Y: 45.273986					
<u>4</u>	2 of 2	ESE/60.8	102.9 / 0.00	115 Lusk St Nepean ON K2J 4S2	EHS
Order No: 20200406070 Status: C Report Type: Standard Report Report Date: 09-APR-20 Date Received: 06-APR-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7877465 Y: 45.273986					
<u>5</u>	1 of 1	SSE/70.9	100.8 / -2.03	O'keefe Crt Ottawa On Ottawa ON	EHS
Order No: 20170127001 Status: C Report Type: Standard Report Report Date: 02-FEB-17 Date Received: 27-JAN-17 Previous Site Name: Lot/Building Size: 36 acres Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Topographic Maps; Aerial Photos					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.788691 Y: 45.273294					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	1 of 1	WSW/101.8	100.9 / -2.00	ON	BORE
Borehole ID: 610530 OGF ID: 215512043 Status: Type: Borehole Use: Completion Date: AUG-1970 Static Water Level: Primary Water Use: Sec. Water Use: Total Depth m: -999 Depth Ref: Ground Surface Depth Elev: Drill Method: Orig Ground Elev m: 100 Elev Reliabil Note: DEM Ground Elev m: 100 Concession: Location D: Survey D: Comments: Inclin FLG: No SP Status: Initial Entry Surv Elev: No Piezometer: No Primary Name: Municipality: Lot: Township: Latitude DD: 45.273899 Longitude DD: -75.790798 UTM Zone: 18 Easting: 437971 Northing: 5013682 Location Accuracy: Accuracy: Not Applicable					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID: 218385823 Top Depth: 1.2 Bottom Depth: 4.3 Material Color: Material 1: Unknown Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description: UNSPECIFIED. SEISMIC VELOCITY = 2200. Mat Consistency: Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:					
Geology Stratum ID: 218385822 Top Depth: 0 Bottom Depth: 1.2 Material Color: Material 1: Unknown Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description: UNSPECIFIED. SEISMIC VELOCITY = 1000. Mat Consistency: Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:					
Geology Stratum ID: 218385824 Top Depth: 4.3 Bottom Depth: Material Color: Grey Material 1: Bedrock Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description: BEDROCK. SEISMIC VELOCITY = 13000. SILT. GREY,FIRM. 00035004. 000080110010000200128 **Note: Many records provided by the department have a truncated [Stratum Description] field. Mat Consistency: Firm Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:					
<u>Source</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Source Type: Data Survey Source Orig: Geological Survey of Canada Source Date: 1956-1972 Confidence: L Observatio: Source Name: Urban Geology Automated Information System (UGAIS) Source Details: File: OTTAWA1.txt RecordID: 03038 NTS_Sheet: Confiden 1: Gives some indication of sub-surface condition but material is unknown.					
Source Appl: Spatial/Tabular Source Iden: 1 Scale or Res: Varies Horizontal: NAD27 Verticalda: Mean Average Sea Level					
Source List					
Source Identifier: 1 Source Type: Data Survey Source Date: 1956-1972 Scale or Resolution: Varies Source Name: Urban Geology Automated Information System (UGAIS) Source Originators: Geological Survey of Canada					
Horizontal Datum: NAD27 Vertical Datum: Mean Average Sea Level Projection Name: Universal Transverse Mercator					
<u>7</u>	1 of 1	SE/123.6	100.9 / -2.00	4451 Fallowfield Rd Nepean ON	EHS
Order No: 20150508123 Status: C Report Type: Standard Report Report Date: 14-MAY-15 Date Received: 08-MAY-15 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.787961 Y: 45.273023					
<u>8</u>	1 of 1	SSE/133.0	100.9 / -2.00	FALLOWFIELD RD OTTAWA ON	WWIS
Well ID: 1535406 Construction Date: Use 1st: Use 2nd: Final Well Status: Observation Wells Water Type: Casing Material: Audit No: Z27107 Tag: A020615 Constructn Method: Elevation (m): Elevatn Reliabilty: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Clear/Cloudy: Municipality: NEPEAN TOWNSHIP Site Info:					
Flowing (Y/N): Flow Rate: Data Entry Status: Data Src: Date Received: 23-Mar-2005 00:00:00 Selected Flag: TRUE Abandonment Rec: Contractor: 1844 Form Version: 3 Owner: County: OTTAWA-CARLETON Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/153\1535406.pdf					
Additional Detail(s) (Map)					
Well Completed Date: 2005/03/05 Year Completed: 2005 Depth (m): 6					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Latitude:		45.2728735392024			
Longitude:		-75.7881155149896			
Path:		153\1535406.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	11315945			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	438180.00
Code OB Desc:				North83:	5013566.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	05-Mar-2005 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Loc Method Desc:		on Water Well Record			
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932996253				
Layer:	3				
Color:					
General Color:					
Mat1:	13				
Most Common Material:	BOULDERS				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:					
Formation End Depth:	6.0				
Formation End Depth UOM:	m				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932996252				
Layer:	2				
Color:	2				
General Color:	GREY				
Mat1:	06				
Most Common Material:	SILT				
Mat2:	61				
Mat2 Desc:	CLAYEY				
Mat3:					
Mat3 Desc:					
Formation Top Depth:					
Formation End Depth:					
Formation End Depth UOM:	m				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932996251				
Layer:	1				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Color:		6			
General Color:		BROWN			
Mat1:		06			
Most Common Material:		SILT			
Mat2:		81			
Mat2 Desc:		SANDY			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:					
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933266318			
Layer:		1			
Plug From:		0.0			
Plug To:		1.0			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		961535406			
Method Construction Code:		B			
Method Construction:		Other Method			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11330800			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930855170			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		1.25			
Casing Diameter:		5.0			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		933412084			
Layer:		1			
Slot:		#10			
Screen Top Depth:		1.25			
Screen End Depth:		6.0			
Screen Material:					
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.5			
<u>Hole Diameter</u>					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
Hole ID:		11533421			
Diameter:		21.0			
Depth From:		0.0			
Depth To:		6.0			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
 <u>Links</u>					
Bore Hole ID:	11315945			Tag No:	A020615
Depth M:	6			Contractor:	1844
Year Completed:	2005			Path:	153\1535406.pdf
Well Completed Dt:	2005/03/05			Latitude:	45.2728735392024
Audit No:	Z27107			Longitude:	-75.7881155149896

