



DOV 495 RICHMOND LIMITED PARTNERSHIP
ENVIRONMENTAL SITE ASSESSMENT (ESA) – PHASE I – RSC
495 Richmond Road in Ottawa, ON
O/Ref.: 18504



Prepared by:

A handwritten signature in blue ink, appearing to read 'D. Elbaz'.

Déborah Elbaz, Eng.
Environmental Project Manager

Reviewed and approved by:

A circular blue ink stamp from the Province of Ontario, containing the text 'LICENSED PROFESSIONAL ENGINEER', the date '4/01/22', the name 'M. P. FHIMA', and the license number '100199677'. A handwritten signature in blue ink is written over the stamp.

Pascal Fhima, P. Eng.
President - CEO

MARCH 2025



March 31, 2025

Mr. Shmuel Zimmerman
DOV 495 RICHMOND LIMITED PARTNERSHIP
3625 Dufferin Street, Suite 107
North-York (Ontario)
M3K 1N4

RE: **ENVIRONMENTAL SITE ASSESSMENT (ESA) – PHASE I - RSC**
Commercial Building
495 Richmond Road in Ottawa, Ontario

O/Ref.: 18504

Mr. Zimmerman,

We are pleased to present you with our report for the Phase I Environmental Site Assessment (ESA)-RSC that was carried out on the above-mentioned Property, in support of the filing of a Record of Site Condition (RSC).

The Environmental Site Assessment (ESA) – Phase I – RSC study was carried out in accordance with the Ontario Regulation 153/04. This study consists of identifying, through different methods of visual observations and research, the areas of existing or potential environmental concerns (APEC) on the Sites in study or the neighbouring properties that could potentially cause an environmental impact to the subjacent environment of the studied Sites.

We thank you for giving us the opportunity to serve you and hope to engage into future collaborations.

Trusting everything is to your complete satisfaction, we remain yours truly,

GROUPE ORTAM INC.



Pascal Fhima, P. Eng.
President - CEO

SUMMARY OF STUDY

Mr. Shmuel Zimmerman from the company DOV 495 RICHMOND LIMITED PARTNERSHIP, mandated ORTAM to complete an Environmental Site Assessment (ESA)- Phase I-RSC study, on the 495 Richmond Road in Ottawa, Ontario. The Site is of commercial use and includes one (1) building of seven (7) storeys with five (5) underground parking levels on the East portion of the building and one (1) level basement on the West portion. The building is heated via natural gas-powered forced air system since its construction. The Site was built in 1984 (according to the research) on a vacant lot and covers approximately 1,394 square metres (m²) of the total surface area of the lot that is approximately of 7,527 square metres (m²). The Property is designated by the Property Identification Number (PIN) 03971-0444.

Based on historical research, the property was owned by THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO. Nonetheless, no electrical installations or storage was noted on the aerial photographs or on the fire insurance maps. The Site was initially occupied by two (2) small institutional buildings (Dept. of Public Welfare & Dept. of Health, and Emergency Measures Organization) between 1968 and 1984. The Site was listed as institutional until 2012 and was of commercial use since. The surrounding properties were mainly of residential use since its development. No Potentially Contaminating Activities (PCAs) were identified on the Phase I study Area.

The historical research, the data and information obtained by the government authorities, the information received by the representative of the client and the information gathered at the time of the inspection did not reveal any Areas of Potential Environmental Concerns (APECs) for the Site.

Consequently, ORTAM concludes that this ESA – Phase I study DID NOT REVEAL ANY PROOF OF POTENTIAL OR REAL CONTAMINATION and considers that IT IS NOT NECESSARY TO PROCEED WITH AN ADDITIONAL ENVIRONMENTAL STUDY.

Given the construction date of the Property (1976), PCBs, UFFI, Lead paint, Mercury, and ODS may be present inside the building.

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1. INTRODUCTION

Mr. Shmuel Zimmerman from the company DOV 495 RICHMOND LIMITED PARTNERSHIP, mandated ORTAM to complete an Environmental Site Assessment (ESA)- Phase I - RSC study, on the 495 Richmond Road in Ottawa, Ontario (hereafter identified as the “Site” or the “Property”).

This study was conducted as part of the property’s transition from commercial to residential usage, which involves a shift to a more sensitive land use. To this end, the study was conducted in accordance with Ontario Regulation 153/04 (the Regulation) in support of the filing of a Record of Site Condition (RSC). This study consists of identifying, through different methods of visual observations and research, areas of existing or potential environmental concerns (APEC) on the Site of study or the neighbouring properties that could potentially pose an environmental hazard to the Site. A radius of approximately 250 m was determined as a Phase I Study Area.

The methodology followed to fulfill this mandate is based upon directory principles given in the Canadian Standards Association document number CSA Z-768-01 and in accordance with the Regulation, which includes, among others, the following procedures:

- ❖ A review of the aerial photographs and the fire insurance maps available for the ESA Phase I Study Area;
- ❖ A review of all available maps and plans relative to the Site;
- ❖ Request of information relative to the Site from government authorities (Ministry of the Environment and Climate Change (MOECC) and the City of Ottawa;
- ❖ A review of the present and former uses of the ESA Phase I Study Area;
- ❖ Consultation of all environmental data bases through Ecolog Eris (RSC Report (Urban), that include among others, environmental registries (EBR), Ontario regulation 347 waste generators (GEN), aboveground and underground tanks registries, record and Ontario spills (SPL);
- ❖ A review of the methods applied or used to manipulate, stock and eliminate hazardous or non-hazardous waste materials;
- ❖ A review of the disposal and treatment of wastewaters;
- ❖ Inspection of all electrical equipment that could contain Polychlorinated Biphenyls (PCBs) and Chlorofluorocarbons (CFCs);
- ❖ Inspection of all materials that could contain asbestos, Urea-Formaldehyde Foam Insulation (UFFI), lead paint and Refractory Ceramic Fibers (FCR);
- ❖ Inspection of equipment that contain or could contain hydraulic fluids, such as elevator shafts and loading docks;



- ❖ A review of past studies, reports or documents handed by the client or his representative;
- ❖ A Site reconnaissance with on-site resource personnel in order to identify all aspects that the Site and its structures can contain, as well as a visual inspection of the neighbouring properties in order to identify elements that could represent an environmental risk to the Site.

Mrs. Imane Ilou of ORTAM carried out a Site reconnaissance of the property on March 4, 2025. The Site reconnaissance was conducted in the company of Mr. Michael Charto, Property Manager, who guided and commented on various areas of the Site and made it possible to obtain information about the equipment present in the building.

The following report presents the information gathered by ORTAM during the ESA-Phase I-RSC, the observations made at the time of our Site reconnaissance, and our conclusions concerning the APECs of the property and its neighbours.

Note that the following PHASE I – ENVIRONMENTAL SITE ASSESSMENT is specifically intended for the exclusive use of DOV 495 RICHMOND LIMITED PARTNERSHIP and cannot be used by a third party without any written authorization of ORTAM.



2. CONCEPTUAL SITE MODEL

The following table presents the details of the Site, sector and the geology and hydrogeology:

Table 1: Description of the Site and sector

LOCATION OF SITE	
Current property owner:	DOV 495 RICHMOND LIMITED PARTNERSHIP
Site address:	495 Richmond Road in Ottawa, Ontario
Main street /highway to the North:	Sir John A. Macdonald Parkway
Main street /highway to the South:	Richmond Road
Main street /highway to the East:	Berkley
Main street /highway to the West:	Fraser Avenue
Geographical coordinates:	43° 23' 20.64" North ; 75° 45' 40.49" West ;
Chosen orientation:	Richmond Road: East-West



SITE DETAILS	
Property Identifier Number (PIN):	03971-0444
Approximate Total area:	7,527 m ²
Site:	The property was covered with snow at the time of the Site reconnaissance.
Site topography:	Slope downwards to the North-West, towards the Ottawa River.
Occupation of the property:	Commercial
Future occupation of the site:	Residential
Zoning of the property:	TM[157] F(2.3) S149 - Arterial and Traditional Mainstreet Zones-Commercial, residential and institutional (see the City of Ottawa zoning map and zoning grid presented in Appendix 11)
Future zoning of the property:	-
Areas of Natural Significance (ANSI):	None on the Site (See Area of Natural & Scientific Interest (ANSI) map presented in Appendix 8).
BUILDING DETAILS	
Surface area of the building:	1,394 m ²
Occupation of the building:	The building occupies approximately 19% of the site.
Year of construction:	1984
Building:	• Structure : Concrete • Foundation : Concrete • Exterior covering : Bricks and glass pannels • Roof : Flat • Roof covering : Tar and gravel
Number of floors:	7
Basement:	5 levels of underground parking (East-portion) & 1 level (West portion)
Commercial unit(s):	6
Subsurface Structures and Utilities	Serviced by the municipal connection for water and sewer. The utilities include natural gas, electric, water and telecommunication lines. No other subsurface structures were identified at the time of the Site reconnaissance.



SECTOR DETAILS		
DESCRIPTION OF ADJACENT PROPERTIES		CONCERN(S)
Adjacent Site to the North:	 Vacant area	None
Adjacent Site to the South:	 Residential building located at 483 Richmond Road	None
Adjacent Site to the East:	 Residential building located at 485 Richmond Road	None

SECTOR DETAILS (Cont'd)		
DESCRIPTION OF ADJACENT PROPERTIES		CONCERN(S)
Adjacent Site to the West:	 Maplelawn Garden followed by a commercial property (restaurant) located at 529 Richmond Road	None
Other observations:	According to the AINSI map wooded areas are present adjacent North-East and 50 m North of the Site. However, according to the Google Maps, the latter (50 m North) was developed.	
Occupation of the adjacent sector:	Residential and commercial	

GEOLOGY AND HYDROGEOLOGY	
Sources:	RSC Maps, Physical Setting Report (PSR), RSC Report (Urban) & report entitled "Old Landfill Management Strategy, Phase 1 – Identification of Sites, City of Ottawa, Ontario" (Golder Associates, October 2004).
Texture of the surficial soils:	Clay, silt, sand, gravel, diamicton
Mean thickness of surficial soils layer:	Up to 1 m
Depth of groundwater table:	7 m measured April 27, 1961 Perched water tables can, however, exist near the soil surface or at the interface of backfill, natural soils and/or bedrock. It should be noted that groundwater conditions may vary according to the prevailing weather conditions and can be found at higher or lower elevations during other periods of the year.
General groundwater flow:	The presumed groundwater flow direction is to the North, towards the « Ottawa River» located approximately 175 m from the Site.
Water Wells within a radius of 300 m according to the Water Well Information System (WWIS)	Nine (9) identified
Old Land fill Sites:	The Site is not situated on an old landfill site.

A general location map and the land survey plan are included in Appendix 1 of this report.



3. DOCUMENTATION REVIEW

The documentation review involves conducting historical research, public research in order to gain information from the governmental and municipal authorities and environmental database research for the Site and the neighboring properties.

As for historical research, a request to ECOLOG ERIS (ENVIRONMENTAL RISK INFORMATION SERVICES) and the consultation of the previous ESA – Phase I report dated July 4, 2018, prepared by PINCHIN (Ref.: 225425) enabled to consult the documents listed below:

- The fire insurance plans for 1948 and 1956 were available and were consulted. *These plans are presented in Appendix 3;*
- A request to VERISK (formerly OPTA) was not sent since the request was sent during ORTAM's ESA – Phase I study conducted in June 2019 (O/Ref.: 13172). The reply indicated that no reports are available for the Site.
- The aerial photographs and/or satellite images were consulted for 1933, 1950, 1968, 1978, 1988, 1995, 2018 and 2023. *These aerial photographs are presented in Appendix 4;*
- The City Directory Information Source for the Site and surroundings was consulted between 1945 and 2023, with a 5 to 10 years' interval. *A descriptive table is presented in Appendix 5.*

These documents identify past uses or activities that were carried out on the site and the neighboring properties. These fire insurance plans and the VERISK reports may indicate the existence and location of aboveground or underground storage tanks, the location of furnace chambers, the names of the occupants, and the activities undertaken. The City Directory Information Source search allow the identification as well of the names of the occupants and the activities undertaken on the site as well as on the neighboring properties.

The aerial photographs are consulted to identify the different phases of evolution and development of the Site and the neighboring properties. They also make it possible to identify waste or storage zones, as well as fill zones on the Site or on the immediate surroundings that could have had an environmental impact on the property.



3.1 Historical Research for the Site

The information concerning the land registries is presented in the following table:

Table 2: Land Registries

PIN # 03971-0444 (LT)			
Lot(s) number(s):	Part lot 29, Con OF Nepean. Firstly: Pts 4-15, 4R19996; Secondly: Pts 2-3, 4R28343	Registry:	Land Registry Office (LRO) #4
PIN creation date:	2015	Consultation of the Land Registries:	Yes
Observation(s)/ Concern(s):	THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO owned the property from 1952 to 1964. See Section 3.2.		

The information relative to all other transactions is presented in Appendix 2.

A summary of the observations made for the Site (activities, previous heating system, petroleum product storage tank, backfill, previous buildings...) is presented in Table 3. This summary is based on the review of the fire insurance plans, the VERISK (formerly OPTA) reports, the aerial photographs, the City Directory Information Source, and the topographical plans (if necessary).

Table 3: Historical Research for the Site

HISTORICAL RESEARCH FOR THE SITE							
Observations	Date	Information sources					Concern(s)
		Fire Insurance Plans	VERISK Reply	Aerial Photographs	City directory Information Source	Topographical Plans	
The Site was vacant/agricultural.	1933 prior			x	x		None
Two (2) buildings were present on the North-West portion of the Site and was occupied by HYDRO ELECTRIC POWER COMMISSION	1933-1968			x	x		Based on the fire insurance maps and aerial photographs, there were no installations or storage on the Site. The During those years, the Site was either vacant or used for parking. No concerns.



HISTORICAL RESEARCH FOR THE SITE							
Observations	Date	Information sources					Concern(s)
		Fire Insurance Plans	VERISK Reply	Aerial Photographs	City directory Information Source	Topographical Plans	
The two (2) buildings were not present. And was institutional (Dept. of Public Welfare & Dept. of Health, and Emergency Measures Organization)	1968-1984			x	x		The area of the former buildings were backfilled with material of unknown prove nance and/or nature. No concern. The current building covers the area of these former buildings.
The current building was present and was institutional and/or commercial.	1984 – Present			x	x		No Potentially Contaminating Activities (PCAs) were identified. No concern.
The building is heated via natural gas-powered forced air system.	N/A						Given the age (1984) of the building, it is unlikely that a previous oil system was in place. No concern.

3.2 Historical Research for the sector

A summary of the observations made for the sector (activities, previous heating system, petroleum product storage tank, backfill, previous buildings...) is presented in Table 4. This summary is based on the review of the fire insurance plans, the aerial photographs and the City Directory.

Table 4: Historical Research for the sector

HISTORICAL RESEARCH FOR THE SECTOR						
Address	Distance and direction	Information sources				Concern(s)
		Fire Insurance Plans	Aerial Photographs	City Directory Information Source	Topographic maps	
The sector was mainly of residential vocation since its development.	N/A	x	x	x		No Potentially Contaminating Activities (PCAs) were identified within a radius of 250 m. No concern.



3.3 Environmental databases

ECOLOG ENVIRONMENTAL RISK INFORMATION SERVICE LTD. (ERIS) is Canada's provider of property-related environmental risk information. An RSC Report (Urban) contains data from Federal and Provincial levels of government as well as private sector sources, including at least sixty (60) databases searches within a radius of 250 meters around the Site, was requested by ORTAM. This report is presented in appendix 6.

The results obtained from the consulted databases, corresponding to a 250 m radius from the Site are shown in the following table.

Table 5: Environmental databases

ON-SITE RECORDS				
Database		Details		Concern(s)
EHS	Eris Historical Searches	Seven (7) records Complete report (2003) Complete report_Upgrade (2004) Site report (2006, 2008 and 2012) Standard report (2010 and 2018)		None
GEN	Ontario Regulation 347 Waste Generators Summary	Six (6) records Pathological wastes from Home Care services and City of Ottawa (1989-2004)		None. These wastes are regulated.
GEN	Ontario Regulation 347 Waste Generators Summary	Two (2) Record (2021, 2022) Waste oils/sludges (251 liters - petroleum based)		During the Site reconnaissance, no sign of potential contamination was observed on the slab.
REC	Ontario Regulation 347 Waste Receivers Summary	One (1) record Facility type: Water Pollution Control Plant (approx. 1987 to 2000) Waste type: Photoprocessing wastes		During the Site reconnaissance, no sign of potential contamination was observed in the drains or sumps.
SURROUNDING PROPERTIES				
Database		Address and distance from the Site	Details	Concern(s)
SPL	Ontario Spills	485 Richmond Road Adjacent East	One (1) record Sewer spill to land (2017)	None
SPL	Ontario Spills	485 Richmond Road Adjacent East	One (1) record 10 L hydraulic oil on land. No impact (2022)	None
EHS	Eris Historical Searches	485 Richmond Road Adjacent East	One (1) record Standard report (2013)	None



OFF-SITE RECORDS				
Database		Address and distance from the Site	Details	Concern(s)
GEN	Ontario Regulation 347 Waste Generators Summary	491 Richmond Road Adjacent South	One (1) record Paint/pigment/coating residues (2022)	None. These wastes are regulated.
GEN	Ontario Regulation 347 Waste Generators Summary	485 Richmond Road Adjacent East	One (1) record Waste oils/sludges (petroleum based) 251 L (2021)	Ibid.
SPL	Ontario Spills	THE CORPORATION OF THE CITY OF OTTAWA 25 m South-West	Two (2) records Cement spill (2015)	None
CA	Certificate of Approval	475 Richmond Road 49 m East	Three (3) records Soil vapor extraction system; Groundwater treatment/recirculation system; Air release approval (1994, 1999, 2011)	Weak concern given the distance that separates this property from the Site.
EBR	Environmental Registry	475 Richmond Road 49 m East	One (1) record Approval to discharge into natural environment other than water (ie. Air) - 1999	None
ECA	Environmental Compliance Approval	475 Richmond Road 49 m East	Two (2) records Air type (2011, 2015)	None
EHS	Eris Historical Searches	475 Richmond Road 49 m East	One (1) record Custom report (2007)	None
GEN	Ontario Regulation 347 Waste Generators Summary	475 Richmond Road 49 m East	Four (4) records Acid wastes-Heavy metals, PCBs, waste crankcase oils and lubricants (2003, 2004, 2007, 2008, 2010, 2017)	Weak concern given the distance that separates this property from the Site.



OFF-SITE RECORDS				
Database		Address and distance from the Site	Details	Concern(s)
SPL	Ontario Spills	475 Richmond Road 49 m East	Two (2) records Gasoline to lot/CB (10 L) cleaned, gasoline to pavement (2L) (2014, 2015).	Weak concern given the distance that separates this property from the Site, as well as the considerable small amount of gasoline spilled.
ECA	Environmental Compliance Approval	ROGERS CABLE COMMUNICATION INC. 72 m South-East	Two (2) records Air release type (2004, 2008)	None
HINC	TSSA Historic Incidents	456 Brierwood Avenue 125 m South-East	One (1) record Natural gas/pipeline strike (2008)	None
EHS	Eris Historical Searches	Broadview Avenue 162 m South-West	One (1) record Custom report (2021)	None
GEN	Ontario Regulation 347 Waste Generators Summary	445 Richmond Road 165 m East	One (1) record Aliphatic solvents and residues 212 L (2018)	Weak concern given the distance that separates this property from the Site.
CA	Certificate of Approval	Highland Avenue/Byron Avenue 61 m South-East	One (1) record Municipal water (1999)	None
SPL	Ontario Spills	453 Broadway Avenue 51 m South	One (1) record Natural gas leak (2016)	None
PINC	Pipeline Incident	453 Broadway Avenue 51 m South	One (1) record Pipeline damage (2016)	None
SPL	Ontario Spills	529 Richmond Road Adjacent West	Six (6) records Sewage, raw unchlorinated (2018, 2022, 2023); Diesel-3L from aboveground tank (2020, 2022-1 minor impact); Hydraulic oil – 2L- no impact (2022);	Weak concern since the impacts were minor.



OFF-SITE RECORDS				
Database		Address and distance from the Site	Details	Concern(s)
SPL	Ontario Spills	KIEWIT EUROVIA VINCI 130 m West	One (1) record <1L engine oil on land (2020)	Weak concern given the small quantity spilled and given the distance that separates it from the Site.
SPL	Ontario Spills	540 Richmond Road 132 m West	One (1) record Calcium oxide- 1 minor impact (2022)	Weak concern since the impacts were minor and given the distance that separates it from the Site.
GEN	Ontario Regulation 347 Waste Generators Summary	540 Richmond Road 132 m West	One (1) record Waste crankcase oils and lubricants – 252 L (2021)	Weak concern given the distance that separates this property from the Site.
EASR	Environmental Activity and Sector Registry	451 Broadway Avenue 60 m South-West	One (1) record EASR-Water taking-Construction Dewatering (2022)	None
SPL	Ontario Spills	451 Broadway Avenue 60 m South-West	One (1) record Substance spilled not specified. Medium affected. 1 minor impact (2022)	None
GEN	Ontario Regulation 347 Waste Generators Summary	455 Hillcrest Avenue 94 m South-West	One (1) record PCBs (approval years 2004, 2005)	Weak concern given the distance that separates this property from the Site.
GEN	Ontario Regulation 347 Waste Generators Summary	465 Richmond Road 97 m North-West	Two (2) records Organic laboratory chemicals (2013, 2014)	The concern is weak given the distance, the road and underground infrastructure that separates it from the Site.
EASR	Environmental Activity and Sector Registry	465 Richmond Road 97 m North-East	One (1) records Approval type: EASR-Standby Power System (2012).	Ibid.
SPL	Ontario Spills	Richmond/Golden Avenue 177 m South-East	One (1) record 13.5 L of antifreeze to road and sewers (1999) Impact in watercourse or lake.	None



OFF-SITE RECORDS				
Database		Address and distance from the Site	Details	Concern(s)
GEN	Ontario Regulation 347 Waste Generators Summary	563 Richmond Road 197 m South-West	One (1) record Inorganic laboratory, other specified inorganics, alkaline wastes – other metals (2022)	The concern is weak given the distance, the road and underground infrastructure that separates it from the Site.
ECA	Environmental Compliance Approval	370 Dominion Avenue, Lot 29, Concession 1 210 m North-East	One (1) record Air approval (2008)	None
CA	Certificate of Approval	370 Dominion Avenue, Lot 29, Concession 1 210 m North-East	One (1) record Air approval (2008)	None
ECA	Environmental Compliance Approval	Golden Avenue, Cole Avenue, Ravehill Avenue 221 m South-East	One (1) record Sewage works approval (2000)	None
PRT	Private and Retail Fuel Storage Tanks	426 Richmond Road 244 m South-East	One (1) record Private tank (1993)	Weak concern given the distance that separates the tank from the Site.

3.4 Freedom of Information Request

A written request was sent to the Ontario Ministry of the Environment (MOE), to the City of Ottawa Historical Land Use Inventory (HLUI) and to Technical Standard and Safety Authority (TSSA), through the Freedom of Information Request office on February 25, March 10 and 13, 2025, respectively, in order to obtain information on the existence of environmental files for the Property.

The following table presents the responses from the authorities that were contacted:



Table 6: Results from public information access registries

GOVERNMENTAL AND MUNICIPAL AUTHORITIES		
Authority	Documents	Concern(s)
MOE	Not yet received	A copy of the missing replies will be sent when received if they modify the conclusions of the present report.
HLUI		
TSSA		

A copy of the replies received is presented in Appendix 9.



3.5 Previous studies

Phase I Environmental Site Assessment, by PINCHIN, dated July 4, 2018 (Ref.: 225425)

The study was conducted for the company ARTIS REAL ESTATE INVESTMENTS TRUST.

The Site was occupied by CANADIAN INSTITUTE FOR HEALTH INFORMATION (offices), VTI (offices) and CORNER CAFÉ (café).

A previous ESA – Phase I _Update letter report prepared by BRIGGS dated January 2013 was reviewed by PINCHIN.

This ESA – Phase I _Update was to update the ESA – Phase I conducted by BRIGGS in 2008. It was indicated that a groundwater treatment was present at 475 Richmond Road and located 45 m East of the Site. Furthermore, a CA (certificate of approval) obtained for Air, for a soil vapor extraction system to treat perchloroethylene and trichloroethylene, was approved in 1999. BRIGGS mentioned that groundwater sampling was conducted by others at 485 Richmond Road (property located between 475 and 495 Richmond Road), which did not identify any groundwater contamination. Based on the above-mentioned information, BRIGGS concluded that this property was unlikely to result in potential subsurface impacts at the Site.

The 2013 ESA – Phase _Update of BRIGGS did not identify significant potential environmental issues and no further environmental assessment work was recommended.

It is to be noted that the aforementioned previous reports were not submitted to ORTAM for review.

The ESA Phase I study conducted by PINCHIN in July 2018 concluded the following:

Nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II-ESA) was recommended.

Environmental Site Assessment (ESA) – Phase I conducted by ORTAM INC., report dated June 27, 2019 (O/Ref.: 13172)

This study did not identify any APECs related to the subject property or the neighboring properties. No further environmental study was required.



4. SITE RECONNAISSANCE

The following conditions of the Site were observed by Mrs. Iman Ilou of ORTAM during the inspections on March 4, 2025 at 12 pm, and are regarded as being relevant within the framework of an ESA – Phase I - RSC. The main objective of the visit was to uncover and identify all environmental aspects of the site that could have a negative environmental impact.

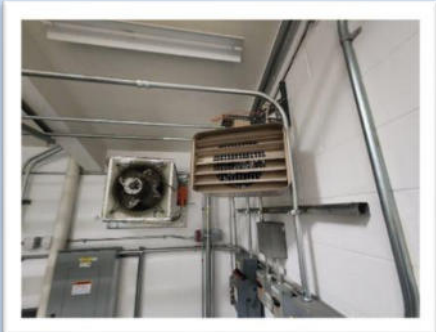
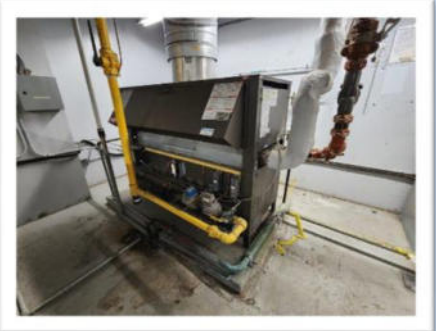
At the time of the visit, our personnel were accompanied by Mr. Michael Charto, Property Manager, who provided information on the activities and configuration of the building.

The weather conditions were as follows: Temperature of -4°C with cloudy skies.

Table 7: Results of the Site visit

RESULTS OF THE SITE VISIT		CONCERN(S)
PUBLIC SERVICES		
Hydro Ottawa	Via underground cables	None
Drinking water	Networks of aqueduct	None
Domestic sewer	Municipal sewer system	None
Used water of domestic type & rainwater	Municipal sewer system	None
Drinking water well	None	None
Septic tank	None	None



RESULTS OF THE SITE VISIT		CONCERN(S)
HEATING / AIR-CONDITIONING SYSTEMS		
Heating system	 Forced air system throughout the building  Electric suspended heater observed on the 1st level basement on the East side of the building	None
Previous heating system	None	None
Chimney	Yes	None
Furnace room	 Natural gas furnaces located observed on South-West portion of the building at the basement level	None

RESULTS OF THE SITE VISIT		CONCERN(S)
Hot water	 Natural gas-powered water heaters were observed on South-West portion of the building at the basement level	None
Air-Conditioning System	 Central air-conditioning were observed throughout the office sections	None
TANK		
Aboveground tank	 One (1) aboveground diesel tank serving the emergency generator was observed on the West portion at the basement level.	This tank is double walled. Furthermore, no stain or spills on the slab was observed during the Site reconnaissance. Weak concern.
Underground tank	No signs	None

RESULTS OF THE SITE VISIT	CONCERN(S)
ELEVATOR / HYDRAULIC SYSTEM / PARTICULAR EQUIPMENT	
Elevator	 Two (2) cable elevators were observed on the West side of the building None
Hydraulic system	 Diesel powered emergency generator was observed on the West portion at the basement level. None
Particular equipment	 Dry transformers were observed on the West portion at the basement level. None

RESULTS OF THE SITE VISIT		CONCERN(S)
SOLID WASTE AND RECYCLING PROGRAM / HAZARDOUS SUBSTANCES MANAGEMENT		
Solid waste and recycling program	Stored in bins and collected regularly by the City of Ottawa	None
Production of hazardous substances	None	None
SOLID WASTE AND RECYCLING PROGRAM / HAZARDOUS SUBSTANCES MANAGEMENT		
Hazardous substances management	None	None
STAIN / ODOUR		
Stain	None	None
Odour	None	None
Air Emissions	No source of air emission suspected to result in residual contamination to the Site was identified. No unusual odour was identified during the site visit.	None
USED WATER		
Type of used water generated	Domestic	None
Discharge of waste water	Municipal sewer system	None
DRAIN / SUMP / RAIN WATER		
Drain	Not observed	None
Sump	 Sump pump was observed at the 5th level underground parking	None, No sign of potential contamination observed.
Rain water	Municipal sewer system	None

RESULTS OF THE SITE VISIT		CONCERN(S)
PCB / ASBESTOS / UFFI / LEAD / MERCURY / MOLD / RADON / ODS		
Polychlorinated biphenyls (PCBs)	At the time of the Site visit and according to information obtained during this study, this Site is not used and has never been used for the storage of PCBs. Moreover, any equipment, which can contain PCBs used or stored on the Site, was not observed.	Given the construction date of the building (1984), it is possible that the old ballasts of fluorescent lights contain PCBs.
Asbestos-containing materials (ACMs)	The presence of asbestos containing materials was not observed or reported inside the building at the time of our visit. It is significant to note that the visual inspection is limited to what can be observed directly without carrying out any dismantling of the components of the building.	ACMs were not observed during the Site visit.
Urea-Formaldehyde Foam Insulation (UFFI)	It is significant that the visual inspection is limited to what can be observed directly without carrying out any dismantling of the components of the building.	Given the construction date of the building (1984), it is unlikely that UFFI be present inside the building.
Lead Paint	During the visit, no evidence of paint containing traces of lead was observed on the surface of the walls.	Because of the age of the building (1984), it is unlikely that lead containing paint have been used inside the building.
PCB / ASBESTOS / UFFI / LEAD / MERCURY / MOLD / RADON / ODS		
Mercury	It is significant that the visual inspection is limited to what can be observed directly without carrying out any dismantling of the components of the building.	Given the construction date of the building (1984), mercury containing materials may be present inside the building.
Mold	Mould develops with moist conditions and are likely to be found in gypsum wallboard, carpets, wallpaper, wood (in the structures of the building for example), etc. It is not a concern for the environment but can cause health problems.	No signs of mould were observed inside the building at the time of the visit.
Radon	It is significant that the visual inspection is limited to what can be observed directly without carrying out any dismantling of the components of the building.	According to the Radon information provided by the Physical Setting Report, Stratford is in a Radon zone ranked "Low".



RESULTS OF THE SITE VISIT		CONCERN(S)
Ozone-Depleting Substances (ODS)	It is significant that the visual inspection is limited to what can be observed directly without carrying out any dismantling of the components of the building.	Given the construction date of the building (1984), ODS containing materials may be present inside the building.

Additional information concerning PCBs, asbestos, UFFI, lead paint, mercury, mold, radon & ODS is available in Appendix 10.



5. INTERVIEWS

An interview was conducted on March 4, 2025 with Mr. Michael Charto, who guided Ms. Imane Ilou and commented on various areas of the Site and made it possible to obtain information about the equipment present in the building.



6. CONCLUSION AND RECOMMENDATIONS

ORTAM INC. carried out the present Environmental Site Assessment (ESA) – Phase I in accordance to the directory principles stated in the Canadian Standard Association document number CSA Z-768-01. The following conclusions and recommendations are based on the information collected at the time of the inspection of the Site, the information provided by the representatives of the customer, the documents provided by the customer, the data and information obtained of the governmental authorities, research on the history of the Site. The following information was identified concerning the Site:

DOCUMENTATION REVIEW

- ❖ The consultation of the title search results, the fire insurance maps, the aerial photographs, the city directory, RSC Maps, the Physical Setting report, The RSC Report (Urban) and the previous study report as well as the requests to the governmental and municipal authorities did not reveal any Areas of Potential Environmental Concerns (APECs) for the Site.

SITE VISIT

- ❖ The Site reconnaissance did not reveal any APECs;
- ❖ Given the construction date of the Property (1976), PCBs, UFFI, Lead paint, Mercury, and ODS may be present inside the building. During the on-Site inspection, no presence of ACMs, Mold and Lead paint was observed inside the building.

On the basis of the information obtained through the consulted documents and the visual inspection of the property, Ortam is of opinion that the 495 Richmond Road in Ottawa, ON., DID NOT REVEAL ANY PROOF OF POTENTIAL OR REAL CONTAMINATION AND CONSIDERS THAT IT IS NOT NECESSARY TO PROCEED WITH AN ADDITIONAL ENVIRONMENTAL STUDY.



7. LIMITATION OF INVESTIGATION

The finding and conclusions of the ESA Phase I-RSC are founded on the accuracy and reliability of the information provided from all parties, unless contradicted by visual assessment conducted on Site or by proof provided by written documentation.

The conclusions were made on the best available information by trained professionals, following a prescribed and recognized assessment procedure/guideline.

It is important to note that this evaluation cannot account for any isolated environmental incident at the Site or from the surrounding properties not reported in any of the consulted documents or to governmental environmental agencies. The client must understand that changing circumstances in the physical or regulatory environment, the administration and use of the Site, as well as changes in any substances stored, used, or disposed of, could significantly alter the conclusions and information contained in this report. Therefore, it is important that the client periodically re-evaluates the Site and reviews developments or operations, which may potentially impact the Site.



8. QUALIFICATIONS

Ms. Imane ILOU, is a project manager in the environment department, mainly in charge of Environmental Site Assessments (ESA) - Phase I. She holds a bachelor's degree in chemical engineering from the Faculty of Science and Technology of Mohammedia, a master's degree in Materials Chemistry from the Faculty of Science and Technology of Fes and a PhD degree in Environment from the Faculty of Science and Technology of Mohammedia (Morocco).

Mrs. Deborah Elbaz, Eng., is a specialist in the environmental field in charge of environmental site assessments (Phase I), preliminary environmental site assessments- Phase II, exhaustive environmental site assessments- Phase III, and environmental site rehabilitations. She possesses more ten (10) years of experience in the environmental field. Mrs. Elbaz completed a Bachelor of Science in Chemical Engineering with a specialisation in the environment.

As President, CEO, Mr. Pascal Fhima, P. Eng., possesses over 16 years experience in Environmental Site Assessments Phase I, Environmental Site Characterizations Phase II, Environmental Site Rehabilitation Phase IV, Environmental Audit of asbestos / mold / pyrite, geotechnical studies, cost evaluation, building appraisals, thermography, etc.. His credentials include over 150 projects in geotechnical engineering and materials science, beyond 1000 projects in building science and over 5,000 environmental projects, completed since the establishment of ORTAM GROUP INC. (ORTAM).



9. REFERENCES

The research, completed by a qualified staff, is in accordance with the standard Z768-01 from the Canadian Standards Association (CSA) and was performed through the consultation of the appropriate documentation.

Law, rules, norms, guidelines, and standards

- ❖ CSA standard Z768-01: Phase I - Environmental Site Assessment, CSA, 2001, updated in 2016 ;
- ❖ Ecolog Eris - ENVIRONMENTAL RISK INFORMATION SYSTEM;
- ❖ National Air Photo Library;
- ❖ Zoning by-Law interactive map:
<https://maps.ottawa.ca/geoottawa/>
- ❖ Ontario Regulation 153/04;
- ❖ Old Landfill Management Strategy, Phase 1 – Identification of Sites, City of Ottawa, Ontario” (Golder Associates, October 2004).



APPENDICES

APPENDIX 1

- ❖ General site location
- ❖ Survey Plan

GENERAL SITE LOCATION



APPENDIX 2

- ❖ Land Registries and real estate transactions



CHAIN OF TITLE REPORT

Project #: 25022500430
 Address: 495 Richmond Road, Ottawa
 Legal Description: Part lot 29, Con 1 OF Nepean
Firstly: Pts 4-15, 4R19996 &
Secondly: Pts 2-3, 4R28343
 PIN #: 03971-0444(LT)

Searched at: Ottawa
 LRO #: 4

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INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (E1/2 lot 29 - 100 acres)	02 06 1826	Crown	William THOMPSON
20733	Deed	27 01 1865	William Thompson	Jane THOMPSON
3223	Mortgage	28 10 1870	Jane Thompson	Colin CAMERON (Mortgagee)
5915	Order of foreclosure	09 07 1878	Court of Chancery (Jane Thompson defaulted)	Colin CAMERON
6466	Deed	03 07 1879	Colin Cameron	Thomas COLE
16899	Deed	23 09 1895	Thomas Cole	John COLE
293740	Deed	01 08 1950	John Cole - estate	John M Garland and Son Company Limited
301693	Deed	20 06 1952	John M Garland and Son Co. Ltd.	The Hydro-Electric Power Commission of Ontario
473389	Deed	02 03 1964	The Hydro-Electric Power Commission of Ontario	The Corporation of The City of Ottawa

Cont'd on page 2

CHAIN OF TITLE REPORT

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 PIN #: 03971-0444(LT)

Searched at: Ottawa
 LRO #: 4

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INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
NS153289	Deed	15 06 1982	The Corporation of The City of Ottawa	The Regional Municipality of Ottawa-Carleton
NS244133	Easement	15 06 1984	The Regional Municipality of Ottawa-Carleton	Bell Canada
OC230265	Name Change	07 08 2003	The Regional Municipality of Ottawa-Carleton	City of Ottawa
OC421782	Easement	05 01 2005	City of Ottawa	Bell Canada
OC421803	Deed (Pts 2-3, 4R28343)	05 01 2005	City of Ottawa	The Residences of Westboro Park Inc.
OC421812	Deed	05 01 2005	City of Ottawa	The Offices of Westboro Park Inc.
OC421830	Easement	05 01 2005	The Offices of Westboro Park Inc.	City of Ottawa
OC450962	Lease	12 04 2005	The Offices of Westboro Park Inc.	Canadian Institute For Health Information
OC585032	Deed (Pts 4-15, 4R19996)	26 04 2006	The Offices of Westboro Park Inc.	Richmond Road (Luxembourg) Holding S.A.

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: 25022500430
 Address: 495 Richmond Road, Ottawa
 Legal Description: Part lot 29, Con 1 OF Nepean
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Secondly: Pts 2-3, 4R28343
 PIN #: 03971-0444(LT)

Searched at: Ottawa
 LRO #: 4

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INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
OC1367620	Deed (Pts 2-3, 4R28343)	31 05 2012	The Residences of Westboro Park II	485 Richmond Road GP Inc. 485 Richmond Road Limited Partnership
OC1460230	Deed (Pts 4-15, 4R19996)	15 03 2013	Richmond Road (Luxembourg) Holding S.A.	Artis Richmond Road Ltd.
OC1658266	Easement	09 02 2015	Artis Richmond Road Ltd.	City of Ottawa
OC1658269	Easement	09 02 2015	Artis Richmond Road Ltd.	City of Ottawa
OC1725051	Deed (Pts 2-3, 4R28343)	25 09 2015	485 Richmond Road GP Inc. 485 Richmond Road Limited Partnership	Artis Richmond Road Ltd.
OC1886751	Easement	09 05 2017	Artis Richmond Road Ltd.	485 Richmond Road GP Inc. 485 Richmond Road Limited Partnership
OC2169736	Deed (Present Owner)	27 11 2019	Artis Richmond Road Ltd.	Dov (495 Richmond) Limited

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CR622406	1972/11/24	AGREEMENT				C
		REMARKS: SKETCH ATTACHED				
NS244133	1984/06/15	TRANSFER EASEMENT			BELL CANADA	C
4R19996	2004/12/16	PLAN REFERENCE				C
OC421782	2005/01/05	TRANSFER EASEMENT	\$1	CITY OF OTTAWA	BELL CANADA	C
OC421830	2005/01/05	TRANSFER EASEMENT	\$1	THE OFFICES OF WESTBORO PARK INC.	CITY OF OTTAWA	C
OC450962	2005/04/12	NOTICE OF LEASE	\$1	THE OFFICES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP	CANADIAN INSTITUTE FOR HEALTH INFORMATION	C
OC575402	2006/03/27	TRANSFER EASEMENT	\$1	THE RESIDENCES OF WESTBORO PARK INC. THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP	THE MANORS OF WESTBORO PARK INC. THE MANORS OF WESTBORO PARK LIMITED	C
		CORRECTIONS: 'TRANSFeree: THE MANORS OF WESTBORO PARK LIMITED' ADDED ON 2006/03/29 BY DEBBIE SHEFFIELD.				
OC575403	2006/03/27	TRANSFER EASEMENT	\$1	THE OFFICES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP	THE RESIDENCES OF WESTBORO PARK INC. THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP	C
		CORRECTIONS: 'TRANSFeree: THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP' ADDED ON 2006/03/29 BY DEBBIE SHEFFIELD.				
OC575404	2006/03/27	TRANSFER EASEMENT	\$1	THE OFFICES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP	THE MANORS OF WESTBORO PARK INC. THE MANORS OF WESTBORO PARK LIMITED PARTNERSHIP	C
OC575405	2006/03/27	TRANSFER EASEMENT	\$1	THE RESIDENCES OF WESTBORO PARK INC. THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP	THE OFFICES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP	C
OC575422	2006/03/27	NOTICE	\$1	THE RESIDENCES OF WESTBORO PARK INC. THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP THE OFFICES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP THE MANORS OF WESTBORO PARK INC. THE MANORS OF WESTBORO PARK LIMITED PARTNERSHIP	THE RESIDENCES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK INC. THE MANORS OF WESTBORO PARK INC. THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP THE MANORS OF WESTBORO PARK LIMITED PARTNERSHIP	C
OC575641	2006/03/27	TRANSFER REL&ABAND	\$1	THE RESIDENCES OF WESTBORO PARK INC. THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP	THE OFFICES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP	C
		REMARKS: OC421803				
OC575812	2006/03/28	NOTICE	\$1	THE RESIDENCES OF WESTBORO PARK INC. THE RESIDENCES OF WESTBORO PARK LIMITED PARTNERSHIP THE OFFICES OF WESTBOR PARK INC. THE OFFICES OF WESTBORO PARK LIMITED PARTNERSHIP THE MANORS OF WESTBORO PARK INC.	THE RESIDENCES OF WESTBORO PARK INC. THE OFFICES OF WESTBORO PARK INC. THE MANORS OF WESTBORO PARK INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1440692	2012/12/20	NOTICE OF SUBLEASE		THE MANORS OF WESTBORO PARK LIMITED PARTNERSHIP		
		REMARKS: OC585925.		CANADIAN INSTITUTE FOR HEALTH INFORMATION	CANADIAN INSTITUTE FOR HEALTH INFORMATION	C
OC1446567	2013/01/18	NOTICE		CANADIAN INSTITUTE FOR HEALTH INFORMATION		
		REMARKS: OC1440692				C
OC1460230	2013/03/15	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** RICHMOND ROAD (LUXEMBOURG) HOLDING S.A.	ARTIS RICHMOND ROAD LTD.	
		REMARKS: PLANNING ACT STATEMENTS.				
OC1460501	2013/03/18	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ARTIS RICHMOND ROAD LTD.	THE MANUFACTURERS LIFE INSURANCE COMPANY	
		REMARKS: PART OF LOT 29, CONCESSION 1, OTTAWA FRONT, NEPEAN, PARTS 4 TO 15 PLAN 4R-19996, SAVE AND EXCEPT PART 1 ON PLAN 4R-28343; SUBJECT TO AN EASEMENT OVER PART 15 ON PLAN 4R-19996 AS IN CR622406. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA OVER PART 9 PLAN 4R19996 AS IN NS244133; SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA OVER PART 8 PLAN 4R19996 AS IN OC421782; TOGETHER WITH AN EASEMENT OVER PARTS 1, 2 AND 3 PLAN 4R19996 AS IN OC421790; TOGETHER WITH A RIGHT OF WAY OVER PART 3 PLAN 4R19996 AS IN OC421790; TOGETHER WITH AN EASEMENT OVER PARTS 1, 2 AND 3 PLAN 4R19996 AS IN OC421790; TOGETHER WITH AN EASEMENT OVER PARTS 16 TO 20 PLAN 4R19996, SAVE AND EXCEPT PARTS 2 AND 3 ON PLAN 4R-28343, AS IN OC421803; TOGETHER WITH A RIGHT OF WAY OVER PARTS 18, 19 AND 20 PLAN 4R19996 AS IN OC421803. TOGETHER WITH AN EASEMENT OVER PARTS 16, 17 AND 18 PLAN 4R19996, SAVE AND EXCEPT PARTS 2 AND 3 ON PLAN 4R-28343, AS IN OC421803; SUBJECT TO A RIGHT OF WAY OVER PARTS 4, 7 AND 13 PLAN 4R19996 IN FAVOUR OF PARTS 1, 2 AND 3 PLAN 4R19996 AS IN OC421790; SUBJECT TO AN EASEMENT OVER PART 13 PLAN 4R19996 IN FAVOUR OF PARTS 1, 2 AND 3 PLAN 4R19996 AS IN OC421790; SUBJECT TO AN EASEMENT OVER PARTS 4, 7 AND 13 PLAN 4R19996 IN FAVOUR OF PARTS 1, 2 AND 3 PLAN 4R19996 AS IN OC421790; SUBJECT TO AN EASEMENT OVER PARTS 4, 7 AND 13 PLAN 4R19996 IN FAVOUR OF PARTS 1, 2 AND 3 PLAN 4R19996 AS IN OC421790; SUBJECT TO A RIGHT OF WAY OVER PARTS 4, 7 AND 13 PLAN 4R19996 IN FAVOUR OF PARTS 16 TO 20 PLAN 4R19996, SAVE AND EXCEPT PARTS 2 AND 3 ON PLAN 4R-28343, AS IN OC421803; SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PARTS 4, 5, 6 AND 10 PLAN 4R19996 AS IN OC421830; SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 16 TO 20 ON 4R19996, SAVE AND EXCEPT PARTS 2 AND 3 ON PLAN 4R-28343, AS IN OC575403; SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 1,2 & 3 ON 4R19996 AS IN OC575404; TOGETHER WITH AN EASEMENT OVER PARTS 16 TO 20 ON 4R19996, SAVE AND EXCEPT PARTS 2 AND 3 ON PLAN 4R-28343, AS IN OC575405; TOGETHER WITH AN EASEMENT OVER PART OF LOT 29 CONCESSION 1, OTTAWA FRONT, PARTS 1, 2 AND 3 PLAN 4R19996 AS IN OC575401; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 6, 7, 9, 10, 11, 12, 13, 14 AND 15 ON PLAN 4R-28456 AS IN OC1658266; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3, 4, 5, 8, 16, 17 AND 18 ON PLAN 4R-28456 AS IN OC1658269; CITY OF OTTAWA 1 OF 1				
OC1460504	2013/03/18	NO SEC INTEREST		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY		
		REMARKS: OC1460501				
4R28343	2014/10/30	PLAN REFERENCE				C
4R28456	2014/12/12	PLAN REFERENCE				C
OC1658266	2015/02/09	TRANSFER EASEMENT	\$2	ARTIS RICHMOND ROAD LTD.	CITY OF OTTAWA	C
OC1658267	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	