Unplottable Summary

Total: **11** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
DTNK	SUPERIOR PROPANE INC	FALLOWFIELD RD	OTTAWA ON	
DTNK	SUPERIOR PROPANE ATTN WARREN HAYES	FALLOWFIELD RD PRT LOT 20 4 RF	OTTAWA ON	
ECA	City of Ottawa	Fallowfield Rd 100m east of Cedarview Road	Ottawa ON	K2G 6J8
ECA	City of Ottawa	Fourth Line Rd Lot 21, Concession 3 and 4, Geographic Township of North Gower	Ottawa ON	K2G 6J8
EHS		Fallowfield Road	Ottawa (Former Township of Goulburn) ON	
PRT	I C G PROPANE INC	FALLOWFIELD RD PRT LOT 20 4 RF	OTTAWA ON	
PTTW	Findlay Creek Properties Ltd. and 1374537 Ontario Ltd.	Lots 19, 20, Concession 4 and Lot 20, Concession 5, Ottawa	ON	
SPL	DEPARTMENT OF AGRICULTURE	ANIMAL DISEASE CONTROL CENTRE FALLOWFIELD ROAD	OTTAWA CITY ON	
SPL	OC Transpo/ City of Ottawa<UNOFFICIAL>	@ Fallowfield	Ottawa ON	
SPL	PRIVATE OWNER	GENERAL WELDING, FALLOWFIELD RD. STITTSVILLE STORAGE TANK/BARREL	OTTAWA CITY ON	
WWIS		FALLOWFIELD RD	OTTAWA ON	

Unplottable Report

Site: SUPERIOR PROPANE INC
FALLOWFIELD RD OTTAWA ON

Database:
DTNK

**Delisted Expired Fuel Safety
Facilities**

Instance No: 9558985
Status: EXPIRED
Instance ID: 390259
Instance Type: FS Facility

Instance Creation Dt:
Instance Install Dt:

Item Description:
Manufacturer:

Model:

Serial No:

ULC Standard:

Quantity:

Unit of Measure:

Overfill Prot Type:

Creation Date:

Next Periodic Str DT:

TSSA Base Sched Cycle 2:

TSSAMax Hazard Rank 1:

TSSA Risk Based Periodic Yn:

TSSA Volume of Directives:

TSSA Periodic Exempt:

TSSA Statutory Interval:

TSSA Recd Insp Interva:

TSSA Recd Tolerance:

TSSA Program Area:

TSSA Program Area 2:

Description: Fuels Safety Propane Filling Plant > 5000 USW

Original Source: EXP

Record Date: Up to Mar 2012

Expired Date:

Max Hazard Rank:

Facility Location:

Facility Type:

Fuel Type 2:

Fuel Type 3:

Panam Related:

Panam Venue Nm:

External Identifier:

Item:

Piping Steel:

Piping Galvanized:

Tank Single Wall St:

Piping Underground:

Tank Underground:

Source:

Site: SUPERIOR PROPANE ATTN WARREN HAYES
FALLOWFIELD RD PRT LOT 20 4 RF OTTAWA ON

Database:
DTNK

**Delisted Expired Fuel Safety
Facilities**

Instance No: 9631753
Status: EXPIRED
Instance ID: 391550
Instance Type: FS Facility

Instance Creation Dt:
Instance Install Dt:

Item Description:
Manufacturer:

Model:

Serial No:

ULC Standard:

Quantity:

Unit of Measure:

Expired Date:

Max Hazard Rank:

Facility Location:

Facility Type:

Fuel Type 2:

Fuel Type 3:

Panam Related:

Panam Venue Nm:

External Identifier:

Item:

Piping Steel:

Piping Galvanized:

Tank Single Wall St:

Overfill Prot Type:
Creation Date:
Next Periodic Str DT:
TSSA Base Sched Cycle 2:
TSSAMax Hazard Rank 1:
TSSA Risk Based Periodic Yn:
TSSA Volume of Directives:
TSSA Periodic Exempt:
TSSA Statutory Interval:
TSSA Recd Insp Interva:
TSSA Recd Tolerance:
TSSA Program Area:
TSSA Program Area 2:
Description: Fuels Safety Propane Filling Plant > 5000 USW
Original Source: EXP
Record Date: Up to Mar 2012

Piping Underground:
Tank Underground:
Source:

Site: City of Ottawa
Fallowfield Rd 100m east of Cedarview Road Ottawa ON K2G 6J8

Database:
ECA

Approval No: 3716-AP8P4Y
Approval Date: 2017-07-17
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: City of Ottawa
Address: Fallowfield Rd 100m east of Cedarview Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8603-ANXHFM-14.pdf>
PDF Site Location:

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

Site: City of Ottawa
Fourth Line Rd Lot 21, Concession 3 and 4, Geographic Township of North Gower Ottawa ON K2G 6J8

Database:
ECA

Approval No: 2323-BLGKVU
Approval Date: 2020-03-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: City of Ottawa
Address: Fourth Line Rd Lot 21, Concession 3 and 4, Geographic Township of North Gower
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0642-BEJMY-14.pdf>
PDF Site Location:

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

Site: Fallowfield Road Ottawa (Former Township of Goulburn) ON

Database:
EHS

Order No: 20060922004
Status: C
Report Type: Complete Report
Report Date: 9/25/2006
Date Received: 9/22/2006
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): 0.25
X: 0
Y: 0

Site: I C G PROPANE INC
FALLOWFIELD RD PRT LOT 20 4 RF OTTAWA ON

Database:
PRT

Location ID: 11051
Type: retail
Expiry Date: 1990-12-31
Capacity (L): 30000
Licence #: 0033255001

Site: Findlay Creek Properties Ltd. and 1374537 Ontario Ltd.
Lots 19, 20, Concession 4 and Lot 20, Concession 5, Ottawa ON

Database:
PTTW

EBR Registry No: IA06E1038
Ministry Ref No: 6114-6SQHA7
Notice Type: Instrument Final Decision
Notice Stage:
Notice Date: November 30, 2006
Proposal Date: August 17, 2006
Year: 2006
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Findlay Creek Properties Ltd. and 1374537 Ontario Ltd.
Site Address:
Location Other:
Proponent Name:
Proponent Address:
Comment Period:
URL:

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

Site Location Details:

Lots 19, 20, Concession 4 and Lot 20, Concession 5, Ottawa

Site: DEPARTMENT OF AGRICULTURE
ANIMAL DISEASE CONTROL CENTRE FALLOWFIELD ROAD OTTAWA CITY ON

Database:
SPL

Ref No: 44068
Site No:
Incident Dt: 11/26/1990
Year:
Incident Cause: UNDERGROUND TANK LEAK
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: POSSIBLE
Nature of Impact: Soil contamination
Receiving Medium: LAND
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 11/29/1990
Dt Document Closed:
Incident Reason: CORROSION
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: DEPARTMENT OF AGRICULTURE-UNDERGROUND FURNACE OIL TANK LEAKING.
Contaminant Qty:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 20101
Site Lot:
Site Conc:
Northing:
Easting: ENVIRONMENT CANADA
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: OC Transpo/ City of Ottawa<UNOFFICIAL>
@ Fallowfield Ottawa ON

Database:
SPL

Ref No:	0663-9BQ7ZM	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	2013/09/20	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	Unknown / N/A	Sector Type:	Unknown / N/A
Incident Event:		Agency Involved:	
Contaminant Code:	15	Nearest Watercourse:	
Contaminant Name:	HYDRAULIC OIL	Site Address:	@ Fallowfield
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	Not Anticipated	Site Municipality:	Ottawa
Nature of Impact:	Other Impact(s)	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
MOE Response:	No Field Response	Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	2013/09/20	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	Land Spills
Incident Reason:	Unknown / N/A	Source Type:	
Site Name:	Woodroffe Transitway<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	OC Transpo: Bus accident, EGR requested		
Contaminant Qty:	300 L		

Site: PRIVATE OWNER
GENERAL WELDING, FALLOWFIELD RD. STITTSVILLE STORAGE TANK/BARREL OTTAWA CITY ON

Database:
SPL

Ref No:	213503	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	10/10/2001	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	OTHER CONTAINER LEAK	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	Possible	Site Municipality:	20107
Nature of Impact:	Soil contamination	Site Lot:	
Receiving Medium:	Land	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	10/10/2001	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	OTHER	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	SPILL OF 2 -3 L FUEL OIL TO GROUND FROM TANK. CLEANED.		
Contaminant Qty:			

Site: FALLOWFIELD RD OTTAWA ON

Database:
WWIS

Well ID:	1535676	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Abandoned-Other	Date Received:	04-Aug-2005 00:00:00

Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	Yes
Audit No:	Z33652	Contractor:	6894
Tag:		Form Version:	3
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliabilty:		Lot:	
Depth to Bedrock:		Concession:	
Well Depth:		Concession Name:	
Overburden/Bedrock:		Easting NAD83:	
Pump Rate:		Northing NAD83:	
Static Water Level:		Zone:	
Clear/Cloudy:		UTM Reliability:	
Municipality:	OTTAWA CITY		
Site Info:			

Bore Hole Information

Bore Hole ID:	11316215	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	
Code OB:		East83:	
Code OB Desc:		North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	
Date Completed:	08-Jun-2005 00:00:00	UTMRC Desc:	
Remarks:		Location Method:	na
Loc Method Desc:	Not Applicable i.e. no UTM		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Annular Space/Abandonment Sealing Record

Plug ID:	933273995
Layer:	1
Plug From:	14.0
Plug To:	1.899999976158142
Plug Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	933273996
Layer:	2
Plug From:	1.899999976158142
Plug To:	0.0
Plug Depth UOM:	m

Method of Construction & Well Use

Method Construction ID:	961535676
Method Construction Code:	
Method Construction:	
Other Method Construction:	

Pipe Information

Pipe ID:	11331070
Casing No:	1

Comment:
Alt Name:

Hole Diameter

Hole ID: 11533761
Diameter: 6.0
Depth From: 0.0
Depth To: 7.0
Hole Depth UOM: m
Hole Diameter UOM: cm

Hole Diameter

Hole ID: 11533760
Diameter: 20.0
Depth From: 0.0
Depth To: 18.0
Hole Depth UOM: m
Hole Diameter UOM: cm

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Nov 2021

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-May 31, 2022

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2020

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

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

Government Publication Date: 1999-May 31, 2022

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -Sep 2022

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Sep 2022

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Nov 30, 2022

Drill Hole Database:

Provincial

[DRL](#)

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

Government Publication Date: 1886 - Oct 2022

Delisted Fuel Tanks:

Provincial

[DTNK](#)

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

Government Publication Date: Feb 28, 2022

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

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

Government Publication Date: Oct 2011- Sep 30, 2022

Environmental Registry:

Provincial

[EBR](#)

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

Government Publication Date: 1994 - Nov 30, 2022

Environmental Compliance Approval:

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011- Sep 30, 2022

Environmental Effects Monitoring:

Federal

[EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Jul 31, 2022

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial

EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land 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, 2021

List of Expired Fuels Safety Facilities:

Provincial

EXP

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

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

Government Publication Date: Feb 28, 2022

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Sep 2022

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

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

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial

FST

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

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

Government Publication Date: Feb 28, 2022

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

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

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 21, 2022

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

[MNR](#)

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

Government Publication Date: 1846-Feb 2022

National Analysis of Trends in Emergencies System (NATES):

Federal

[NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

[NCPL](#)

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

Government Publication Date: Dec 31, 2020

National Defense & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008***National Pollutant Release Inventory:**

Federal

[NPRI](#)

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

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

[OGWE](#)

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

Government Publication Date: 1988-Aug 31, 2022**Ontario Oil and Gas Wells:**

Provincial

[OOGW](#)

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Aug 2021**Inventory of PCB Storage Sites:**

Provincial

[OPCB](#)

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

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

Provincial

[ORD](#)

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

Government Publication Date: 1994 - Nov 30, 2022**Canadian Pulp and Paper:**

Private

[PAP](#)

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014**Parks Canada Fuel Storage Tanks:**

Federal

[PCFT](#)

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: Oct 2011- Sep 30, 2022

Pipeline Incidents:

Provincial PINC

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

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994 - Nov 30, 2022

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-1990, 1992-2019

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Oct 2022

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-May 31, 2022

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

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

Wastewater Discharger Registration Database:

Provincial

[SRDS](#)

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

Government Publication Date: 1990-Dec 31, 2020

Anderson's Storage Tanks:

Private

[TANK](#)

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

[TCFT](#)

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

Government Publication Date: 1970 - Apr 2020

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011- Sep 30, 2022

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Jun 30 2022

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



Appendix E

Freedom of Information

Ministry of the Environment,
Conservation and Parks

Ministère de l'Environnement, de la
Protection de la nature et des Parcs

Access and Privacy Office

Bureau de l'accès à l'information et
de la protection de la vie privée

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



December 29, 2022

Christine Wilson
Cambium Inc.
625 Fortune Crescent, Unit 1
Kingston, Ontario K7P 0L5
christine.wilson@cambium-inc.com

Dear Christine Wilson:

RE: **MECP FOI A-2022-08783, Your Reference 16967-001 – Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 120 Lusk Street, Ottawa.

After a thorough search through the files of the ministry's Ottawa District Office, Environmental Assessment and Permissions Division (EAPD), Environmental Monitoring and Reporting Branch (EMRB), Environmental Investigations and Enforcement Branch (EIEB), and Safe Drinking Water Branch (SDW) no records were located responsive to your request. **This file is now closed.**

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Tolani Abraham at Tolani.Abraham2@ontario.ca.

Yours truly,

ORIGINAL SIGNED BY

Ryan Gunn
Manager (A), Access and Privacy Office

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

- ☒ Submitting a new FOI Request for Property Information
- ☐ Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1900/01/01

2022/12/14

Type of Record(s) *

- ☒ All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- ☒ Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

☐ Other Specific Document(s)

Type of Approval/Registration *

- ☒ Drinking Water Licenses
- ☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents
- ☒ Pesticide Licenses

Only pesticide licenses post September 2018 are available. Prior to September 2018, only Pesticide license applications and supporting documentation is available

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☒ Permits to Take Water

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

Water Source *

☒ Groundwater ☒ Surface Water

☒ Noise Vibrations Approvals/Registrations

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☒ Air Emissions Approvals/Registrations

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☒ Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☒ Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☒ Waste Water - Industrial discharge

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☒ Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☒ Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)

☒ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

Company Name

☒ Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name *

Wilson

First Name *

Christine

Middle Initial

Business/Organization Name (if applicable or indicate "N/A") *

Cambium Inc.