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		REMARKS: OC1460501 TO OC1658266				
OC1658268	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	
		REMARKS: OC1460504 TO OC1658266				
OC1658269	2015/02/09	TRANSFER EASEMENT	\$2	ARTIS RICHMOND ROAD LTD.	CITY OF OTTAWA	C
OC1658270	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	
		REMARKS: OC1460501 TO OC1658269				
OC1658271	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	
		REMARKS: OC1460504 TO OC1658269				
OC1658272	2015/02/09	NOTICE	\$1	CITY OF OTTAWA	AMICA (WESTBORO PARK) CORPORATION 485 RICHMOND ROAD GP INC. ARTIS RICHMOND ROAD LTD.	C
OC1658274	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	
		REMARKS: OC1460501 TO OC1658272				
OC1658275	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	
		REMARKS: OC1460504 TO OC1658272				
OC1658280	2015/02/09	NOTICE	\$1	CITY OF OTTAWA	AMICA (WESTBORO PARK) CORPORATION 485 RICHMOND ROAD GP INC. ARTIS RICHMOND ROAD LTD.	C
OC1658282	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	
		REMARKS: OC1460501 TO OC1658280				
OC1658283	2015/02/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY	CITY OF OTTAWA	
		REMARKS: OC1460504 TO OC1658280				
OC1725051	2015/09/25	TRANS PARTNERSHIP	\$2	485 RICHMOND ROAD GP INC. 485 RICHMOND ROAD LIMITED PARTNERSHIP	ARTIS RICHMOND ROAD LTD.	C
		REMARKS: PARTS 2 AND 3 ON PLAN 4R28343				

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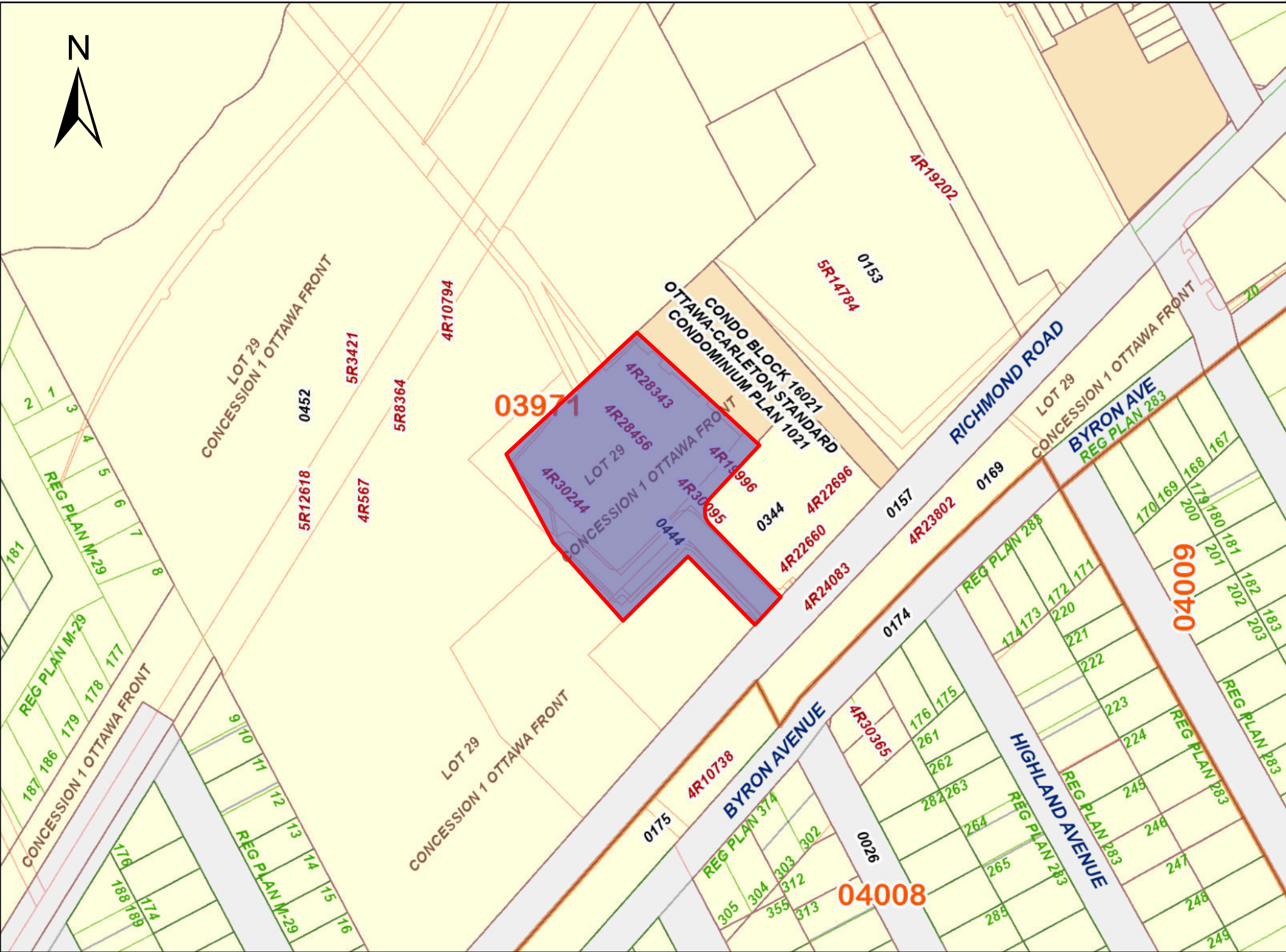
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1725063	2015/09/25	APL (GENERAL)		ARTIS RICHMOND ROAD LTD.		C
		REMARKS: PARTIAL RELEASE OF OC421803, OC575403 AND OC575405				
OC1725064	2015/09/25	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ARTIS RICHMOND ROAD LTD.	THE MANUFACTURERS LIFE INSURANCE COMPANY	
OC1725069	2015/09/25	NO SEC INTEREST		*** DELETED AGAINST THIS PROPERTY *** THE MANUFACTURERS LIFE INSURANCE COMPANY		
		REMARKS: OC1725064 THIS DOCUMENT WAS RE-INSTATED ON 2019/08/23 AT 16:29 BY MCINTYRE, SUZANNE.				
OC1742449	2015/11/20	APL CONSOLIDATE		ARTIS RICHMOND ROAD LTD.		C
4R30095	2017/02/02	PLAN REFERENCE				C
4R30244	2017/04/11	PLAN REFERENCE				C
OC1886751	2017/05/09	TRANSFER EASEMENT	\$2	ARTIS RICHMOND ROAD LTD.	485 RICHMOND ROAD GP INC. 485 RICHMOND ROAD LIMITED PARTNERSHIP	C
OC1886752	2017/05/09	POSTPONEMENT		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY	485 RICHMOND ROAD GP INC. 485 RICHMOND ROAD LIMITED PARTNERSHIP	
		REMARKS: OC1460501 TO OC1886751				
OC1886753	2017/05/09	POSTPONEMENT		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY	485 RICHMOND ROAD GP INC. 485 RICHMOND ROAD LIMITED PARTNERSHIP	
		REMARKS: OC1460501 TO OC1886751				
OC1886754	2017/05/09	POSTPONEMENT		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY	485 RICHMOND ROAD GP INC. 485 RICHMOND ROAD LIMITED PARTNERSHIP	
		REMARKS: OC1725064 TO OC1886751				
OC1886755	2017/05/09	POSTPONEMENT		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY	485 RICHMOND ROAD GP INC. 485 RICHMOND ROAD LIMITED PARTNERSHIP	
		REMARKS: OC1725069 TO OC1886751				
OC2129983	2019/08/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY		
		REMARKS: OC1460501.				

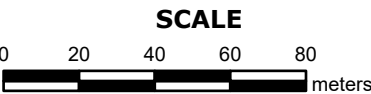
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OC2129984	2019/08/12	DISCHARGE INTEREST		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY		
		REMARKS: OC1460504.				
OC2129985	2019/08/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY		
		REMARKS: OC1725064.				
OC2129986	2019/08/12	DISCHARGE INTEREST		*** COMPLETELY DELETED *** THE MANUFACTURERS LIFE INSURANCE COMPANY		
		REMARKS: OC1725069.				
OC2169736	2019/11/27	TRANSFER	\$39,000,000	ARTIS RICHMOND ROAD LTD.	DOV (495 RICHMOND) LIMITED	C
		REMARKS: PLANNING ACT STATEMENTS.				
OC2169737	2019/11/27	CHARGE	\$30,947,000	DOV (495 RICHMOND) LIMITED	ADDENDA CAPITAL INC.	C
OC2169738	2019/11/27	NO ASSGN RENT GEN		DOV (495 RICHMOND) LIMITED	ADDENDA CAPITAL INC.	C
		REMARKS: OC2169737.				
OC2169739	2019/11/27	NO ASSG LESSOR INT		DOV (495 RICHMOND) LIMITED	ADDENDA CAPITAL INC.	C
		REMARKS: OC450962.				
OC2227512	2020/06/22	NO CHNG ADDR INST		ADDENDA CAPITAL INC.		C
		REMARKS: OC2169737,OC2169738,OC2169739				

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



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PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



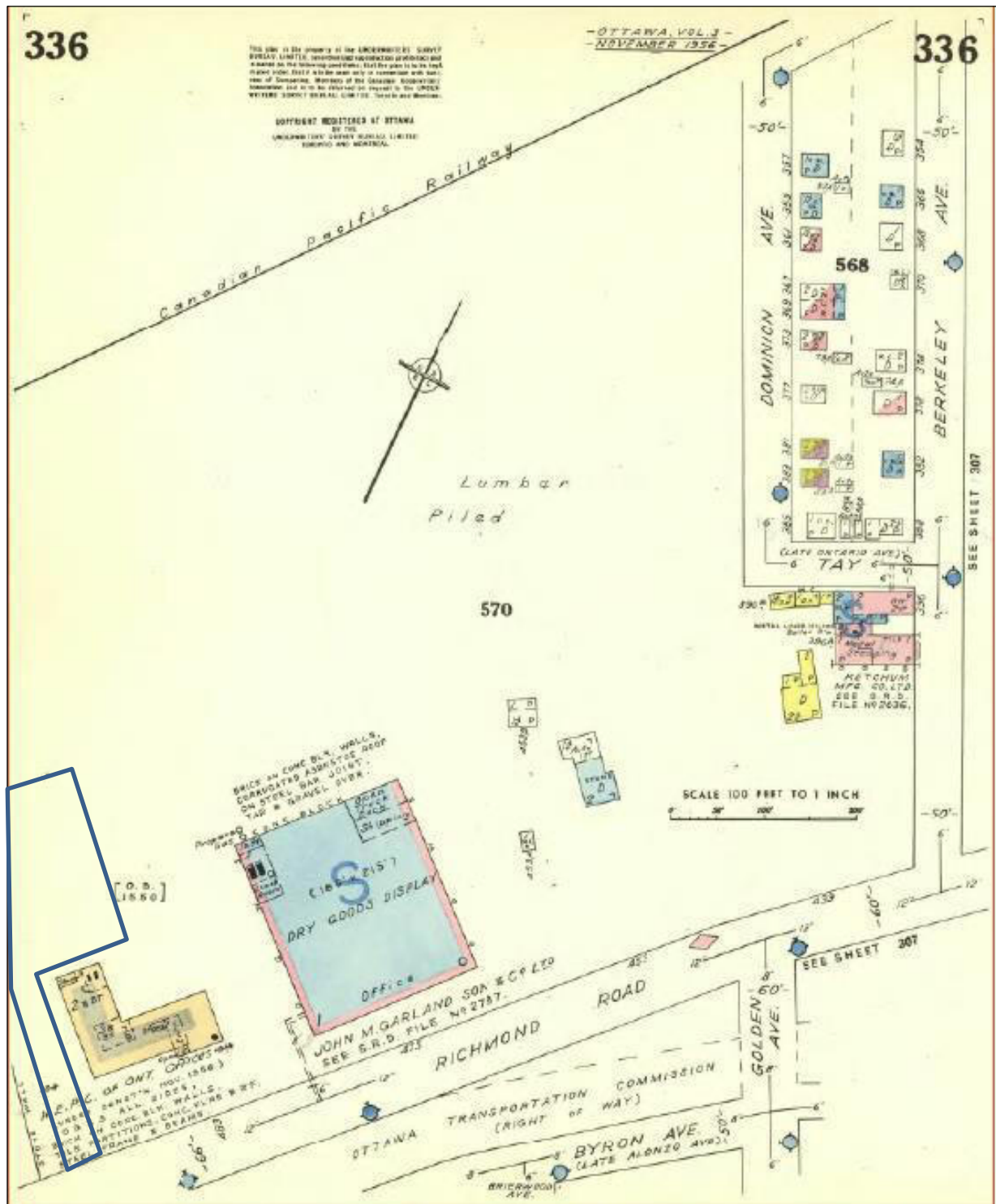
APPENDIX 3

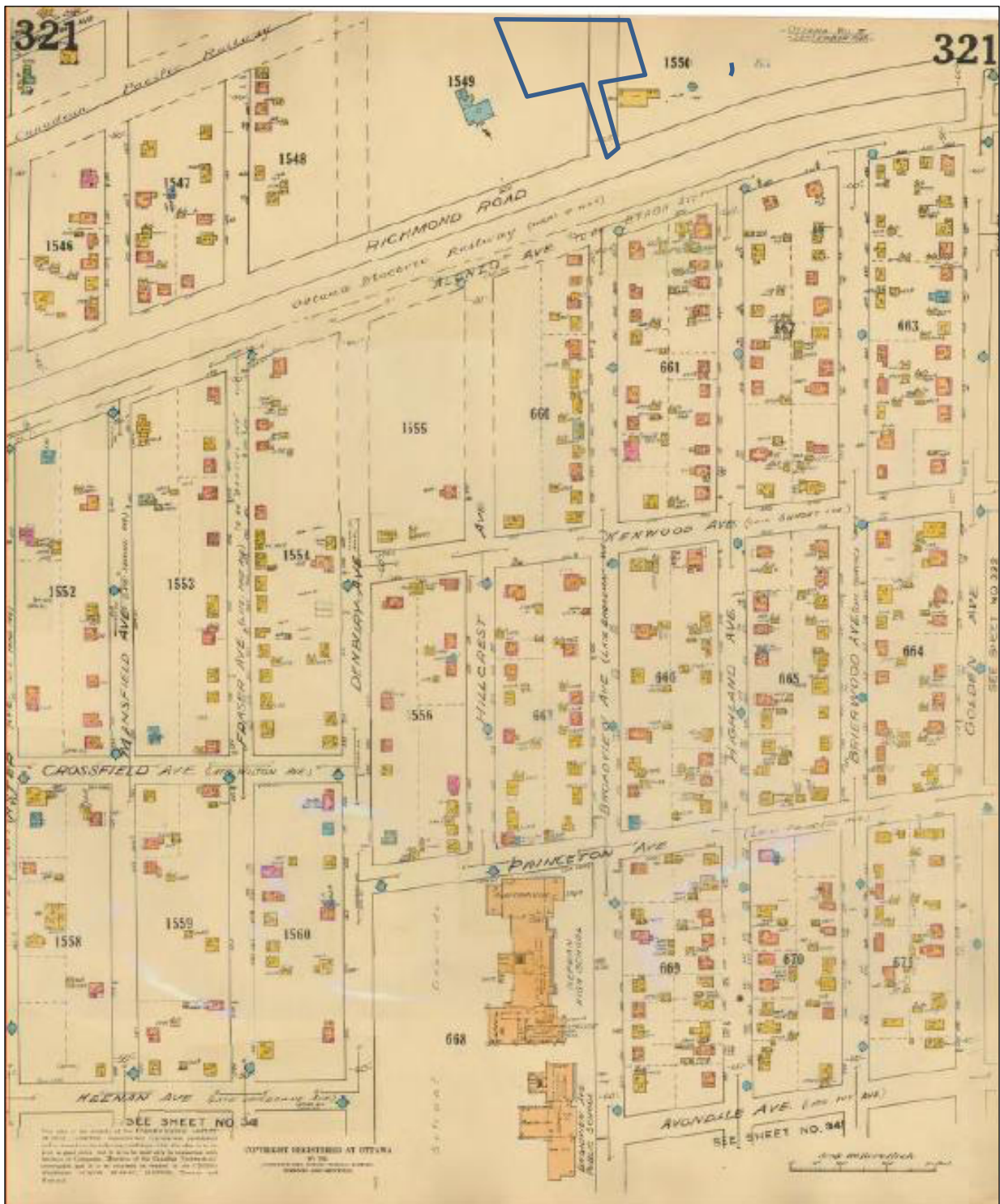
- ❖ Fire Insurance Maps



Table : Fire Insurance Plans

FIRE INSURANCE PLANS				
Date	Description / Site Concern(s)		Description / Sector Concern(s)	
1948	Building :	The current Site building was not present. The plan covers the East side of the Site.	Building :	The sector was under development. The West building was present in its current configuration and was residential at the time. The South-East adjacent property located at 491 Richmond differed (smaller) from its current configuration. A residential sector was under development South of Richmond Road.
	Tank :	None	Tank :	None
	Dry cleaner :	None	Dry cleaner :	None
	Service-station :	None	Service-station :	None
	Garage:	None	Garage:	None
	Industry:	None	Industry:	None
	Other :	None	Other :	None
1956	Building :	Ibid of 1940	Building :	The 475 Richmond Road building located East of the Site was present but differed (smaller) from its current configuration. The latter was occupied by a dry goods company. A different (larger) building was present on the South-East property and was occupied by offices. Its civic address was then 483 Richmond Road.
	Tank :		Tank :	None
	Dry cleaner :		Dry cleaner :	None
	Service-station :		Service-station :	None
	Garage:		Garage:	None
	Industry:		Industry:	None
	Other :		Other :	Two (2) furnaces were present on the East property located at 475 Richmond Road. This indicates the use of an oil or natural gas heating system.





ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504



APPENDIX 4

- ❖ Arial Photographs



Table : Aerial Photographs

AERIAL PHOTOGRAPHS				
Year / Scale	Description / Site Concern(s)		Description / Sector Concern(s)	
1933 1 : 6000	Building :	Two (2) small buildings were present within the area of the current building.	Agricultural :	No
	Backfill :	None	Developed :	Sector was under development. The North and East properties were vacant. The South property differed (smaller) from its current configuration. The West property was similar to its current configuration.
	Service-station :	None	Service-station :	None
	Garage:	None	Garage:	None
	Industry:	None	Industry:	None
	Other :	None	Other :	None
1950 1 : 10000	Building :	Ibid. 1933	Agricultural :	No
	Backfill :	None	Developed :	Sector was more developed. The South-East property was larger, but still differed (smaller) from its current configuration.
	Service-station :	None	Service-station :	None
	Garage:	None	Garage:	None
	Industry:	None	Industry:	None
	Other :	None	Other :	None
1968 1 : 7000	Building :	The two (2) buildings were not present.	Agricultural :	No
	Backfill :	The area of the former two (2) buildings,	Developed :	The building located at 475 Richmond Road was built but differed (smaller) from its current configuration. A different building was present on the South-East property.

AERIAL PHOTOGRAPHS				
Year / Scale	Description / Site Concern(s)		Description / Sector Concern(s)	
1968 1 : 7000 (cont'd)	Service-station :	None	Service-station :	None
	Garage:	None	Garage:	None
	Industry:	None	Industry:	None
	Other :	A parking lot was built on the half North-West portion of the Site.	Other :	None
1978 1 : 7000	Building :	Ibid. 1968	Agricultural :	No
	Backfill :	Ibid of 1968	Developed :	The sector was very urbanized. The 475 Richmond Road building was present in its current configuration.
	Service-station :	None	Service-station :	None
	Garage:	None	Garage:	None
	Industry:	None	Industry:	None
	Other :	-	Other :	None
1988 1 : 6000	Building :	The current building was present.	Agricultural :	No
	Backfill :	None. The current building covers the area of the former two (2) buildings.	Developped :	The South-East building was not present and was replaced by a parking lot.
	Service-station :	None	Service-station :	None
	Garage:	None	Garage:	None
	Industry:	None	Industry:	None
	Other :	The parking lot differed (smaller) from its current configuration.	Other :	None

AERIAL PHOTOGRAPHS				
Year / Scale	Description / Site Concern(s)		Description / Sector Concern(s)	
1995 1 : 7000	Building :	Ibid of 1988	Agricultural :	No
	Backfill :	None	Developped :	The South-East property was a parking lot.
	Service-station :	Ibid of 1988	Service-station :	None
	Garage:		Garage:	
	Industry:		Industry:	
	Other :		Other :	
2018 Google Earth™	Building :	The property was in its current configuration.	Agricultural :	No
	Backfill :	Ibid. 1995	Developped :	The current South adjacent and East adjacent buildings were present. The sector was similar to its current configuration.
	Service-station :		Service-station :	None
	Garage:		Garage:	
	Industry:		Industry:	
	Other :		Other :	
2023 Google Earth™	Building :	Ibid. 1995	Agricultural :	No
	Backfill :		Developped :	The sector was in its current configuration.
	Service-station :		Service-station :	None
	Garage:		Garage:	
	Industry:		Industry:	
	Other :		Other :	-





ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504





ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504





ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504





ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504

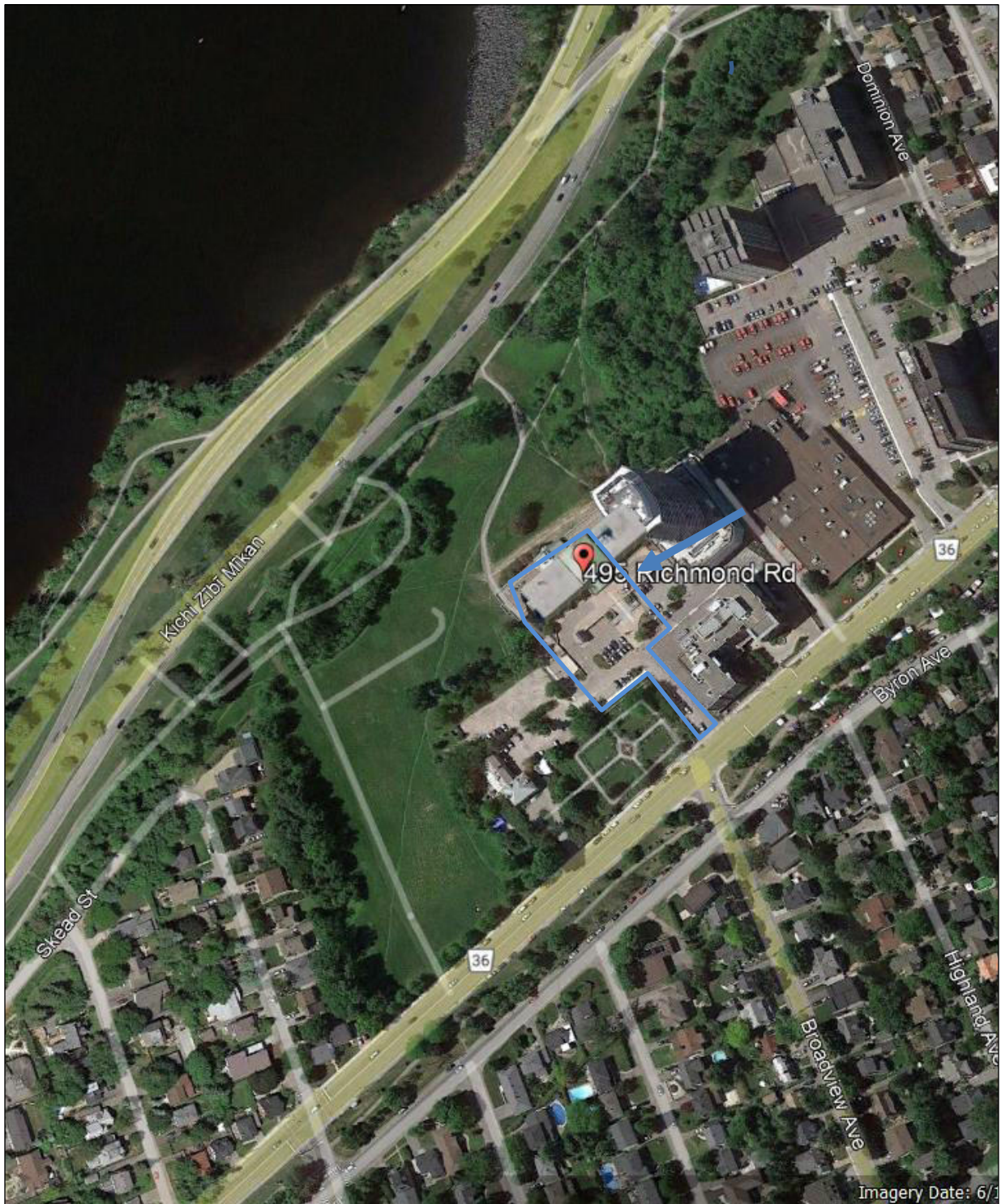




ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504





ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504





ENVIRONMENTAL SITE ASSESSMENT – PHASE I

O/Ref. : 18504



APPENDIX 5

- ❖ City Directory



Table : City Directory

CITY DIRECTORY				
Year	Description / Site Concern(s)		Description / Sector Concern(s)	
1945	Dry cleaner :	None	Dry cleaner :	None
	Service-station :	None	Service-station :	None
	Garage :	None	Garage :	None
	Industry :	None	Industry :	None
	Other :	Not listed	Other :	-
1950	Dry cleaner :	Ibid of 1945	Dry cleaner :	None
	Service-station :		Service-station :	None
	Garage :		Garage :	None
	Industry :		Industry :	None
	Other :		Other :	None
1955	Dry cleaner :	Ibid. 1945	Dry cleaner :	None
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
1960	Dry cleaner :	None	Dry cleaner :	None
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :	The Site was occupied by a HYDRO ELECTRIC POWER COMMISSION. Based on the aerial photos, there were no installations or storage on the Site. The Site was most probably used as office space.	Other :	None

CITY DIRECTORY

Year	Description / Site Concern(s)		Description / Sector Concern(s)	
1966	Dry cleaner :	None	Dry cleaner :	None
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :	Dept. of Public Welfare; Dept. of Health; Emergency Measures Organization.	Other :	
1971	Dry cleaner :	Ibid. 1966	Dry cleaner :	Ibid of 1966
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
1976	Dry cleaner :	Ibid. 1966	Dry cleaner :	Ibid of 1965
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
1981-82	Dry cleaner :	Ibid of 1966	Dry cleaner :	Ibid of 1966
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
1987	Dry cleaner :	Ibid of 1966	Dry cleaner :	Ibid of 1966
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	

CITY DIRECTORY

Year	Description / Site Concern(s)		Description / Sector Concern(s)	
1993-94	Dry cleaner :	None	Dry cleaner :	Ibid of 1966
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :	Institutional (community services)	Other :	
1997	Dry cleaner :	Ibid. 1993-94	Dry cleaner :	Ibid. 1993-94
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
2000	Dry cleaner :	Ibid. 1993-94	Dry cleaner :	Ibid. 1993-94
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
2006-07	Dry cleaner :	Ibid. 1993-94	Dry cleaner :	Ibid. 1993-94
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
2012	Dry cleaner :	None	Dry cleaner :	Ibid. 1993-94
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :	Listed as multi-commercial.	Other :	
2017	Dry cleaner :	Ibid. 2012	Dry cleaner :	Ibid. 2006-2007
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	

CITY DIRECTORY

Year	Description / Site Concern(s)		Description / Sector Concern(s)	
2021	Dry cleaner :	Ibid. 2012	Dry cleaner :	Ibid. 2006-2007
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	
2023	Dry cleaner :	Ibid. 2012	Dry cleaner :	None
	Service-station :		Service-station :	
	Garage :		Garage :	
	Industry :		Industry :	
	Other :		Other :	Sector mainly residential.

APPENDIX 6

- ❖ RSC Report (Urban)





DATABASE REPORT

Project Property:	<i>RSC- ESA - Phase I 495 Richmond Road Ottawa ON K2A 3W9 18504</i>
Project No:	
Report Type:	<i>RSC Report (Urban)</i>
Order No:	<i>25022500430</i>
Requested by:	<i>Ortam Group Inc.</i>
Date Completed:	<i>February 28, 2025</i>

Environmental Risk Information Services

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Executive Summary

Property Information:

Project Property: RSC- ESA - Phase I
495 Richmond Road Ottawa ON K2A 3W9

Project No: 18504

Order Information:

Order No: 25022500430
Date Requested: February 25, 2025
Requested by: Ortam Group Inc.
Report Type: RSC Report (Urban)

Historical/Products:

City Directory Search Smart CD Search
ERIS Xplorer [ERIS Xplorer](#)
Land Title Search Historical Land Title Search
Physical Setting Report (PSR) Physical Setting Report (PSR)
Topographic Map RSC Maps

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.30km	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	3	3
CA	Certificates of Approval	Y	0	9	9
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	5	5
EASR	Environmental Activity and Sector Registry	Y	0	2	2
EBR	Environmental Registry	Y	0	1	1
ECA	Environmental Compliance Approval	Y	0	8	8
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	8	7	15
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	4	4
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	9	16	25
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	2	2

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	1	1
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
NPR2	National Pollutant Release Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	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
PFAS	Ontario PFAS Spills	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	3	3
PPHA	Potential PFAS Handlers from EASR	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	2	2
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	1	0	1
RSC	Record of Site Condition	Y	0	2	2
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	2	2
SPL	Ontario Spills	Y	0	21	21
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

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.30km</i>	<i>Total</i>
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	14	14
Total:			18	102	120

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	EHS		495 Richmond Road Ottawa ON K2A 4B2	NNE/0.0	1.32	36
1	GEN	OTTAWA-CARLETON, REGIONAL MUN. OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	NNE/0.0	1.32	36
1	GEN	OTTAWA-CARLETON, REGIONAL MUN.OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	NNE/0.0	1.32	36
1	GEN	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	NNE/0.0	1.32	37
1	GEN	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	NNE/0.0	1.32	37
1	GEN	OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 0G3	NNE/0.0	1.32	37
1	GEN	CITY OF OTTAWA	495 RICHMOND ROAD OTTAWA ON K2A 4A4	NNE/0.0	1.32	38
1	EHS		495 Richmond Road Ottawa ON	NNE/0.0	1.32	38

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
<u>1</u>	EHS		495 Richmond Road Ottawa ON	NNE/0.0	1.32	<u>38</u>
<u>1</u>	EHS		495 Richmond Rd Ottawa ON	NNE/0.0	1.32	<u>39</u>
<u>1</u>	EHS		495 Richmond Street Ottawa ON	NNE/0.0	1.32	<u>39</u>
<u>1</u>	EHS		495 Richmond Road Ottawa ON	NNE/0.0	1.32	<u>39</u>
<u>1</u>	EHS		495 Richmond Road Ottawa ON K2A	NNE/0.0	1.32	<u>39</u>
<u>1</u>	REC	WATTS CREEK WPCP	BOX 11053 STN. N, NEPEAN C/O 495 RICHMOND ROAD OTTAWA ON K2A 4B2	NNE/0.0	1.32	<u>39</u>
<u>1</u>	GEN	Regional Group	495 Richmond Road Ottawa ON K2A 4B1	NNE/0.0	1.32	<u>40</u>
<u>2</u>	EHS		495 Richmond Road Ottawa ON K2A 4B1	NNE/0.0	1.32	<u>40</u>
<u>3</u>	GEN	Apollo Property Management	485 Richmond Road Ottawa ON K2A 3W9	ENE/0.0	0.14	<u>41</u>
<u>3</u>	GEN	DOV (495 Richmond) Limited	495 Richmond Road Ottawa ON K2A 4B1	ENE/0.0	0.14	<u>42</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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Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
4	SPL	KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP	Parkway Tunnel, Zone 13, Ottawa OTTAWA ON	SE/12.2	3.73	43
5	SPL	The Corporation of the City of Ottawa	Richmond Rd and Broadview Ave Ottawa ON	SE/14.9	3.69	44
6	EHS		485 Richmond Road Ottawa ON	ENE/20.9	1.03	45
6	SPL	City of Ottawa	485 Richmond Rd Ottawa ON	ENE/20.9	1.03	45
6	GEN	Apollo Property Management	485 Richmond Road Ottawa ON K2A 3W9	ENE/20.9	1.03	46
6	SPL		485 Richmond Rd, Ottawa OTTAWA ON	ENE/20.9	1.03	46
7	GEN	Amica senior Lifestyles	491 Richmond road Ottawa ON K2A1G4	ESE/32.2	2.64	47
8	EASR	LOUIS W. BRAY CONSTRUCTION LIMITED	451 BROADVIEW AVE OTTAWA ON K2A 2L2	SE/52.8	4.64	47
8	SPL		451 Broadview Ave, Ottawa, ON OTTAWA ON	SE/52.8	4.64	48
9	SPL	National Capital Commission	Behind 529 Richmond Rd, next to John A McDonald Parkway Ottawa ON	SW/53.8	1.60	49
9	SPL	Kiewit Eurovia Vinci	529 Richmond Rd Ottawa ON	SW/53.8	1.60	49
9	SPL		529 Richmond Rd, Ottawa ON ON	SW/53.8	1.60	50

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>9</u>	SPL		529 Richmond Road, Ottawa, ON OTTAWA ON	SW/53.8	1.60	<u>51</u>
<u>9</u>	SPL	KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP	529 Richmond Rd, Ottawa OTTAWA ON	SW/53.8	1.60	<u>52</u>
<u>9</u>	SPL		529 Richmond Rd., Ottawa OTTAWA ON	SW/53.8	1.60	<u>53</u>
<u>10</u>	CA	R.M. OF OTTAWA-CARLETON	HIGHLAND AVE./BYRON AVE. OTTAWA CITY ON	ESE/59.3	3.69	<u>54</u>
<u>11</u>	SPL	Enbridge Gas Distribution Inc.	453 Broadview Avenue Ottawa ON	SE/63.7	4.64	<u>54</u>
<u>11</u>	PINC	RICK DRAVES	453 BROADVIEW AVE.,OTTAWA,ON,K2A 2L2,CA ON	SE/63.7	4.64	<u>55</u>
<u>12</u>	WWIS		BROADVIEW AVE Ottawa ON Well ID: 7376051	SE/76.0	4.64	<u>55</u>
<u>13</u>	CA	MACLEAN HUNTER CABLE TV LIMITED	475 RICHMOND ROAD WEST OTTAWA CITY ON	ENE/76.1	0.64	<u>58</u>
<u>13</u>	CA	ROGERS OTTAWA LIMITED	475 RICHMOND RD., LOT 29/C-1 OTTAWA CITY ON K2A 3Y8	ENE/76.1	0.64	<u>59</u>
<u>13</u>	EBR	Rogers Ottawa Limited	475 Richmond Road, Lot 29, Parts 1 & 2, Concession 1 CITY OF OTTAWA ON	ENE/76.1	0.64	<u>59</u>
<u>13</u>	GEN	ROGERS OTTAWA LTD.	475 RICHMOND ROAD OTTAWA ON K2A 3Y8	ENE/76.1	0.64	<u>59</u>
<u>13</u>	EHS		475 Richmond Road Ottawa ON K2A 3Y8	ENE/76.1	0.64	<u>60</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>13</u>	GEN	ROGERS TELEVISION	475 RICHMOND ROAD OTTAWA ON K2A 3Y8	ENE/76.1	0.64	<u>60</u>
<u>13</u>	CA	Rogers Communications Inc.	475 Richmond Rd Ottawa ON K2A 3Y8	ENE/76.1	0.64	<u>60</u>
<u>13</u>	GEN	Rogers Communications Inc.	475 Richmond Road Ottawa ON K2A 3Y8	ENE/76.1	0.64	<u>61</u>
<u>13</u>	SPL	BLJC Facility Management Services<UNOFFICIAL>	475 Richmond Road Ottawa ON	ENE/76.1	0.64	<u>61</u>
<u>13</u>	ECA	Rogers Communications Inc.	475 Richmond Rd Ottawa ON M4W 1G9	ENE/76.1	0.64	<u>62</u>
<u>13</u>	SPL	Tomlinson Environmental Services Ltd	475 Richmond Rd Ottawa ON	ENE/76.1	0.64	<u>62</u>
<u>13</u>	ECA	Rogers Communications Inc.	475 Richmond Rd Ottawa ON M4Y 2Y5	ENE/76.1	0.64	<u>63</u>
<u>13</u>	GEN	Rogers Communications	475 Richmond Rd Ottawa ON K2A 3Y8	ENE/76.1	0.64	<u>63</u>
<u>14</u>	ECA	Rogers Cable Communications Inc.	Ottawa ON K2A 3Y8	E/86.5	1.69	<u>64</u>
<u>14</u>	ECA	Rogers Cable Communications Inc.	Ottawa ON K2A 3Y8	E/86.5	1.69	<u>65</u>
<u>15</u>	GEN	HYDRO OTTAWA	455 HILLCREST AVE OTTAWA ON K2A 2M9	SSE/105.9	3.57	<u>65</u>
<u>16</u>	GEN	SOLETANCHE BACHY OLRT JV	540 Richmond Rd Ottawa ON K2A 0G3	SSW/106.2	1.42	<u>65</u>
<u>16</u>	SPL		540 Richmond OTTAWA ON	SSW/106.2	1.42	<u>66</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>17</u>	WWIS		465 RICHMOND RD OTTAWA ON Well ID: 7163102	ENE/130.8	0.19	<u>66</u>
<u>18</u>	SPL	Kiewit Eurovia Vinci	Ottawa ON	SW/140.4	-0.05	<u>69</u>
<u>19</u>	HINC		456 BRIERWOOD AVENUE OTTAWA ON K2A 2H3	ESE/146.9	4.34	<u>70</u>
<u>20</u>	EHS		Broadview Ave Ottawa ON K2A	SSE/150.5	5.67	<u>70</u>
<u>21</u>	EASR	1129029 ONTARIO INC.	465 RICHMOND RD OTTAWA ON K2A 1Z1	NE/162.0	-0.66	<u>71</u>
<u>21</u>	GEN	Watters Environmental	465 Richmond Rd Ottawa ON	NE/162.0	-0.66	<u>71</u>
<u>21</u>	GEN	Watters Environmental	465 Richmond Rd Ottawa ON K2A 1Z1	NE/162.0	-0.66	<u>71</u>
<u>22</u>	SPL		Sir John A MacDonald Parkway Ottawa ON	NNW/169.2	-2.38	<u>72</u>
<u>23</u>	GEN	PSL MECHANICAL	445 Richmond Road Ottawa ON K2A 4C9	ENE/169.8	0.58	<u>72</u>
<u>24</u>	WWIS		ON Well ID: 1508771	SW/176.8	-1.47	<u>73</u>
<u>25</u>	WWIS		lot 29 con 1 Ottawa ON Well ID: 7316809	NW/180.7	-6.15	<u>76</u>
<u>26</u>	SPL	O.C. TRANSP	RICHMOND RD WESTBOUND AT GOLDEN MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON	ENE/185.3	2.34	<u>78</u>
<u>27</u>	WWIS		Ottawa ON	NW/192.9	-7.74	<u>79</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 7316807			
<u>28</u>	GEN	Kiewit Eurovia Vinci Kiewit	563 Richmond Road Ottawa ON K2A 0G3	SW/202.0	-2.05	<u>82</u>
<u>29</u>	INC		420 Berkley Avenue, Ottawa ON	ENE/206.0	2.34	<u>82</u>
<u>30</u>	BORE		ON	SW/216.3	-2.12	<u>83</u>
<u>31</u>	WWIS		lot 30 con 1 ON Well ID: 1503966	SW/216.4	-2.12	<u>84</u>
<u>32</u>	WWIS		ON Well ID: 1510536	ENE/221.2	2.34	<u>86</u>
<u>33</u>	BORE		ON	ENE/221.4	2.34	<u>90</u>
<u>34</u>	ECA	The Corporation of the City of Ottawa	Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON K1N 5A1	E/225.3	3.56	<u>91</u>
<u>35</u>	WWIS		BROADVIEW AVE Oshawa ON Well ID: 7376050	SSE/228.8	6.56	<u>91</u>
<u>36</u>	RSC	Bourk's Property Management Limited	401 Golden Avenue, Ottawa, Ontario OTTAWA ON	ENE/233.1	3.79	<u>94</u>
<u>37</u>	EHS		427 Richmond Road Ottawa ON K2A 4C9	ENE/237.2	3.73	<u>95</u>
<u>38</u>	CA	Carlton Condominium Corporation No. 81	370 Dominion Ave Lot 29, Concession 1 Ottawa ON	NE/237.2	0.73	<u>95</u>
<u>38</u>	ECA	Carlton Condominium Corporation No. 81	370 Dominion Ave Lot 29, Concession 1 Ottawa ON K2A 3X4	NE/237.2	0.73	<u>95</u>
<u>39</u>	WWIS		RICHMOND RD Ottawa ON	SW/243.0	-1.31	<u>96</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 7344667			
40	CA	Bourke Family Development Inc.	401 Golden Ave Ottawa ON K2A 1H4	E/243.2	3.55	97
40	ECA	Bourke Family Development Inc.	401 Golden Ave Ottawa ON K2A 0G2	E/243.2	3.55	98
40	GEN	City of Ottawa, OC Transpo	401 Golden Avenue Ottawa ON K2A 1H4	E/243.2	3.55	98
41	SPL	Enbridge Energy Distribution Inc.	Corner of Fraiser Ave and Richmond Rd Ottawa ON	SW/243.4	-1.31	98
42	PRT	BOURKS IGNITION LTD	426 RICHMOND RD OTTAWA ON K2A 0G2	ENE/246.3	3.73	99
43	WWIS		379 WILMONT AVE OTTAWA ON Well ID: 7195201	E/252.7	4.64	99
44	PINC	ENBRIDGE GAS INC	FRASER AVE & RICHMOND RD,, OTTAWA,ON,,CA ON	SW/253.2	-1.31	101
45	WWIS		lot 28 con 1 ON Well ID: 1503955	SW/255.2	-2.36	102
46	WWIS		lot 29 con 1 Ottawa ON Well ID: 7316846	W/258.4	-5.00	105
47	WWIS		ON Well ID: 1507847	W/261.1	-6.12	107
48	SCT	KETCHUM MANUFACTURING INC.	396 BERKLEY AVE OTTAWA ON K2A 2G6	ENE/262.0	2.34	110
48	GEN	KETCHUM MANUFACTURING	396 BERKLEY AVENUE OTTAWA ON K2A 2G6	ENE/262.0	2.34	111
48	SCT	Ketchum Manufacturing Inc.	396 Berkley Ave Ottawa ON K2A 2G6	ENE/262.0	2.34	111

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>48</u>	RSC	The Exchange Inc.	396 BERKLEY AVE ON OTTAWA ON	ENE/262.0	2.34	<u>111</u>
<u>49</u>	GEN	Tall Tree Technologies Inc.	422 B Richmond Rd Ottawa ON K2A 0G2	ENE/265.6	4.64	<u>112</u>
<u>50</u>	CA	OTTAWA CITY - DOMINION ST.	BERKLEY AVE./TAY STREET OTTAWA CITY ON	ENE/269.4	2.34	<u>112</u>
<u>51</u>	ECA	Bourke Family Development Inc.	430 Richmond Road/Relocation storm sewer on Byron Avenue Ottawa ON K2P 1L5	ENE/270.0	4.64	<u>113</u>
<u>52</u>	SPL	KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP	580 Richmond Rd, Ottawa OTTAWA ON	SW/270.1	-0.66	<u>113</u>
<u>53</u>	BORE		ON	W/276.6	-6.36	<u>114</u>
<u>54</u>	WWIS		ON Well ID: 1507848	W/276.7	-6.36	<u>115</u>
<u>55</u>	HINC		484 KENWOOD AVENUE OTTAWA ON K2A 0L2	SE/279.2	7.64	<u>118</u>
<u>56</u>	PINC	TAVORA STONE ART INC	370 BERKLEY AVE.,OTTAWA,ON,K2A 2G7,CA ON	NE/286.8	1.64	<u>119</u>
<u>56</u>	SPL		370 Berkley Ave Ottawa ON	NE/286.8	1.64	<u>119</u>
<u>57</u>	EHS		574/576 Byron Avenue Ottawa ON K2A 0E4	E/287.6	5.69	<u>120</u>
<u>58</u>	PRT	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON K2A 4H1	ENE/289.1	3.56	<u>120</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>58</u>	DTNK	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON K2A 4H1	ENE/289.1	3.56	<u>120</u>
<u>58</u>	DTNK	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>121</u>
<u>58</u>	DTNK	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>122</u>
<u>58</u>	DTNK	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>122</u>
<u>58</u>	DTNK	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>123</u>
<u>58</u>	EHS		415 Richmond Rd Ottawa ON K2A4H1	ENE/289.1	3.56	<u>123</u>
<u>58</u>	EXP	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>124</u>
<u>58</u>	EXP	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>124</u>
<u>58</u>	EXP	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>124</u>
<u>58</u>	EXP	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	ENE/289.1	3.56	<u>124</u>
<u>59</u>	EHS		423 Richmond Rd Ottawa ON K2A 4C9	ENE/290.5	3.56	<u>125</u>
<u>60</u>	CA		Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON	E/295.3	5.69	<u>125</u>
<u>60</u>	CA		Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON	E/295.3	5.69	<u>125</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>
61	GEN	J. Clark Pharmacy Care Ltd.	410 RICHMOND ROAD OTTAWA ON K2A 4C4	ENE/298.7	4.92	126