Project/Reference Number (if applicable)

16967-001

Are you submitting this request on behalf of a client? *

☐ Yes ☒ No

Mailing Address

Unit Number

1

Street Number *

625

Street Name *

Fortune Crescent

PO Box

City/Town *

Kingston

Province *

ON

Postal Code *

K7P 0L5

Telephone Number *

613-561-4784

ext.

Email Address *

christine.wilson@cambium-inc.com

Is there an alternate contact (e.g. office admin)? *

☒ Yes ☐ No

Alternate Contact

Last Name *

VanNorman

First Name *

Candice

Telephone Number *

1-613-453-0821

ext.

Email Address *

candice.vannorman@cambium-inc.com

Section 3 – Current Property Address Information

Is the property a:

☐ Park ☐ Lake ☐ First Nation Band ☐ Wind Farm ☐ Federal Land ☐ Island ☐ Unsurveyed Land

Are you requesting information about multiple addresses? *

☐ Yes ☒ No

Property Address

Unit Number

Street Number

120

Street Name

Lusk Street

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Ottawa

Closest Intersection

Lusk Street and Forager Street

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

☐ Yes ☒ No

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

120 Lusk Street
Ottawa

Owner Name

N/A

Date of Ownership (yyyy/mm/dd)

Tenant Name

Section 6 – Supporting Documents

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

Total File Size

Payment confirmation number: 24944282

Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

***Site Address or Location:**

** Mandatory Field*

Applicant/Agent Information:

Name:	Cambium Inc - Alex Wood		
Mailing Address:	343 Preston Street, 11th Floor, Ottawa ON K1S 1N4		
Telephone:	613-876-2047	Email Address:	alex.wood@cambium-inc.com

Registered Property Owner Information:

☐ Same as above

Name:	Sandra Iroakazi		
Mailing Address:	120 Lusk Street, Ottawa, ON K2J 6S5		
Telephone:	613-323-0749	Email Address:	sanirok@yahoo.com

Site Details

Legal Description
and PIN:

What is the land
currently used for?

Vacant, to be developed with a medical office building

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

6,070

m²

Does the site have Full Municipal Services:

☐ Yes

☐ No

Required Fees

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

Planning Fee

\$132.00

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer

For use with HLUI Database

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

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

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

Signed: _____

Dated (dd/mm/yyyy): 04/12/2024

Per: Alex Wood
(Please print name)

Title: Project Manager

Company: Cambium Inc.



Appendix F

Aerial Photo Summary



Year	Source	Notes
1965	Ottawa	The Site and surrounding area appear to consist of vacant undeveloped land, with the exception of present-day O'Keefe Court located adjacent north of the Site.
1976	Ottawa	No significant changes to the Site or surrounding area.
1991	Ottawa	No significant changes to the Site or surrounding area, with the exception of parkland and residential dwellings located on the north side of present-day O'Keefe Court.
2002	Ottawa	No significant changes to the Site or surrounding area, with the exception of present-day Fallowfield Road and present-day Strandherd Drive located east and south of the Site (respectively).
2008	Ottawa	No significant changes to the Site or surrounding area.
2015	Ottawa	No significant changes to the Site or surrounding area.
2019	Ottawa	The Site and surrounding area appear similar to 2002-2015; however, present-day Lusk Street and present-day Forager Street are evident, and the Site and surrounding area appears to be disturbed and/or under development. In addition, soil/fill was evident on-site.
2021	Ottawa	No significant changes to the Site or surrounding area; however, a commercial building located south of the Site (current hotel) is fully constructed.

Ottawa – City of Ottawa online GIS (GeoOttawa)



Appendix G

Photographs



C

Photo 1 View of the Site from the south boundary, December 5, 2024.



Photo 2 View of the west portion of the Site (with a groundwater monitoring well evident), December 5, 2024.



Photo 3 View of the east portion of the Site, December 5, 2024.



Photo 4 Properties located north of the Site, December 5, 2024.



Photo 5 Properties located south of the Site, December 5, 2024.



Photo 6 Property located east of the Site, December 5, 2024.



Photo 7 Property located west of the Site, December 5, 2024.