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 3 BORE site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	216.3	<u>30</u>
	ON	221.4	<u>33</u>
	ON	276.6	<u>53</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 9 CA site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF OTTAWA-CARLETON	HIGHLAND AVE./BYRON AVE. OTTAWA CITY ON	59.3	<u>10</u>
Rogers Communications Inc.	475 Richmond Rd Ottawa ON K2A 3Y8	76.1	<u>13</u>
ROGERS OTTAWA LIMITED	475 RICHMOND RD., LOT 29/C-1 OTTAWA CITY ON K2A 3Y8	76.1	<u>13</u>
MACLEAN HUNTER CABLE TV LIMITED	475 RICHMOND ROAD WEST OTTAWA CITY ON	76.1	<u>13</u>
Carlton Condominium Corporation No. 81	370 Dominion Ave Lot 29, Concession 1 Ottawa ON	237.2	<u>38</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Bourke Family Development Inc.	401 Golden Ave Ottawa ON K2A 1H4	243.2	40
OTTAWA CITY - DOMINION ST.	BERKLEY AVE./TAY STREET OTTAWA CITY ON	269.4	50
	Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON	295.3	60
	Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON	295.3	60

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Oct 2023 has found that there are 5 DTNK site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON K2A 4H1	289.1	58
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	58
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	58
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	58
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	58

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011-Dec 31, 2024 has found that there are 2 EASR site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
LOUIS W. BRAY CONSTRUCTION LIMITED	451 BROADVIEW AVE OTTAWA ON K2A 2L2	52.8	<u>8</u>
1129029 ONTARIO INC.	465 RICHMOND RD OTTAWA ON K2A 1Z1	162.0	<u>21</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Dec 31, 2024 has found that there are 1 EBR site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Rogers Ottawa Limited	475 Richmond Road, Lot 29, Parts 1 & 2, Concession 1 CITY OF OTTAWA ON	76.1	<u>13</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Dec 31, 2024 has found that there are 8 ECA site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Rogers Communications Inc.	475 Richmond Rd Ottawa ON M4Y 2Y5	76.1	<u>13</u>
Rogers Communications Inc.	475 Richmond Rd Ottawa ON M4W 1G9	76.1	<u>13</u>
Rogers Cable Communications Inc.	Ottawa ON K2A 3Y8	86.5	<u>14</u>
Rogers Cable Communications Inc.	Ottawa ON K2A 3Y8	86.5	<u>14</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the City of Ottawa	Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON K1N 5A1	225.3	34
Carlton Condominium Corporation No. 81	370 Dominion Ave Lot 29, Concession 1 Ottawa ON K2A 3X4	237.2	38
Bourke Family Development Inc.	401 Golden Ave Ottawa ON K2A 0G2	243.2	40
Bourke Family Development Inc.	430 Richmond Road/Relocation storm sewer on Byron Avenue Ottawa ON K2P 1L5	270.0	51

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 15 EHS site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	495 Richmond Road Ottawa ON K2A	0.0	1
	495 Richmond Street Ottawa ON	0.0	1
	495 Richmond Road Ottawa ON K2A 4B2	0.0	1
	495 Richmond Road Ottawa ON	0.0	1
	495 Richmond Road Ottawa ON	0.0	1
	495 Richmond Rd Ottawa ON	0.0	1

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	495 Richmond Road Ottawa ON	0.0	<u>1</u>
	495 Richmond Road Ottawa ON K2A 4B1	0.0	<u>2</u>
	485 Richmond Road Ottawa ON	20.9	<u>6</u>
	475 Richmond Road Ottawa ON K2A 3Y8	76.1	<u>13</u>
	Broadview Ave Ottawa ON K2A	150.5	<u>20</u>
	427 Richmond Road Ottawa ON K2A 4C9	237.2	<u>37</u>
	574/576 Byron Avenue Ottawa ON K2A 0E4	287.6	<u>57</u>
	415 Richmond Rd Ottawa ON K2A4H1	289.1	<u>58</u>
	423 Richmond Rd Ottawa ON K2A 4C9	290.5	<u>59</u>

EXP - List of Expired Fuels Safety Facilities

A search of the EXP database, dated Oct 2023 has found that there are 4 EXP site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	<u>58</u>
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	<u>58</u>
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	<u>58</u>
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON	289.1	<u>58</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2022 has found that there are 25 GEN site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA-CARLETON, REGIONAL MUN. OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	0.0	<u>1</u>
OTTAWA-CARLETON, REGIONAL MUN.OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	0.0	<u>1</u>
OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	0.0	<u>1</u>
OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	0.0	<u>1</u>
OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 0G3	0.0	<u>1</u>
CITY OF OTTAWA	495 RICHMOND ROAD OTTAWA ON K2A 4A4	0.0	<u>1</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Regional Group	495 Richmond Road Ottawa ON K2A 4B1	0.0	<u>1</u>
Apollo Property Management	485 Richmond Road Ottawa ON K2A 3W9	0.0	<u>3</u>
DOV (495 Richmond) Limited	495 Richmond Road Ottawa ON K2A 4B1	0.0	<u>3</u>
Apollo Property Management	485 Richmond Road Ottawa ON K2A 3W9	20.9	<u>6</u>
Amica senior Lifestyles	491 Richmond road Ottawa ON K2A1G4	32.2	<u>7</u>
ROGERS OTTAWA LTD.	475 RICHMOND ROAD OTTAWA ON K2A 3Y8	76.1	<u>13</u>
ROGERS TELEVISION	475 RICHMOND ROAD OTTAWA ON K2A 3Y8	76.1	<u>13</u>
Rogers Communications Inc.	475 Richmond Road Ottawa ON K2A 3Y8	76.1	<u>13</u>
Rogers Communications	475 Richmond Rd Ottawa ON K2A 3Y8	76.1	<u>13</u>
HYDRO OTTAWA	455 HILLCREST AVE OTTAWA ON K2A 2M9	105.9	<u>15</u>
SOLETANCHE BACHY OLRT JV	540 Richmond Rd Ottawa ON K2A 0G3	106.2	<u>16</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Watters Environmental	465 Richmond Rd Ottawa ON	162.0	<u>21</u>
Watters Environmental	465 Richmond Rd Ottawa ON K2A 1Z1	162.0	<u>21</u>
PSL MECHANICAL	445 Richmond Road Ottawa ON K2A 4C9	169.8	<u>23</u>
Kiewit Eurovia Vinci Kiewit	563 Richmond Road Ottawa ON K2A 0G3	202.0	<u>28</u>
City of Ottawa, OC Transpo	401 Golden Avenue Ottawa ON K2A 1H4	243.2	<u>40</u>
KETCHUM MANUFACTURING	396 BERKLEY AVENUE OTTAWA ON K2A 2G6	262.0	<u>48</u>
Tall Tree Technologies Inc.	422 B Richmond Rd Ottawa ON K2A 0G2	265.6	<u>49</u>
J. Clark Pharmacy Care Ltd.	410 RICHMOND ROAD OTTAWA ON K2A 4C4	298.7	<u>61</u>

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 2 HINC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	456 BRIERWOOD AVENUE OTTAWA ON K2A 2H3	146.9	<u>19</u>
	484 KENWOOD AVENUE OTTAWA ON K2A 0L2	279.2	<u>55</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
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INC - Fuel Oil Spills and Leaks

A search of the INC database, dated 31 Oct, 2023 has found that there are 1 INC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	420 Berkley Avenue, Ottawa ON	206.0	29

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 3 PINC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
RICK DRAVES	453 BROADVIEW AVE,,OTTAWA,ON,K2A 2L2,CA ON	63.7	11
ENBRIDGE GAS INC	FRASER AVE & RICHMOND RD,,OTTAWA, ON,,CA ON	253.2	44
TAVORA STONE ART INC	370 BERKLEY AVE,,OTTAWA,ON,K2A 2G7, CA ON	286.8	56

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 2 PRT site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
BOURKS IGNITION LTD	426 RICHMOND RD OTTAWA ON K2A 0G2	246.3	42
DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED	415 RICHMOND RD OTTAWA ON K2A 4H1	289.1	58

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
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REC - Ontario Regulation 347 Waste Receivers Summary

A search of the REC database, dated 1986-1990, 1992-2021 has found that there are 1 REC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
WATTS CREEK WPCP	BOX 11053 STN. N, NEPEAN C/O 495 RICHMOND ROAD OTTAWA ON K2A 4B2	0.0	1

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jan 2025 has found that there are 2 RSC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Bourk's Property Management Limited	401 Golden Avenue, Ottawa, Ontario OTTAWA ON	233.1	36
The Exchange Inc.	396 BERKLEY AVE ON OTTAWA ON	262.0	48

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 2 SCT site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
KETCHUM MANUFACTURING INC.	396 BERKLEY AVE OTTAWA ON K2A 2G6	262.0	48
Ketchum Manufacturing Inc.	396 Berkley Ave Ottawa ON K2A 2G6	262.0	48

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug 2024; Oct-Nov 2024 has found that there are 21 SPL site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP	Parkway Tunnel, Zone 13, Ottawa OTTAWA ON	12.2	<u>4</u>
The Corporation of the City of Ottawa	Richmond Rd and Broadview Ave Ottawa ON	14.9	<u>5</u>
	485 Richmond Rd, Ottawa OTTAWA ON	20.9	<u>6</u>
City of Ottawa	485 Richmond Rd Ottawa ON	20.9	<u>6</u>
	451 Broadview Ave, Ottawa, ON OTTAWA ON	52.8	<u>8</u>
	529 Richmond Rd., Ottawa OTTAWA ON	53.8	<u>9</u>
KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP	529 Richmond Rd, Ottawa OTTAWA ON	53.8	<u>9</u>
	529 Richmond Road, Ottawa, ON OTTAWA ON	53.8	<u>9</u>
	529 Richmond Rd, Ottawa ON ON	53.8	<u>9</u>
Kiewit Eurovia Vinci	529 Richmond Rd Ottawa ON	53.8	<u>9</u>
National Capital Commission	Behind 529 Richmond Rd, next to John A McDonald Parkway Ottawa ON	53.8	<u>9</u>

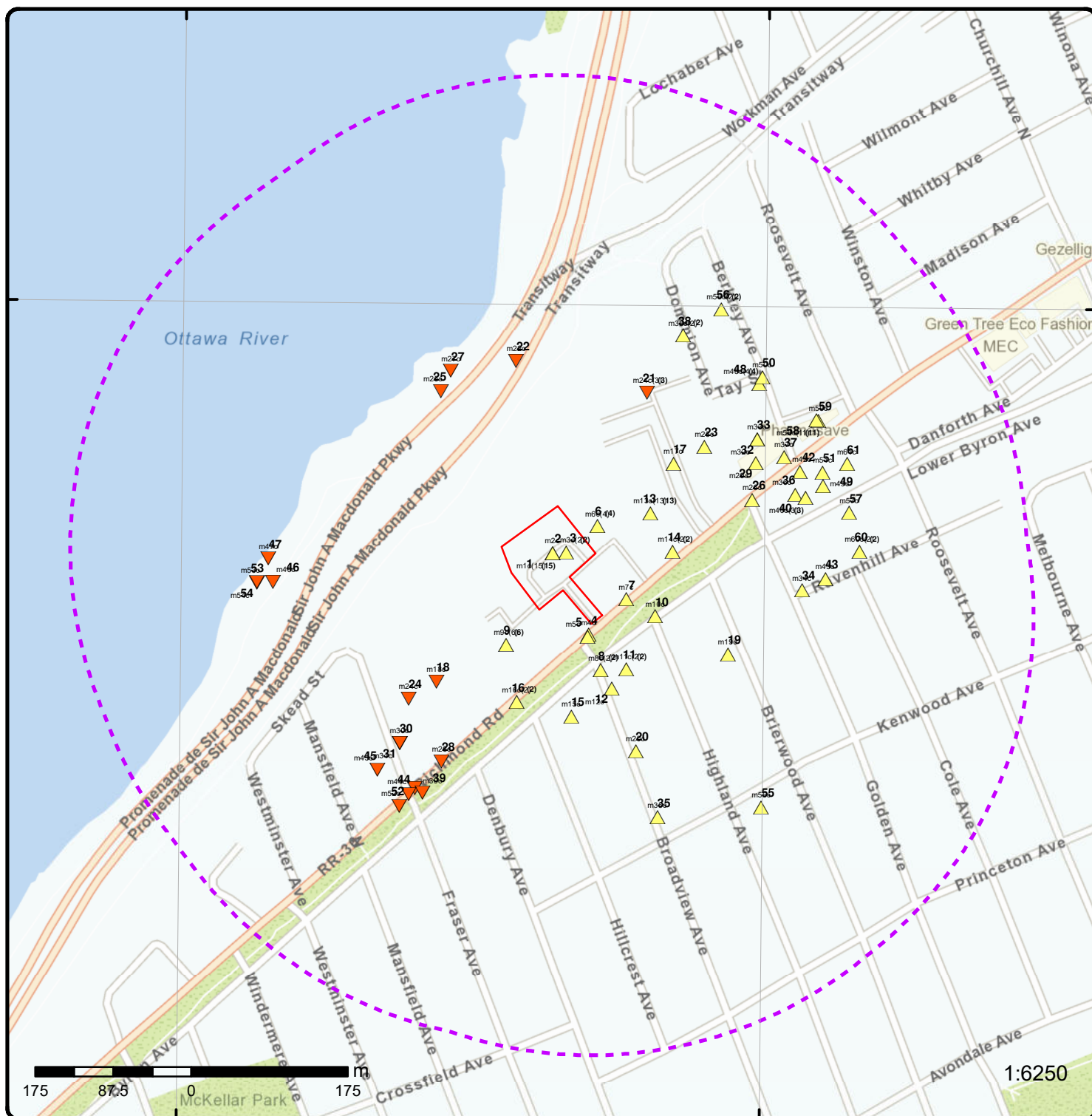
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	453 Broadview Avenue Ottawa ON	63.7	<u>11</u>
Tomlinson Environmental Services Ltd	475 Richmond Rd Ottawa ON	76.1	<u>13</u>
BLJC Facility Management Services<UNOFFICIAL>	475 Richmond Road Ottawa ON	76.1	<u>13</u>
	540 Richmond OTTAWA ON	106.2	<u>16</u>
Kiewit Eurovia Vinci	Ottawa ON	140.4	<u>18</u>
	Sir John A MacDonald Parkway Ottawa ON	169.2	<u>22</u>
O.C. TRANSP	RICHMOND RD WESTBOUND AT GOLDEN MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON	185.3	<u>26</u>
Enbridge Energy Distribution Inc.	Corner of Fraiser Ave and Richmond Rd Ottawa ON	243.4	<u>41</u>
KIEWIT EUROVIA VINCI OTTAWA PARTNERSHIP	580 Richmond Rd, Ottawa OTTAWA ON	270.1	<u>52</u>
	370 Berkley Ave Ottawa ON	286.8	<u>56</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31 2023 has found that there are 14 WWIS site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	BROADVIEW AVE Ottawa ON <i>Well ID:</i> 7376051	76.0	<u>12</u>
	465 RICHMOND RD OTTAWA ON <i>Well ID:</i> 7163102	130.8	<u>17</u>
	ON <i>Well ID:</i> 1508771	176.8	<u>24</u>
	lot 29 con 1 Ottawa ON <i>Well ID:</i> 7316809	180.7	<u>25</u>
	Ottawa ON <i>Well ID:</i> 7316807	192.9	<u>27</u>
	lot 30 con 1 ON <i>Well ID:</i> 1503966	216.4	<u>31</u>
	ON <i>Well ID:</i> 1510536	221.2	<u>32</u>
	BROADVIEW AVE Oshawa ON <i>Well ID:</i> 7376050	228.8	<u>35</u>
	RICHMOND RD Ottawa ON <i>Well ID:</i> 7344667	243.0	<u>39</u>
	379 WILMONT AVE OTTAWA ON <i>Well ID:</i> 7195201	252.7	<u>43</u>
	lot 28 con 1 ON <i>Well ID:</i> 1503955	255.2	<u>45</u>
	lot 29 con 1 Ottawa ON	258.4	<u>46</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	<i>Well ID:</i> 7316846		
	ON	261.1	47
	<i>Well ID:</i> 1507847		
	ON	276.7	54
	<i>Well ID:</i> 1507848		



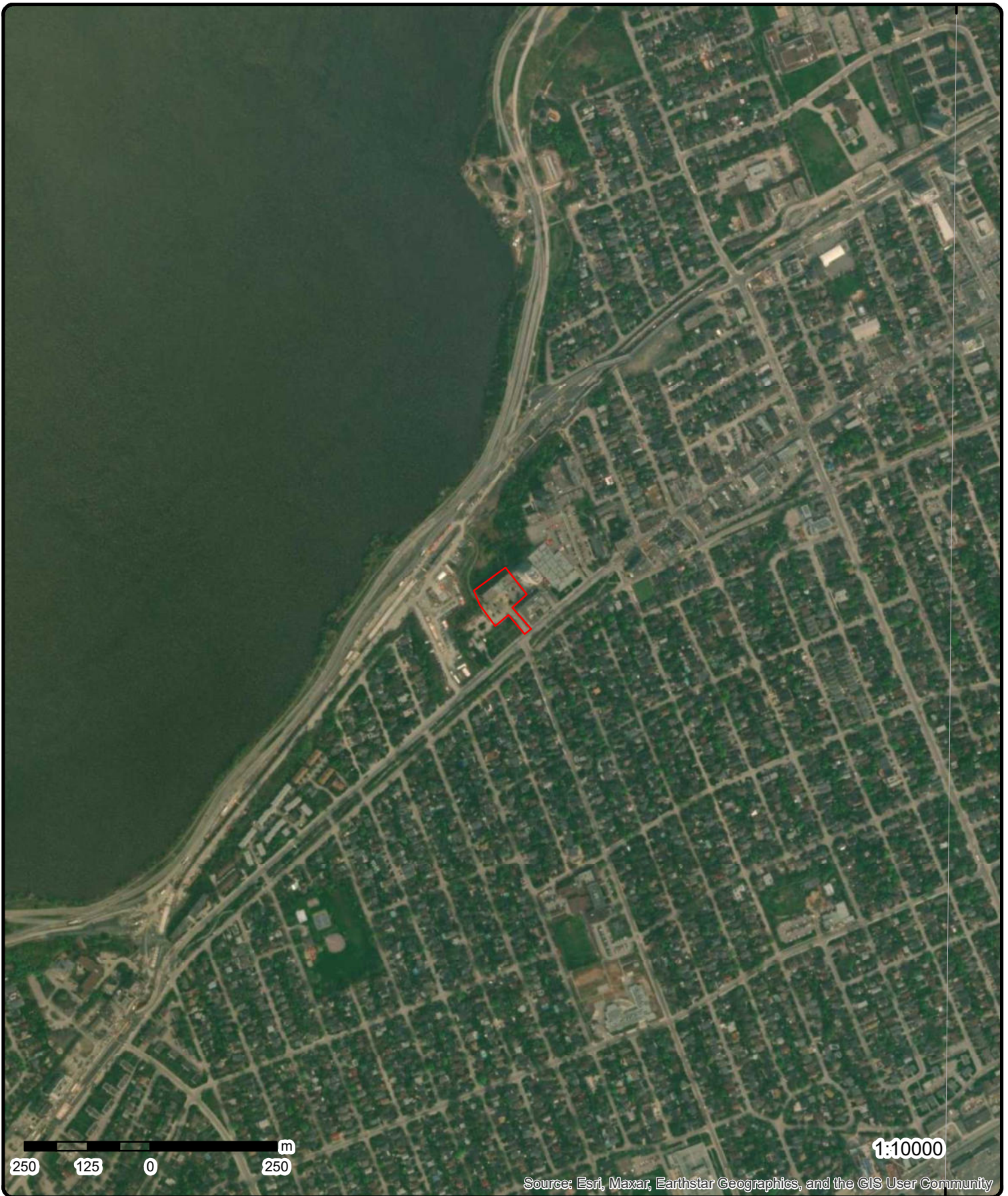
Map: 0.3 Kilometer Radius

Order Number: 25022500430

Address: 495 Richmond Road, Ottawa, ON



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



Aerial Year: 2023

Order Number: 25022500430

Address: 495 Richmond Road, Ottawa, ON

Source: ESRI World Imagery



© ERIS Information Limited Partnership

75°46'30"W

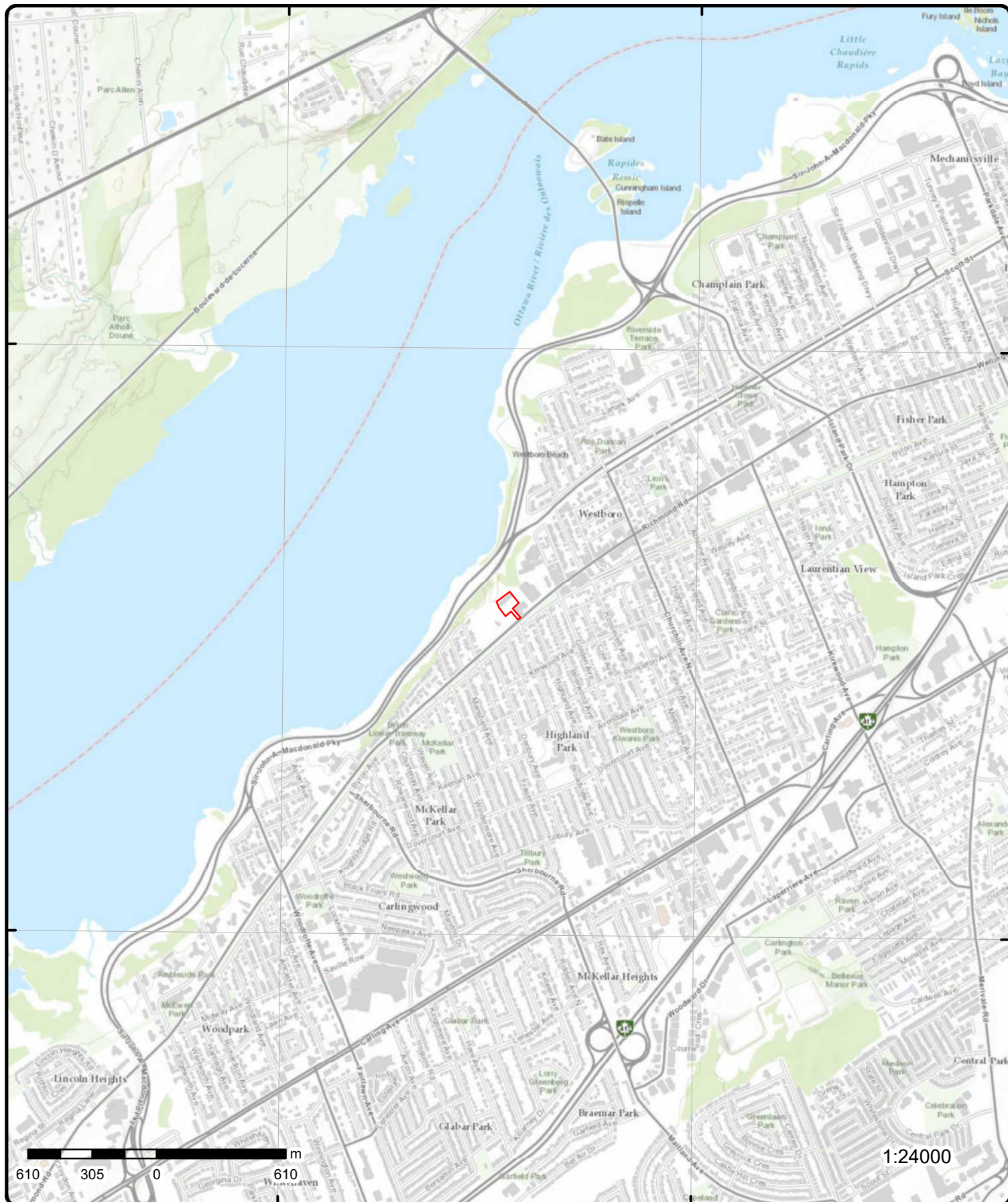
75°45'W

45°24'N

45°24'N

45°22'30"N

45°22'30"N



Topographic Map

Address: 495 Richmond Road, ON

Source: ESRI World Topographic Map

Order Number: 25022500430



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 15	NNE/0.0	63.6 / 1.32	495 Richmond Road Ottawa ON K2A 4B2	EHS
Order No: 20030516003 Status: C Report Type: Complete Report Report Date: 5/27/03 Date Received: 5/16/03 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Berkeley and Richmond Municipality: Client Prov/State: ON Search Radius (km): 0.25 X: -75.760339 Y: 45.388751					

1	2 of 15	NNE/0.0	63.6 / 1.32	OTTAWA-CARLETON, REGIONAL MUN. OF HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	GEN
Generator Info					
Generator No: ON0303114 Approval Years: 89,90 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: HOME CARE SERVICES					
Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 8634					
Waste Detail(s)					
Waste Class: 312 Waste Class Name: PATHOLOGICAL WASTES					

1	3 of 15	NNE/0.0	63.6 / 1.32	OTTAWA-CARLETON, REGIONAL MUN. OF HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	GEN
Generator Info					
Generator No: ON0303114 Approval Years: 92,93,97 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: HOME CARE SERVICES					
Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 8634					
Waste Detail(s)					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class: Waste Class Name:		312 PATHOLOGICAL WASTES			
1	4 of 15	NNE/0.0	63.6 / 1.32	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422 HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	GEN
<u>Generator Info</u>					
Generator No:		ON0303114	Choice of Contact:		
Approval Years:		94,95	Contaminated Fac:		
Status:			MHSW Facility:		
PO Box No:			SIC Code:		
Country:			8634		
Co Admin:					
Phone No Admin:					
SIC Description:		HOME CARE SERVICES			
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
1	5 of 15	NNE/0.0	63.6 / 1.32	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422 HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 4A4	GEN
<u>Generator Info</u>					
Generator No:		ON0303114	Choice of Contact:		
Approval Years:		96	Contaminated Fac:		
Status:			MHSW Facility:		
PO Box No:			SIC Code:		
Country:			8634		
Co Admin:					
Phone No Admin:					
SIC Description:		HOME CARE SERVICES			
<u>Waste Detail(s)</u>					
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
1	6 of 15	NNE/0.0	63.6 / 1.32	OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA ON K2A 0G3	GEN
<u>Generator Info</u>					
Generator No:		ON0303114	Choice of Contact:		
Approval Years:		98,99,00,01	Contaminated Fac:		
Status:			MHSW Facility:		

<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>
PO Box No: Country: Co Admin: Phone No Admin: SIC Description:					
		HOME CARE SERVICES		SIC Code: 8634	
<u>Waste Detail(s)</u>					
		312			
		PATHOLOGICAL WASTES			
<u>1</u>	7 of 15	NNE/0.0	63.6 / 1.32	CITY OF OTTAWA 495 RICHMOND ROAD OTTAWA ON K2A 4A4	GEN
<u>Generator Info</u>					
Generator No:	ON0303114			Choice of Contact:	
Approval Years:	02,03,04			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:					
<u>Waste Detail(s)</u>					
		312			
		PATHOLOGICAL WASTES			
<u>1</u>	8 of 15	NNE/0.0	63.6 / 1.32	495 Richmond Road Ottawa ON	EHS
Order No:	20041203009			Nearest Intersection:	Berkeley & Richmond
Status:	C			Municipality:	
Report Type:	Complete Report Upgrade			Client Prov/State:	ON
Report Date:	12/13/04			Search Radius (km):	0.25
Date Received:	12/3/04			X:	-75.760339
Previous Site Name:				Y:	45.388751
Lot/Building Size:					
Additional Info Ordered:					
<u>1</u>	9 of 15	NNE/0.0	63.6 / 1.32	495 Richmond Road Ottawa ON	EHS
Order No:	20060127003			Nearest Intersection:	Richmond Rd/Dominion Ave (by Dominion Station)
Status:	C			Municipality:	
Report Type:	Site Report			Client Prov/State:	ON
Report Date:	1/30/2006			Search Radius (km):	0.25
Date Received:	1/27/2006			X:	-75.760602
Previous Site Name:				Y:	45.388851
Lot/Building Size:					
Additional Info Ordered:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	10 of 15	NNE/0.0	63.6 / 1.32	495 Richmond Rd Ottawa ON	EHS
Order No: 20080715021				Nearest Intersection: n/s Richmond Rd, w Berkeley Rd	
Status: C				Municipality:	
Report Type: Site Report				Client Prov/State: ON	
Report Date: 7/17/2008				Search Radius (km): 0.25	
Date Received: 7/15/2008				X: -75.760608	
Previous Site Name:				Y: 45.388815	
Lot/Building Size:					
Additional Info Ordered:					
1	11 of 15	NNE/0.0	63.6 / 1.32	495 Richmond Street Ottawa ON	EHS
Order No: 20101013004				Nearest Intersection: Richmond Road & Broadview Avenue	
Status: C				Municipality:	
Report Type: Standard Report				Client Prov/State: ON	
Report Date: 10/21/2010				Search Radius (km): 0.25	
Date Received: 10/13/2010 9:53:07 AM				X: -75.760792	
Previous Site Name:				Y: 45.388793	
Lot/Building Size:					
Additional Info Ordered: Fire Insur. Maps and/or Site Plans					
1	12 of 15	NNE/0.0	63.6 / 1.32	495 Richmond Road Ottawa ON	EHS
Order No: 20121211022				Nearest Intersection:	
Status: C				Municipality: Ottawa	
Report Type: Site Report				Client Prov/State: ON	
Report Date: 12-DEC-12				Search Radius (km): .25	
Date Received: 11-DEC-12				X: -75.760859	
Previous Site Name:				Y: 45.388878	
Lot/Building Size:					
Additional Info Ordered:					
1	13 of 15	NNE/0.0	63.6 / 1.32	495 Richmond Road Ottawa ON K2A	EHS
Order No: 20180618039				Nearest Intersection:	
Status: C				Municipality:	
Report Type: Standard Report				Client Prov/State: ON	
Report Date: 21-JUN-18				Search Radius (km): .25	
Date Received: 18-JUN-18				X: -75.761234	
Previous Site Name:				Y: 45.389027	
Lot/Building Size:					
Additional Info Ordered: Fire Insur. Maps and/or Site Plans					
1	14 of 15	NNE/0.0	63.6 / 1.32	WATTS CREEK WPCP BOX 11053 STN. N, NEPEAN C/O 495 RICHMOND ROAD OTTAWA ON K2A 4B2	REC
ID:				Province In: ON	
Company ID:				Province Out:	
Receiver No: W120701				County Out:	
Co Admin:				Mail Addr:	
Choice of Contact:				Site PO Box:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Rec Div: Rec Op Div: Rec Op Name: Site Bldg: Facility Type: WATER POLL. CONTROL PLANT Approval Yrs: 1987; 1988; 1989; 1990; 1992; 1994; 1995; 1996; 1997; 1998; 1999; 2000					
<u>1997 Receiver Manifest Details</u>					
Gen Dist: 100 Gen District Office Name: LONDON, ONT Gen Region Code: 01 Gen Region Office Name: SOUTHWESTERN REGION Gen Sic: 8371 NAICS Desc: TRANSPORTATION ADMIN. Waste Code: 149 Waste Class: LANDFILL LEACHATES Waste Chara: L Char Desc: LIQUID INDUSTRIAL WASTE Waste Count: 1 Qty Recvd: 36510					
<u>1999 Receiver Waste Information Details</u>					
Waste Code: 264 Waste Desc: PHOTOPROCESSING WASTES					
<u>1</u>	15 of 15	NNE/0.0	63.6 / 1.32	Regional Group 495 Richmond Road Ottawa ON K2A 4B1	GEN
<u>Generator Info</u>					
Generator No: ON4711542 Approval Years: As of Nov 2021 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:					
Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:					
<u>Waste Detail(s)</u>					
Waste Class: 251 L Waste Class Name: Waste oils/sludges (petroleum based)					
<u>2</u>	1 of 1	NNE/0.0	63.6 / 1.32	495 Richmond Road Ottawa ON K2A 4B1	EHS
Order No: 20190606129 Status: C Report Type: Standard Report Report Date: 13-JUN-19 Date Received: 06-JUN-19 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Title Searches; City Directory; Aerial Photos					
Nearest Intersection: Municipality: Ottawa Client Prov/State: QC Search Radius (km): .25 X: -75.761346 Y: 45.389165					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 2	ENE/0.0	62.4 / 0.14	Apollo Property Management 485 Richmond Road Ottawa ON K2A 3W9	GEN

Generator Info

Generator No:	ON3375427	Choice of Contact:	
Approval Years:	As of Nov 2021	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class:	251 L
Waste Class Name:	Waste oils/sludges (petroleum based)

2020 Generator Info

Gen No:	ON3375427	Choice of Contact:	CO_OFFICIAL
ID:	12899	Phone No Official:	613-225-7969 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	531310	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Apollo Property Management		
Gen Div:			
Gen Op Name:	Apollo Property Management		
Gen Op Div:			
Site Adrs1:	485 Richmond Road		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2A 3W9		
Site Country:	Canada		
Co Official:	John Andrews		
Co Admin:			

2020 Generator Manifest

ID:	32251	Sum Received Qty:	100.0
Generator No:	ON3375427	Waste Class Name:	OIL SKIMMINGS & SLUDGES
Receiver Type:	035	Count Manifests:	1
Waste Char:	L	District:	402
Waste Code:	251		

2021 Generator Info

Gen No:	ON3375427	Choice of Contact:	CO_OFFICIAL
ID:	12748	Phone No Official:	613-225-7969 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
NAICS Code1: NAICS Code2: NAICS Code3: Gen Name: Gen Div: Gen Op Name: Gen Op Div: Site Adrs1: Site Bldg: Site Pobox: Province In: Site Adrs2: Site City: Province Out: Site Postal Code: Site Country: Co Official: Co Admin:	531310	Apollo Property Management Apollo Property Management 485 Richmond Road ONTARIO Ottawa K2A 3W9 Canada John Andrews		County Out: District: 402	
<u>2021 Generator Manifest</u>					
ID: Generator No: Receiver Type: Waste Char: Waste Code:	32712 ON3375427 035 L 251			Sum Received Qty: Waste Class Name: Count Manifests: District:	6500.0 OIL SKIMMINGS & SLUDGES 1 402

<u>3</u>	2 of 2	ENE/0.0	62.4 / 0.14	DOV (495 Richmond) Limited 495 Richmond Road Ottawa ON K2A 4B1	GEN
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Generator Info

Generator No:	ON4711542	Choice of Contact:	
Approval Years:	As of Oct 2022	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

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

2021 Generator Info

Gen No:	ON4711542	Choice of Contact:	CO_OFFICIAL
ID:	18585	Phone No Official:	(613) 230-2100 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	531310	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	DOV (495 Richmond) Limited		
Gen Div:			
Gen Op Name:	c/o The Regional Group		
Gen Op Div:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Adrs1: Site Bldg: Site Pobox: Province In: Site Adrs2: Site City: Province Out: Site Postal Code: Site Country: Co Official: Co Admin:		495 Richmond Road ONTARIO Ottawa K2A 4B1 Canada Rhonda Goodfellow			
<u>2021 Generator Manifest</u>					
ID: Generator No: Receiver Type: Waste Char: Waste Code:	39898 ON4711542 035 L 251			Sum Received Qty: Waste Class Name: Count Manifests: District:	3650.0 OIL SKIMMINGS & SLUDGES 2 402
<u>4</u>	1 of 1	SE/12.2	66.0 / 3.73	KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP Parkway Tunnel, Zone 13, Ottawa OTTAWA ON	SPL
Ref No: Year: Incident Dt: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Site No: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason: Incident Summary: Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: Contaminant Limit 1:	1-D6XE3 4/22/2021 11:02:39 AM 4/22/2021 1:45:52 PM 4/7/2022 5:51:33 PM Desktop Response Ottawa District Office Parkway Tunnel, Zone 13, Ottawa OTTAWA KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP Private Business Truck - Transport/Hauling Leak/Break KEV: 20L hydraulic oil to land, cntd & clnd 1 Minor Impact 20 litre (L) HYDRAULIC OIL			Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:	0 No Impact

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Activity Preceding Spill: Construction or repair Property 2nd Watershed: Central Ottawa Property Tertiary Watershed: 02KF-Central Ottawa - Mississippi Sector Type: OTHER HEAVY AND CIVIL ENGINEERING CONSTRUCTION SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004320938"],"wks":["POINT (-75.7608203000 45.3883464000)"],"creation_date":"2021-04-22"} Time Reported: System Facility Address:					

<u>5</u>	1 of 1	SE/14.9	65.9 / 3.69	The Corporation of the City of Ottawa Richmond Rd and Broadview Ave Ottawa ON	SPL
Ref No: 5283-A33PNG Year: Incident Dt: 10/7/2015 Dt MOE Arvl on Scn: MOE Reported Dt: 10/7/2015 Dt Document Closed: 10/21/2015 Site No: NA MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: municipal allowance<UNOFFICIAL> Site Address: Richmond Rd and Broadview Ave Site Region: Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: 5026374 Easting: 440442 Entity Operating Name: Client Name: The Corporation of the City of Ottawa Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason: Deliberate Act Incident Summary: LaFarge Concrete: wash water to catch basin; cntnd & clng Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see incident description Contaminant Qty 1: 0 Contaminant Unit: other - see incident description Contaminant Code: 28 Contaminant Name: CEMENT Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Miscellaneous Industrial SAC Action Class: Watercourse Spills					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Call Report Locatn Geodata: Time Reported: System Facility Address:					
<u>6</u>	1 of 4	ENE/20.9	63.3 / 1.03	485 Richmond Road Ottawa ON	EHS
Order No: 20130821020 Status: C Report Type: Standard Report Report Date: 30-AUG-13 Date Received: 21-AUG-13 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.759709 Y: 45.389043			
<u>6</u>	2 of 4	ENE/20.9	63.3 / 1.03	City of Ottawa 485 Richmond Rd Ottawa ON	SPL
Ref No: 0102-AMWT9Y Year: Incident Dt: 6/1/2017 Dt MOE Arvl on Scn: MOE Reported Dt: 6/1/2017 Dt Document Closed: Site No: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Ottawa Nearest Watercourse: Site Name: Location<UNOFFICIAL> Site Address: 485 Richmond Rd Site Region: Eastern Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: 5026413.33 Easting: 440476.6 Entity Operating Name: Client Name: City of Ottawa Client Type: Municipal Government Source Type: Other Incident Cause: Incident Preceding Spill: Leak/Break Incident Reason: Unknown / N/A Incident Summary: City of Ottawa: discharging sewage to grass Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see incident description Contaminant Qty 1: 0 Contaminant Unit: other - see incident description Contaminant Code: 44 Contaminant Name: SEWAGE,RAW UNCHLORINATED Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: n/a Receiving Medium: Land		Municipality No: Nature of Damage: Discharger Report: Material Group: 2 - Minor Environment Impact to Health: Agency Involved:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type:Unknown / N/A SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address:					
6	3 of 4	ENE/20.9	63.3 / 1.03	Apollo Property Management 485 Richmond Road Ottawa ON K2A 3W9	GEN
Generator Info Generator No:ON3375427 Approval Years:As of Jul 2020 Status:Registered PO Box No: Country:Canada Co Admin: Phone No Admin: SIC Description: Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:					
Waste Detail(s) Waste Class:251 L Waste Class Name:Waste oils/sludges (petroleum based)					
6	4 of 4	ENE/20.9	63.3 / 1.03	485 Richmond Rd, Ottawa OTTAWA ON	SPL
Ref No:1-1R6OM6 Year: Incident Dt:4/6/2022 12:45:00 PM Dt MOE Arvl on Scn: MOE Reported Dt:4/6/2022 3:08:52 PM Dt Document Closed:4/7/2022 4:50:01 PM Site No: MOE Response:Desktop Response Site County/District: Site Geo Ref Meth: Site District Office:Ottawa District Office Nearest Watercourse: Site Name: Site Address:485 Richmond Rd, Ottawa Site Region: Site Municipality:OTTAWA Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason: Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health:0 No Impact Agency Involved:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Summary: Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address:		Kiewit - 10L of hydraulic oil spilled into tunnel - contained 0 No Impact 10 litre (L) HYDRAULIC OIL Land Central Ottawa 02KF-Central Ottawa - Mississippi ENGINEERING SERVICES {"integration_ids":["PR00003799525"],"wks":["POINT (-75.7607118000 45.3894434000)","creation_date":"2022-04-06"}			

7	1 of 1	ESE/32.2	64.9 / 2.64	Amica senior Lifestyles 491 Richmond road Ottawa ON K2A1G4	GEN
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Generator Info

Generator No:	ON2596261	Choice of Contact:	
Approval Years:	As of Oct 2022	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class:	145 I
Waste Class Name:	PAINT/PIGMENT/COATING RESIDUES

Waste Detail(s)

Waste Class:	145 L
Waste Class Name:	PAINT/PIGMENT/COATING RESIDUES

8	1 of 2	SE/52.8	66.9 / 4.64	LOUIS W. BRAY CONSTRUCTION LIMITED 451 BROADVIEW AVE OTTAWA ON K2A 2L2	EASR
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Approval No:	R-009-1181952792	MOE District:	Ottawa
Status:	REGISTERED	Municipality:	OTTAWA
Date:	May 31, 2022	Latitude:	45.38805556
Record Type:	EASR	Longitude:	-75.76027778
Link Source:	MOFA	Geometry X:	-8433595.5446000006
Project Type:	Water Taking - Construction Dewatering	Geometry Y:	5682821.1824999973
Full Address:			
Approval Type:	EASR-Water Taking - Construction Dewatering		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	1 of 6	SW/53.8	63.8 / 1.60	National Capital Commission Behind 529 Richmond Rd, next to John A McDonald Parkway Ottawa ON	SPL
Ref No: 1016-AWRU3S Year: Incident Dt: 2018/03/11 Dt MOE Arvl on Scn: MOE Reported Dt: 2018/03/11 Dt Document Closed: Site No: NA MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Ottawa Nearest Watercourse: Site Name: Open Field behind Maple Long Gardens<UNOFFICIAL> Site Address: Behind 529 Richmond Rd, next to John A McDonald Parkway Site Region: Eastern Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: 5026437.11 Easting: 440312.09 Entity Operating Name: Client Name: National Capital Commission Client Type: Federal Government Source Type: Sewer (Private or Municipal) Incident Cause: Incident Preceding Spill: Leak/Break Incident Reason: Unknown / N/A Incident Summary: NCC: Municipal Sewage Pooling on Federal Property Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 L Contaminant Qty 1: 0 Contaminant Unit: L Contaminant Code: 44 Contaminant Name: SEWAGE,RAW UNCHLORINATED Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: n/a Receiving Medium: Land Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Municipal Sewage SAC Action Class: Sewage Bypasses / Overflows Call Report Locatn Geodata: Time Reported: System Facility Address: Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 2 - Minor Environment Agency Involved:					
9	2 of 6	SW/53.8	63.8 / 1.60	Kiewit Eurovia Vinci 529 Richmond Rd Ottawa ON	SPL
Ref No: 1183-BQ8KUQ Year: Incident Dt: 2020/06/03 Dt MOE Arvl on Scn: Municipality No: Nature of Damage: Discharger Report: Material Group:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
MOE Reported Dt:	2020/06/03			Impact to Health:	2 - Minor Environment
Dt Document Closed:	2020/08/21			Agency Involved:	
Site No:	NA				
MOE Response:	No				
Site County/District:					
Site Geo Ref Meth:					
Site District Office:	Ottawa				
Nearest Watercourse:					
Site Name:	olrt lay down area<UNOFFICIAL>				
Site Address:	529 Richmond Rd				
Site Region:	Eastern				
Site Municipality:	Ottawa				
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:	5026373				
Easting:	440430				
Entity Operating Name:					
Client Name:	Kiewit Eurovia Vinci				
Client Type:	Corporation				
Source Type:	Tank - Above Ground				
Incident Cause:					
Incident Preceding Spill:	Leak/Break				
Incident Reason:	Operator/Human Error				
Incident Summary:	OLRT 3 L diesel to gravel cleaned				
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:	3 L				
Contaminant Qty 1:	3				
Contaminant Unit:	L				
Contaminant Code:	27				
Contaminant Name:	DIELECTOL-II				
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:	n/a				
Receiving Medium:	Land				
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type:	Miscellaneous Communal				
SAC Action Class:	Land Spills				
Call Report Locatn Geodata:					
Time Reported:					
System Facility Address:					

9	3 of 6	SW/53.8	63.8 / 1.60	529 Richmond Rd, Ottawa ON ON	SPL
Ref No:	1-1VAIS7			Municipality No:	
Year:				Nature of Damage:	
Incident Dt:	6/28/2022 3:00:45 PM			Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:	6/29/2022 8:36:55 AM			Impact to Health:	0 No Impact
Dt Document Closed:	6/29/2022 3:39:03 PM			Agency Involved:	
Site No:					
MOE Response:	Desktop Response				
Site County/District:					
Site Geo Ref Meth:					
Site District Office:	Ottawa District Office				
Nearest Watercourse:					
Site Name:					
Site Address:	529 Richmond Rd, Ottawa ON				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Region: Site Municipality: Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason: Incident Summary: Kewit Eurovia Vinci spill of sewage cleaned Environment Impact: 1 Minor Impact Health Env Consequence: Nature of Impact: Contaminant Qty: 60 cubic metre (m3) Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: SECONDARY SLUDGE Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Central Ottawa Property Tertiary Watershed: Sector Type: SEWAGE TREATMENT FACILITIES SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004286491"],"wkts":["POINT (-75.7619989000 45.3882393000)","creation_date":"2022-06-29"} Time Reported: System Facility Address:					

<u>9</u>	4 of 6	SW/53.8	63.8 / 1.60	529 Richmond Road, Ottawa, ON OTTAWA ON	SPL
Ref No: 1-1SMW1A Year: Incident Dt: 5/8/2022 9:30:00 AM Dt MOE Arvl on Scn: MOE Reported Dt: 5/8/2022 12:31:56 PM Dt Document Closed: 6/10/2022 3:21:29 PM Site No: MOE Response: Desktop Response Site County/District: Site Geo Ref Meth: Site District Office: Ottawa District Office Nearest Watercourse: Site Name: Site Address: 529 Richmond Road, Ottawa, ON Site Region: Site Municipality: OTTAWA Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name:					
Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 0 No Impact Agency Involved:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Client Name: Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason: Incident Summary: KEV OLRT dsl 3L to soil cntd & clng Environment Impact: 1 Minor Impact Health Env Consequence: Nature of Impact: Contaminant Qty: 10 litre (L) Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: DIESEL FUEL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Activity Preceding Spill: Property 2nd Watershed: Central Ottawa Property Tertiary Watershed: 02KF-Central Ottawa - Mississippi Sector Type: OTHER HEAVY AND CIVIL ENGINEERING CONSTRUCTION SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004286491"],"wkts":["POINT (-75.7619989000 45.3882393000)","POINT (-75.7619989000 45.3882393000)"],"creation_date":"2022-05-08"} Time Reported: System Facility Address:					

<u>9</u>	5 of 6	SW/53.8	63.8 / 1.60	KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP 529 Richmond Rd, Ottawa OTTAWA ON	SPL
Ref No: 1-1PSHA5 Year: Incident Dt: 3/24/2022 3:30:00 PM Dt MOE Arvl on Scn: MOE Reported Dt: 3/25/2022 6:48:55 AM Dt Document Closed: 3/25/2022 10:20:00 AM Site No: MOE Response: Desktop Response Site County/District: Site Geo Ref Meth: Site District Office: Ottawa District Office Nearest Watercourse: Site Name: Site Address: 529 Richmond Rd, Ottawa Site Region: Site Municipality: OTTAWA Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP Client Type: Private Business Source Type: Other (specify) Incident Cause: Incident Preceding Spill: Leak/Break Incident Reason: Unknown Incident Summary: KEV: hydraulic oil to ground on construction site					
				Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 0 No Impact Agency Involved:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Environment Impact:		0 No Impact			
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		2 litre (L)			
Contaminant Qty 1:					
Contaminant Unit:					
Contaminant Code:					
Contaminant Name:		HYDRAULIC OIL			
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Receiving Medium:		Land			
Activity Preceding Spill:		Construction or repair			
Property 2nd Watershed:		Central Ottawa			
Property Tertiary Watershed:		02KF-Central Ottawa - Mississippi			
Sector Type:		INDUSTRIAL BUILDING AND STRUCTURE CONSTRUCTION			
SAC Action Class:					
Call Report Locatn Geodata:		{ "integration_ids": ["PR00004286491"], "wkts": ["POINT (-75.7621854569 45.3880224906)"], "creation_date": "2022-03-25" }			
Time Reported:					
System Facility Address:					

<u>9</u>	6 of 6	SW/53.8	63.8 / 1.60	529 Richmond Rd., Ottawa OTTAWA ON	SPL
Ref No:		1-2GOHEK		Municipality No:	
Year:				Nature of Damage:	
Incident Dt:		1/13/2023 10:00:47 PM		Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:		1/20/2023 12:18:47 PM		Impact to Health:	0 No Impact
Dt Document Closed:		1/20/2023 1:48:25 PM		Agency Involved:	
Site No:					
MOE Response:		Desktop Response			
Site County/District:					
Site Geo Ref Meth:					
Site District Office:		Ottawa District Office			
Nearest Watercourse:					
Site Name:					
Site Address:		529 Richmond Rd., Ottawa			
Site Region:					
Site Municipality:		OTTAWA			
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:					
Easting:					
Entity Operating Name:					
Client Name:					
Client Type:					
Source Type:		Sewer (Private or Municipal)			
Incident Cause:					
Incident Preceding Spill:					
Incident Reason:					
Incident Summary:		30 L raw sewage to soil and gravel, late report, KEV Ottawa			
Environment Impact:		1 Minor Impact			
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		30 litre (L)			
Contaminant Qty 1:					
Contaminant Unit:					
Contaminant Code:					
Contaminant Name:		SEWAGE, RAW UNCHLORINATED			
Contaminant Limit 1:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Activity Preceding Spill: Property 2nd Watershed: Central Ottawa Property Tertiary Watershed: 02KF-Central Ottawa - Mississippi Sector Type: SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004286491"],"wks":["POINT (-75.7619989000 45.3882393000)"],"creation_date":"2023-01-20"} Time Reported: System Facility Address:					
10	1 of 1	ESE/59.3	65.9 / 3.69	R.M. OF OTTAWA-CARLETON HIGHLAND AVE./BYRON AVE. OTTAWA CITY ON	CA
Certificate #: 7-0363-99- Application Year: 99 Issue Date: 6/1/1999 Approval Type: Municipal water Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
11	1 of 2	SE/63.7	66.9 / 4.64	Enbridge Gas Distribution Inc. 453 Broadview Avenue Ottawa ON	SPL
Ref No: 8418-ADUKVJ Year: Incident Dt: 9/16/2016 Dt MOE Arvl on Scn: MOE Reported Dt: 9/16/2016 Dt Document Closed: Site No: NA MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: PL Strike Site <UNOFFICIAL> Site Address: 453 Broadview Avenue Site Region: Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northings: Easting: Entity Operating Name: Client Name: Enbridge Gas Distribution Inc. Client Type: Source Type: Incident Cause:					
Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Preceding Spill: Incident Reason: Incident Summary: Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address:					
		Leak/Break Operator/Human Error TSSA FSB: 1/2" PL Strike, made safe.			
		0 L 0 L 35 NATURAL GAS (METHANE)			
		Air			
		Miscellaneous Industrial TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill			
11	2 of 2	SE/63.7	66.9 / 4.64	RICK DRAVES 453 BROADVIEW AVE., OTTAWA, ON, K2A 2L2, CA ON	PINC
Incident Id: Incident No: Incident Reported Dt: Type: Status Code: Tank Status: Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: Incident Address: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:					
		1943520 9/16/2016 FS-Pipeline Incident Pipeline Damage Reason Est		Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:	
		RICK DRAVES 453 BROADVIEW AVE., OTTAWA, ON, K2A 2L2, CA			
12	1 of 1	SE/76.0	66.9 / 4.64	BROADVIEW AVE Ottawa ON	WWIS
Well ID: Construction Date: Use 1st: Use 2nd: Final Well Status: Water Type:					
		7376051 Monitoring and Test Hole Observation Wells		Flowing (Y/N): Flow Rate: Data Entry Status: Data Src: Date Received: Selected Flag:	12/16/2020 TRUE

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Material:					
Audit No:	Z170532			Abandonment Rec:	
Tag:	A296964			Contractor:	6964
Constructn Method:				Form Version:	7
Elevation (m):				Owner:	
Elevatn Reliabilty:				County:	OTTAWA-CARLETON
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Clear/Cloudy:				Zone:	
Municipality:		NEPEAN TOWNSHIP		UTM Reliability:	
Site Info:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/737\7376051.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	12/04/2020				
Year Completed:	2020				
Depth (m):					
Latitude:	45.3878018749087				
Longitude:	-75.7604833561172				
X:	-75.76048319398117				
Y:	45.38780186816847				
Path:	737\7376051.pdf				
<u>Bore Hole Information</u>					
Bore Hole ID:	1008549569			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	440468.00
Code OB Desc:				North83:	5026313.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	12/04/2020			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Location 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:	1009691382				
Layer:	1				
Color:	6				
General Color:	BROWN				
Material 1:	01				
Material 1 Desc:	FILL				
Material 2:	11				
Material 2 Desc:	GRAVEL				
Material 3:	66				
Material 3 Desc:	DENSE				
Formation Top Depth:	0.0				
Formation End Depth:	3.0				
Formation End Depth UOM:	ft				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1009691383			
Layer:		2			
Color:		2			
General Color:		GREY			
Material 1:		15			
Material 1 Desc:		LIMESTONE			
Material 2:					
Material 2 Desc:					
Material 3:		66			
Material 3 Desc:		DENSE			
Formation Top Depth:		3.0			
Formation End Depth:		14.583000183105469			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1009691956			
Layer:		1			
Plug From:		0.0			
Plug To:		3.5829999446868896			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1009691957			
Layer:		2			
Plug From:		3.5829999446868896			
Plug To:		14.583000183105469			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1009692703			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1009690344			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1009693048			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		4.583000183105469			
Casing Diameter:		2.0399999618530273			
Casing Diameter UOM:		Inch			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1009693298			
Layer:		1			
Slot:		10			
Screen Top Depth:		4.583000183105469			
Screen End Depth:		14.583000183105469			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		Inch			
Screen Diameter:		2.375			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:					
Pump Test ID:		1009693789			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:		0			
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
<u>Hole Diameter</u>					
Hole ID:		1009692378			
Diameter:		8.0			
Depth From:		0.0			
Depth To:		3.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		Inch			
<u>Hole Diameter</u>					
Hole ID:		1009692379			
Diameter:		3.75			
Depth From:		3.0			
Depth To:		14.583000183105469			
Hole Depth UOM:		ft			
Hole Diameter UOM:		Inch			
<u>13</u>	1 of 13	ENE/76.1	62.9 / 0.64	MACLEAN HUNTER CABLE TV LIMITED 475 RICHMOND ROAD WEST OTTAWA CITY ON	CA
Certificate #:		8-4013-94-			
Application Year:		94			
Issue Date:		4/7/1994			
Approval Type:		Industrial air			
Status:		Approved			
Application Type:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Client Name: Client Address: Client City: Client Postal Code: Project Description: SOIL VAPOUR EXTRACTION SYSTEM Contaminants: Perchloroethylene, Trichloroethylene Emission Control: Act. Charcoal Filter					
13	2 of 13	ENE/76.1	62.9 / 0.64	ROGERS OTTAWA LIMITED 475 RICHMOND RD., LOT 29/C-1 OTTAWA CITY ON K2A 3Y8	CA
Certificate #: 8-4222-99- Application Year: 99 Issue Date: 12/17/1999 Approval Type: Industrial air Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: G-WATER TREATMENT/RECIRCULATION SYSTEM Contaminants: Emission Control:					
13	3 of 13	ENE/76.1	62.9 / 0.64	Rogers Ottawa Limited 475 Richmond Road, Lot 29, Parts 1 & 2, Concession 1 CITY OF OTTAWA ON	EBR
EBR Registry No: IA9E1258 Ministry Ref No: 8422299 Notice Type: Instrument Decision Notice Stage: Notice Date: September 15, 2005 Proposal Date: October 18, 1999 Year: 1999 Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air) Off Instrument Name: Posted By: Company Name: Rogers Ottawa Limited Site Address: Location Other: Proponent Name: Proponent Address: 475 Richmond Road, Ottawa Ontario, K2A 3Y8 Comment Period: URL: Summary: Site Location Details: 475 Richmond Road, Lot 29, Parts 1 & 2, Concession 1 CITY OF OTTAWA					
13	4 of 13	ENE/76.1	62.9 / 0.64	ROGERS OTTAWA LTD. 475 RICHMOND ROAD OTTAWA ON K2A 3Y8	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Generator Info</u>					
Generator No:	ON8751322			Choice of Contact:	
Approval Years:	03,04			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	334290
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	Other Communications Equipment Mfg.				
13	5 of 13	ENE/76.1	62.9 / 0.64	475 Richmond Road Ottawa ON K2A 3Y8	EHS
Order No:	20070416027			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	CAN - Custom Report			Client Prov/State:	
Report Date:	4/25/2007			Search Radius (km):	0.25
Date Received:	4/16/2007			X:	-75.759948
Previous Site Name:				Y:	45.38943
Lot/Building Size:					
Additional Info Ordered:					
13	6 of 13	ENE/76.1	62.9 / 0.64	ROGERS TELEVISION 475 RICHMOND ROAD OTTAWA ON K2A 3Y8	GEN
<u>Generator Info</u>					
Generator No:	ON3660509			Choice of Contact:	
Approval Years:	07,08			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	515120
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	Television Broadcasting				
<u>Waste Detail(s)</u>					
Waste Class:	243				
Waste Class Name:	PCB'S				
<u>Waste Detail(s)</u>					
Waste Class:	112				
Waste Class Name:	ACID WASTE - HEAVY METALS				
13	7 of 13	ENE/76.1	62.9 / 0.64	Rogers Communications Inc. 475 Richmond Rd Ottawa ON K2A 3Y8	CA
Certificate #:	9207-8KRK23				
Application Year:	2011				
Issue Date:	8/15/2011				
Approval Type:	Air				
Status:	Approved				
Application Type:					
Client Name:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
13	8 of 13	ENE/76.1	62.9 / 0.64	Rogers Communications Inc. 475 Richmond Road Ottawa ON K2A 3Y8	GEN
Generator Info Generator No: ON9110836 Approval Years: 2010 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: Radio Broadcasting Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 515110, 517111, 517112					
Waste Detail(s) Waste Class: 243 Waste Class Name: PCBS					
13	9 of 13	ENE/76.1	62.9 / 0.64	BLJC Facility Management Services<UNOFFICIAL> 475 Richmond Road Ottawa ON	SPL
Ref No: 1840-9PYVT7 Year: Incident Dt: 2014/10/17 Dt MOE Arvl on Scn: MOE Reported Dt: 2014/10/17 Dt Document Closed: 2014/10/22 Site No: NA MOE Response: No Field Response Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Lot and CB<UNOFFICIAL> Site Address: 475 Richmond Road Site Region: Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: BLJC Facility Management Services<UNOFFICIAL> Client Type: Source Type: Incident Cause: Leak/Break Incident Preceding Spill: Incident Reason: Operator/Human Error Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Summary: BLJC: Gasoline to lot/CB, cleaned. Environment Impact: Confirmed Health Env Consequence: Nature of Impact: Soil Contamination; Surface Water Pollution Contaminant Qty: 10 L Contaminant Qty 1: 10 Contaminant Unit: L Contaminant Code: 12 Contaminant Name: GASOLINE Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Motor Vehicle SAC Action Class: Primary Assessment of Incident Call Report Locatn Geodata: Time Reported: System Facility Address:					
13	10 of 13	ENE/76.1	62.9 / 0.64	Rogers Communications Inc. 475 Richmond Rd Ottawa ON M4W 1G9	ECA
Approval No: 1729-A4BQDJ Approval Date: 2015-11-16 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Rideau Valley Approval Type: ECA-AIR Project Type: AIR Business Name: Rogers Communications Inc. Address: 475 Richmond Rd Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4792-9XMHYW-14.pdf PDF Site Location:					
13	11 of 13	ENE/76.1	62.9 / 0.64	Tomlinson Environmental Services Ltd 475 Richmond Rd Ottawa ON	SPL
Ref No: 5055-9Y3R6K Year: Incident Dt: 7/3/2015 Dt MOE Arvl on Scn: MOE Reported Dt: 7/3/2015 Dt Document Closed: 7/7/2015 Site No: NA MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Service Yard<UNOFFICIAL> Site Address: 475 Richmond Rd Site Region: Site Municipality: Ottawa Site Lot: Site Conc:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Tomlinson Environmental Services Ltd Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason: Equipment Failure Incident Summary: 2L gasoline to pavement Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 2 L Contaminant Qty 1: 2 Contaminant Unit: L Contaminant Code: 12 Contaminant Name: GASOLINE Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Miscellaneous Industrial SAC Action Class: Land Spills Call Report Locatn Geodata: Time Reported: System Facility Address:					

13	12 of 13	ENE/76.1	62.9 / 0.64	Rogers Communications Inc. 475 Richmond Rd Ottawa ON M4Y 2Y5	ECA
Approval No: 9207-8KRK23 Approval Date: 2011-08-15 Status: Revoked and/or Replaced Record Type: ECA Link Source: IDS SWP Area Name: Rideau Valley Approval Type: ECA-AIR Project Type: AIR Business Name: Rogers Communications Inc. Address: 475 Richmond Rd Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/0987-8HZRV3-14.pdf PDF Site Location:					
				MOE District: Ottawa City: Longitude: -75.75963 Latitude: 45.38919 Geometry X: Geometry Y:	

13	13 of 13	ENE/76.1	62.9 / 0.64	Rogers Communications 475 Richmond Rd Ottawa ON K2A 3Y8	GEN
Generator Info					
Generator No: ON6811339 Approval Years: As of Dec 2017 Status: Registered Choice of Contact: Contaminated Fac: MHSW Facility:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
PO Box No:				SIC Code:	
Country:	Canada				
Co Admin:					
Phone No Admin:					
SIC Description:					
 <u>Waste Detail(s)</u>					
Waste Class:	252 L				
Waste Class Name:	Waste crankcase oils and lubricants				
 <u>2017 Generator Info</u>					
Gen No:	ON6811339			Choice of Contact:	CO_OFFICIAL
ID:	26784			Phone No Official:	416 508-3412 Ext.
Contaminated Fac:	N			Phone No Admin:	
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	447110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:	Rogers Communications				
Gen Div:					
Gen Op Name:	Rogers Communications				
Gen Op Div:					
Site Adrs1:	475 Richmond Rd				
Site Bldg:					
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	Ottawa				
Province Out:					
Site Postal Code:	K2A 3Y8				
Site Country:	Canada				
Co Official:	Wayne Proulx				
Co Admin:					
 <u>2017 Generator Manifest</u>					
ID:	52752			Sum Received Qty:	1444.0
Generator No:	ON6811339			Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	035			Count Manifests:	1
Waste Char:	L			District:	402
Waste Code:	252				
14	1 of 2	E/86.5	63.9 / 1.69	Rogers Cable Communications Inc.	ECA
 Ottawa ON K2A 3Y8					
Approval No:	8240-7FZLCC			MOE District:	Ottawa
Approval Date:	2008-06-27			City:	
Status:	Revoked and/or Replaced			Longitude:	-75.75963
Record Type:	ECA			Latitude:	45.38919
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-AIR				
Project Type:	AIR				
Business Name:	Rogers Cable Communications Inc.				
Address:					
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/0356-7D6NAP-14.pdf				
PDF Site Location:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
14	2 of 2	E/86.5	63.9 / 1.69	Rogers Cable Communications Inc. Ottawa ON K2A 3Y8	ECA
Approval No: 8874-65ZLNY Approval Date: 2004-10-25 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Rideau Valley Approval Type: ECA-AIR Project Type: AIR Business Name: Rogers Cable Communications Inc. Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4595-5ZBLJC-14.pdf PDF Site Location:		MOE District: Ottawa City: Longitude: -75.75963 Latitude: 45.38919 Geometry X: Geometry Y:			
15	1 of 1	SSE/105.9	65.8 / 3.57	HYDRO OTTAWA 455 HILLCREST AVE OTTAWA ON K2A 2M9	GEN
<u>Generator Info</u>					
Generator No: ON6141281 Approval Years: 04,05 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: Electric Power Distribution		Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 221122			
<u>Waste Detail(s)</u>					
Waste Class: 243 Waste Class Name: PCB'S					
16	1 of 2	SSW/106.2	63.7 / 1.42	SOLETANCHE BACHY OLRT JV 540 Richmond Rd Ottawa ON K2A 0G3	GEN
<u>Generator Info</u>					
Generator No: ON3495387 Approval Years: As of Nov 2021 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:		Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:			
<u>Waste Detail(s)</u>					
Waste Class: 252 L Waste Class Name: Waste crankcase oils and lubricants					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
16	2 of 2	SSW/106.2	63.7 / 1.42	540 Richmond OTTAWA ON	SPL
Ref No:	1-1Z1312			Municipality No:	
Year:				Nature of Damage:	
Incident Dt:	7/22/2022 11:00:00 AM			Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:	7/22/2022 1:49:14 PM			Impact to Health:	0 No Impact
Dt Document Closed:				Agency Involved:	
Site No:					
MOE Response:	Desktop Response				
Site County/District:					
Site Geo Ref Meth:					
Site District Office:	Ottawa District Office				
Nearest Watercourse:					
Site Name:					
Site Address:	540 Richmond				
Site Region:					
Site Municipality:	OTTAWA				
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:					
Easting:					
Entity Operating Name:					
Client Name:					
Client Type:					
Source Type:	Container/Drum/Tote				
Incident Cause:					
Incident Preceding Spill:	Fire				
Incident Reason:	Fire				
Incident Summary:	Chemical Spill/Fire- KEV Construction OTTAWA				
Environment Impact:	1 Minor Impact				
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:	0 other - see notes				
Contaminant Qty 1:					
Contaminant Unit:					
Contaminant Code:					
Contaminant Name:	CALCIUM OXIDE				
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Receiving Medium:	Land				
Activity Preceding Spill:	Construction or repair				
Property 2nd Watershed:	Central Ottawa				
Property Tertiary Watershed:	02KF-Central Ottawa - Mississippi				
Sector Type:					
SAC Action Class:					
Call Report Locatn Geodata:	{"integration_ids":["PR00004286491"],"wkts":["POINT (-75.7619989000 45.3882393000)","creation_date":"2022-07-22"]}				
Time Reported:					
System Facility Address:					
17	1 of 1	ENE/130.8	62.4 / 0.19	465 RICHMOND RD OTTAWA ON	WWIS
Well ID:	7163102			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Test Hole			Data Entry Status:	
Use 2nd:				Data Src:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Final Well Status:	Monitoring and Test Hole			Date Received:	05/13/2011
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z127806			Contractor:	6964
Tag:	A108223			Form Version:	7
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:					

Additional Detail(s) (Map)

Bore Hole ID:	1003526264	Tag No:	A108223
Depth M:		Contractor:	6964
Year Completed:	2011	Latitude:	45.3900758706434
Well Completed Dt:	04/30/2011	Longitude:	-75.7596323853649
Audit No:	Z127806	Y:	45.39007586438708
Path:		X:	-75.75963222359445

Bore Hole Information

Bore Hole ID:	1003526264	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440537.00
Code OB Desc:		North83:	5026565.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	3
Date Completed:	04/30/2011	UTMRC Desc:	margin of error : 10 - 30 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Annular Space/Abandonment

Sealing Record

Plug ID:	1003821612
Layer:	1
Plug From:	0.0
Plug To:	0.15000000596046448
Plug Depth UOM:	m

Annular Space/Abandonment

Sealing Record

Plug ID:	1003821615
Layer:	1
Plug From:	0.0
Plug To:	2.4400000057220459
Plug Depth UOM:	m

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003821614			
Layer:		3			
Plug From:		2.130000114440918			
Plug To:		5.909999847412109			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003821616			
Layer:		2			
Plug From:		2.440000057220459			
Plug To:		5.909999847412109			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003821613			
Layer:		2			
Plug From:		0.15000000596046448			
Plug To:		2.130000114440918			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1003821610			
Method Construction Code:		7			
Method Construction:		Diamond			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1003821602			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1003821607			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		2.8299999237060547			
Casing Diameter:		3.5			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1003821608			
Layer:		1			
Slot:		10			

<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>
Screen Top Depth:		2.8299999237060547			
Screen End Depth:		5.909999847412109			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		4.099999904632568			
<u>Water Details</u>					
Water ID:		1003821606			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		1003821604			
Diameter:		7.5			
Depth From:		0.0			
Depth To:		2.299999952316284			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<u>Hole Diameter</u>					
Hole ID:		1003821605			
Diameter:		5.599999904632568			
Depth From:		2.299999952316284			
Depth To:		5.909999847412109			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			

<u>18</u>	1 of 1	SW/140.4	62.2 / -0.05	Kiewit Eurovia Vinci	SPL
				Ottawa ON	
Ref No:	0803-BQ GK2L			Municipality No:	
Year:				Nature of Damage:	
Incident Dt:	2020/06/11			Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:	2020/06/11			Impact to Health:	2 - Minor Environment
Dt Document Closed:				Agency Involved:	
Site No:	NA				
MOE Response:	No				
Site County/District:					
Site Geo Ref Meth:					
Site District Office:	Ottawa				
Nearest Watercourse:					
Site Name:	Ottawa LRT, Stage 2<UNOFFICIAL>				
Site Address:					
Site Region:	Eastern				
Site Municipality:	Ottawa				
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:	5026321				
Easting:	440272				
Entity Operating Name:					
Client Name:	Kiewit Eurovia Vinci				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Client Type: Corporation Source Type: Truck - Transport/Hauling Incident Cause: Leak/Break Incident Preceding Spill: Equipment Failure Incident Reason: Kiewit Eurovia - Ottawa LRT: < 1 L engine oil to grnt, cntd & clnd Incident Summary: Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 1 L Contaminant Qty 1: 1 Contaminant Unit: L Contaminant Code: 15 Contaminant Name: ENGINE OIL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: 1993 Receiving Medium: Land Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Miscellaneous Industrial SAC Action Class: Land Spills Call Report Locatn Geodata: Time Reported: System Facility Address:					
19	1 of 1	ESE/146.9	66.6 / 4.34	456 BRIERWOOD AVENUE OTTAWA ON K2A 2H3	HINC
External File Num: FS INC 0811-06982 Fuel Occurrence Type: Pipeline Strike Date of Occurrence: 11/5/2008 Fuel Type Involved: Natural Gas Status Desc: Completed - Causal Analysis(End) Job Type Desc: Incident/Near-Miss Occurrence (FS) Oper. Type Involved: Private Dwelling Service Interruptions: Yes Property Damage: Yes Fuel Life Cycle Stage: Utilization Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:Yes Human Factors:Yes Reported Details: Fuel Category: Gaseous Fuel Occurrence Type: Incident Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name: Ottawa Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
20	1 of 1	SSE/150.5	67.9 / 5.67	Broadview Ave Ottawa ON K2A	EHS
Order No: 21020400244 Status: C Report Type: Custom Report Report Date: 09-FEB-21 Date Received: 04-FEB-21 Previous Site Name:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.76013436 Y: 45.3871772					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Lot/Building Size: Additional Info Ordered:					
21	1 of 3	NE/162.0	61.6 / -0.66	1129029 ONTARIO INC. 465 RICHMOND RD OTTAWA ON K2A 1Z1	EASR
Approval No: R-002-1000000342 Status: REGISTERED Date: 2012-01-13 Record Type: EASR Link Source: MOFA Project Type: Standby Power System Full Address: Approval Type: EASR-Standby Power System SWP Area Name: Rideau Valley PDF NAICS Code: PDF URL: PDF Site Location: MOE District: Ottawa Municipality: OTTAWA Latitude: 45.390305 Longitude: -75.75999 Geometry X: Geometry Y:					
21	2 of 3	NE/162.0	61.6 / -0.66	Watters Environmental 465 Richmond Rd Ottawa ON	GEN
Generator Info Generator No: ON2807484 Approval Years: 2013 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: ENVIRONMENTAL CONSULTING SERVICES Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 541620					
Waste Detail(s) Waste Class: 263 Waste Class Name: ORGANIC LABORATORY CHEMICALS					
21	3 of 3	NE/162.0	61.6 / -0.66	Watters Environmental 465 Richmond Rd Ottawa ON K2A 1Z1	GEN
Generator Info Generator No: ON2807484 Approval Years: 2014 Status: PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description: ENVIRONMENTAL CONSULTING SERVICES Choice of Contact: CO_OFFICIAL Contaminated Fac: No MHSW Facility: No SIC Code: 541620					
Waste Detail(s)					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class: Waste Class Name:		263 ORGANIC LABORATORY CHEMICALS			
22	1 of 1	NNW/169.2	59.9 / -2.38	Sir John A MacDonald Parkway Ottawa ON	SPL
Ref No:		1376-BGBNTN	Municipality No:		
Year:			Nature of Damage:		
Incident Dt:		9/24/2019	Discharger Report:		
Dt MOE Arvl on Scn:			Material Group:		
MOE Reported Dt:		9/24/2019	Impact to Health:		2 - Minor Environment
Dt Document Closed:			Agency Involved:		
Site No:		NA			
MOE Response:		No			
Site County/District:					
Site Geo Ref Meth:					
Site District Office:		Ottawa			
Nearest Watercourse:					
Site Name:		Project Site<UNOFFICIAL>			
Site Address:		Sir John A MacDonald Parkway			
Site Region:		Eastern			
Site Municipality:		Ottawa			
Site Lot:		d			
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:		5026680			
Easting:		440361			
Entity Operating Name:					
Client Name:					
Client Type:					
Source Type:		Motor Vehicle			
Incident Cause:					
Incident Preceding Spill:		Leak/Break			
Incident Reason:		Equipment Failure			
Incident Summary:		Kweit Eurovia Vinci 20 L hyd oil to project site cleaned			
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		20 L			
Contaminant Qty 1:		20			
Contaminant Unit:		L			
Contaminant Code:		15			
Contaminant Name:		HYDRAULIC OIL			
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:		n/a			
Receiving Medium:		Land			
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type:		Unknown / N/A			
SAC Action Class:		Primary Assessment of Spills			
Call Report Locatn Geodata:					
Time Reported:					
System Facility Address:					
23	1 of 1	ENE/169.8	62.8 / 0.58	PSL MECHANICAL 445 Richmond Road Ottawa ON K2A 4C9	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Generator Info</u>					
Generator No:	ON8480208			Choice of Contact:	
Approval Years:	As of Dec 2018			Contaminated Fac:	
Status:	Registered			MHSW Facility:	
PO Box No:				SIC Code:	
Country:	Canada				
Co Admin:					
Phone No Admin:					
SIC Description:					
<u>Waste Detail(s)</u>					
Waste Class:	212 L				
Waste Class Name:	Aliphatic solvents and residues				
<u>2018 Generator Info</u>					
Gen No:	ON8480208			Choice of Contact:	CO_OFFICIAL
ID:	33829			Phone No Official:	613-240-2795 Ext.
Contaminated Fac:	N			Phone No Admin:	
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	238220			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:	PSL MECHANICAL				
Gen Div:					
Gen Op Name:	PSL MECHANICAL				
Gen Op Div:					
Site Adrs1:	445 Richmond Road				
Site Bldg:					
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	Ottawa				
Province Out:					
Site Postal Code:	K2A 4C9				
Site Country:	Canada				
Co Official:	eric eric				
Co Admin:					
<u>2018 Generator Manifest</u>					
ID:	61214			Sum Received Qty:	260.0
Generator No:	ON8480208			Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	035			Count Manifests:	1
Waste Char:	L			District:	402
Waste Code:	212				
24	1 of 1	SW/176.8	60.8 / -1.47	ON	WWIS
Well ID:	1508771			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Irrigation			Data Entry Status:	
Use 2nd:	0			Data Src:	1
Final Well Status:	Water Supply			Date Received:	05/25/1961
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:				Contractor:	1802
Tag:				Form Version:	1
Constructn Method:				Owner:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/150\1508771.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		04/27/1961			
Year Completed:		1961			
Depth (m):		9.144			
Latitude:		45.38768350092			
Longitude:		-75.7633853773341			
X:		-75.763385214928			
Y:		45.387683494131714			
Path:		150\1508771.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		10030805		Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	440240.70
Code OB Desc:				North83:	5026302.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	5
Date Completed:		04/27/1961		UTMRC Desc:	margin of error : 100 m - 300 m
Remarks:				Location Method:	p5
Location Method Desc:		Original Pre1985 UTM Rel Code 5: margin of error : 100 m - 300 m			
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931010554			
Layer:		2			
Color:					
General Color:					
Material 1:		11			
Material 1 Desc:		GRAVEL			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		15.0			
Formation End Depth:		30.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation ID:		931010553			
Layer:		1			
Color:		3			
General Color:		BLUE			
Material 1:		05			
Material 1 Desc:		CLAY			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:		961508771			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		10579375			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930054245			
Layer:		2			
Material:					
Open Hole or Material:					
Depth From:					
Depth To:		30.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930054244			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		22.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		PUMP			
Pump Test ID:		991508771			
Pump Set At:					
Static Level:		9.0			
Final Level After Pumping:		18.0			
Recommended Pump Depth:		25.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pumping Rate:		8.0			
Flowing Rate:					
Recommended Pump Rate:		8.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		No			
Water Details					
Water ID:		933463436			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		22.0			
Water Found Depth UOM:		ft			

25	1 of 1	NW/180.7	56.1 / -6.15	lot 29 con 1 Ottawa ON	WWIS
Well ID:	7316809			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:				Data Entry Status:	
Use 2nd:				Data Src:	
Final Well Status:	Other Status			Date Received:	08/08/2018
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z267823			Contractor:	7608
Tag:	A233474			Form Version:	7
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliabilty:				Lot:	029
Depth to Bedrock:				Concession:	01
Well Depth:				Concession Name:	OF
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		NEPEAN TOWNSHIP			
Site Info:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/731\7316809.pdf			

Additional Detail(s) (Map)

Well Completed Date: 06/27/2018
Year Completed: 2018
Depth (m): 4.572
Latitude: 45.3907827750182
Longitude: -75.7629633665533
X: -75.7629632051485
Y: 45.3907827681181
Path: 731\7316809.pdf

Bore Hole Information

Bore Hole ID: 1007273266
DP2BR:
Elevation:
Elevrc:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Spatial Status:				Zone:	18
Code OB:				East83:	440277.00
Code OB Desc:				North83:	5026646.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:		06/27/2018		UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Location 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:		1007426869			
Layer:		1			
Color:					
General Color:					
Material 1:		28			
Material 1 Desc:		SAND			
Material 2:		01			
Material 2 Desc:		FILL			
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007426875			
Layer:		1			
Plug From:		0.0			
Plug To:		5.0			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007426876			
Layer:		2			
Plug From:		5.0			
Plug To:		15.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:		1007426874			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007426868			
Casing No:		0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Comment: Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007426872			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		5.0			
Casing Diameter:		2.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1007426873			
Layer:		1			
Slot:					
Screen Top Depth:		5.0			
Screen End Depth:		15.0			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		2.0			
<u>Water Details</u>					
Water ID:		1007426871			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			
<u>Hole Diameter</u>					
Hole ID:		1007426870			
Diameter:		4.25			
Depth From:		0.0			
Depth To:		15.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			

<u>26</u>	1 of 1	ENE/185.3	64.6 / 2.34	O.C. TRANSP RICHMOND RD WESTBOUND AT GOLDEN MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON	SPL
Ref No:	169590			Municipality No:	20101
Year:				Nature of Damage:	
Incident Dt:	6/29/1999			Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:	6/29/1999			Impact to Health:	
Dt Document Closed:				Agency Involved:	WORKS
Site No:					
MOE Response:					
Site County/District:					
Site Geo Ref Meth:					
Site District Office:					
Nearest Watercourse:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Name: Site Address: Site Region: Site Municipality: OTTAWA CITY Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Client Type: Source Type: Incident Cause: OTHER CONTAINER LEAK Incident Preceding Spill: Incident Reason: UNKNOWN Incident Summary: O.C. TRANSP: 13.5 L OF ANTIFREEZE TO RD. AND SEWER. CLEANING. Environment Impact: POSSIBLE Health Env Consequence: Nature of Impact: Water course or lake Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: LAND Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address:					
27	1 of 1	NW/192.9	54.5 / -7.74	Ottawa ON	WWIS
Well ID: 7316807 Construction Date: Use 1st: Use 2nd: Final Well Status: Other Status Water Type: Casing Material: Audit No: Z267822 Tag: A233473 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: 08/08/2018 Selected Flag: TRUE Abandonment Rec: Contractor: 7608 Form Version: 7 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/731\7316807.pdf			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		06/26/2018			
Year Completed:		2018			
Depth (m):		4.572			
Latitude:		45.3909907252741			
Longitude:		-75.7628256385889			
X:		-75.7628254772737			
Y:		45.39099071854895			
Path:		731\7316807.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	1007273260			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	440288.00
Code OB Desc:				North83:	5026669.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	06/26/2018			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Location 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 Materials Interval</u>					
Formation ID:	1007426851				
Layer:	1				
Color:	2				
General Color:	GREY				
Material 1:	05				
Material 1 Desc:	CLAY				
Material 2:	28				
Material 2 Desc:	SAND				
Material 3:	01				
Material 3 Desc:	FILL				
Formation Top Depth:	0.0				
Formation End Depth:	15.0				
Formation End Depth UOM:	ft				
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:	1007426857				
Layer:	1				
Plug From:	0.0				
Plug To:	5.0				
Plug Depth UOM:	ft				
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:	1007426858				
Layer:	2				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug From:		5.0			
Plug To:		15.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007426856			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007426850			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007426854			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		5.0			
Casing Diameter:		2.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1007426855			
Layer:		1			
Slot:					
Screen Top Depth:		5.0			
Screen End Depth:		15.0			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		2.0			
<u>Water Details</u>					
Water ID:		1007426853			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			
<u>Hole Diameter</u>					
Hole ID:		1007426852			
Diameter:					
Depth From:					
Depth To:					
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
28	1 of 1	SW/202.0	60.2 / -2.05	Kiewit Eurovia Vinci Kiewit 563 Richmond Road Ottawa ON K2A 0G3	GEN
<u>Generator Info</u>					
Generator No:	ON9119983			Choice of Contact:	
Approval Years:	As of Oct 2022			Contaminated Fac:	
Status:	Registered			MHSW Facility:	
PO Box No:				SIC Code:	
Country:	Canada				
Co Admin:					
Phone No Admin:					
SIC Description:					
<u>Waste Detail(s)</u>					
Waste Class:	122 C				
Waste Class Name:	ALKALINE WASTES - OTHER METALS				
<u>Waste Detail(s)</u>					
Waste Class:	146 L				
Waste Class Name:	OTHER SPECIFIED INORGANICS				
<u>Waste Detail(s)</u>					
Waste Class:	148 C				
Waste Class Name:	INORGANIC LABORATORY CHEMICALS				
29	1 of 1	ENE/206.0	64.6 / 2.34	420 Berkley Avenue, Ottawa ON	INC
Incident No:	770186			Any Health Impact:	No
Incident ID:	2927304			Any Enviro Impact:	No
Instance No:				Service Intrap:	No
Status Code:	Causal Analysis Complete			Was Prop Damaged:	No
Incident Status:				Reside App. Type:	Not applicable
Incident Severity:				Commer App. Type:	Boiler
Task No:	3746441			Indus App. Type:	Not applicable
Attribute Category:	FS-Perform L1 Incident Insp			Institut App. Type:	Not applicable
Context:				Depth Ground Cover:	
Date of Occurrence:	2012/03/02 00:00:00			Operation Pressure:	
Time of Occurrence:	23:15:00			Equipment Type:	
Occr Insp Start Dt:	2012/03/05 00:00:00			Equipment Model:	IBN1500
Incident Creat On:				Serial No:	D06H00185815
Instance Creat Dt:				Cylinder Capacity:	
Instance Install Dt:				Cylinder Cap Units:	
Approx Quant Rel:				Cylinder Mat Type:	
Tank Capacity:				Pump Flow Rate Cap:	
Fuels Occur Type:	CO Release			Contam. Migrated:	
Occur Type Rpt:				Near Body of Water:	
Occur Category:				Drainage System:	
Fuel Type Involved:	Natural Gas			Sub Surface Contam:	
Fuel Type Reported:				Tank Material Type:	
Enforcement Policy:	NULL			Tank Storage Type:	
Prc Escalation Req:	NULL			Tank Location Type:	
Item:					
Item Description:					
Device Installed Location:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Venting Type:		Power Vent (e.g., Side Wall venting)			
Vent Conn Mater:		L Vent			
Vent Chimney Mater:		L Vent			
Pipeline Type:					
Pipeline Involved:					
Pipe Material:					
Regulator Location:					
Regulator Type:					
Liquid Prop Make:					
Liquid Prop Model:					
Liquid Prop Serial No:					
Liquid Prop Notes:					
Inventory Address:		420 Berkley Avenue, Ottawa - CO Release			
Invent Postal Code:					
Notes:					
Contact Natural Env:					
Aff Prop Use Water:					
Occurrence Narrative:		CO from faulty burner exhaust made it's way into the building make up air unit			
Operation Type Involved:		Multi-unit Residential			

<u>30</u>	1 of 1	SW/216.3	60.1 / -2.12	ON	BORE
Borehole ID:	612948			Inclin FLG:	No
OGF ID:	215514254			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:				Primary Name:	
Completion Date:	JAN-1948			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:				Township:	
Sec. Water Use:				Latitude DD:	45.387234
Total Depth m:	36.6			Longitude DD:	-75.763508
Depth Ref:	Ground Surface			UTM Zone:	18
Depth Elev:				Easting:	440231
Drill Method:				Northing:	5026252
Orig Ground Elev m:	61			Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	62.6				
Concession:					
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:	218393107			Mat Consistency:	
Top Depth:	0			Material Moisture:	
Bottom Depth:	6.1			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Clay			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	CLAY.				
Geology Stratum ID:	218393108			Mat Consistency:	Loose
Top Depth:	6.1			Material Moisture:	
Bottom Depth:	36.6			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Limestone			Geologic Formation:	
Material 2:				Geologic Group:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Material 3: Material 4: Gsc Material Description: Stratum Description:				Geologic Period: Depositional Gen: LIMESTONE. 00112ARTIFICIAL. CLAY. BROWN,GREY,STIFF. SILT. VERY LOOSE. UNSPECIFIED. LOOSE.	
Source					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Iden:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:				Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: OTTAWA2.txt RecordID: 05456 NTS_Sheet:				
Confiden 1:					
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				
31	1 of 1	SW/216.4	60.1 / -2.12	lot 30 con 1 ON	WWIS
Well ID:	1503966			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Domestic			Data Entry Status:	
Use 2nd:	0			Data Src:	1
Final Well Status:	Water Supply			Date Received:	01/05/1950
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:				Contractor:	3728
Tag:				Form Version:	1
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliabilty:				Lot:	030
Depth to Bedrock:				Concession:	01
Well Depth:				Concession Name:	OF
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:	OTTAWA CITY (NEPEAN)				
Site Info:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/150\1503966.pdf				
Additional Detail(s) (Map)					
Well Completed Date:	01/01/1948				
Year Completed:	1948				
Depth (m):	36.576				
Latitude:	45.3872326214585				
Longitude:	-75.7635070504712				
X:	-75.76350688813801				
Y:	45.387232614580064				
Path:	150\1503966.pdf				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Bore Hole Information</u>					
Bore Hole ID:	10026009			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	440230.70
Code OB Desc:				North83:	5026252.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	9
Date Completed:	01/01/1948			UTMRC Desc:	unknown UTM
Remarks:				Location Method:	p9
Location Method Desc:	Original Pre1985 UTM Rel Code 9: unknown UTM				
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:	930998047				
Layer:	1				
Color:					
General Color:					
Material 1:	05				
Material 1 Desc:	CLAY				
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:	0.0				
Formation End Depth:	20.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	930998048				
Layer:	2				
Color:					
General Color:					
Material 1:	15				
Material 1 Desc:	LIMESTONE				
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:	20.0				
Formation End Depth:	120.0				
Formation End Depth UOM:	ft				
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:	961503966				
Method Construction Code:	1				
Method Construction:	Cable Tool				
Other Method Construction:					
<u>Pipe Information</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pipe ID:		10574579			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930044751			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		20.0			
Casing Diameter:		5.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930044752			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		120.0			
Casing Diameter:		5.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		PUMP			
Pump Test ID:		991503966			
Pump Set At:					
Static Level:		12.0			
Final Level After Pumping:		14.0			
Recommended Pump Depth:					
Pumping Rate:		12.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		0			
Pumping Duration MIN:		15			
Flowing:		No			
 <u>Water Details</u>					
Water ID:		933457001			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		112.0			
Water Found Depth UOM:		ft			
32	1 of 1	ENE/221.2	64.6 / 2.34	ON	WWIS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Well ID:	1510536			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Domestic			Data Entry Status:	
Use 2nd:	0			Data Src:	1
Final Well Status:	Water Supply			Date Received:	04/10/1970
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:				Contractor:	1558
Tag:				Form Version:	1
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:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/151\1510536.pdf				
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	01/14/1970				
Year Completed:	1970				
Depth (m):	30.48				
Latitude:	45.3903268388058				
Longitude:	-75.7584387354687				
X:	-75.75843857316184				
Y:	45.390326832125325				
Path:	151\1510536.pdf				
<u>Bore Hole Information</u>					
Bore Hole ID:	10032563			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	440630.70
Code OB Desc:				North83:	5026592.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	4
Date Completed:	01/14/1970			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	p4
Location Method Desc:	Original Pre1985 UTM Rel Code 4: margin of error : 30 m - 100 m				
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:	931015146				
Layer:	1				
Color:	6				
General Color:	BROWN				
Material 1:	02				
Material 1 Desc:	TOPSOIL				
Material 2:	06				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Material 2 Desc:		SILT			
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		2.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931015147			
Layer:		2			
Color:		6			
General Color:		BROWN			
Material 1:		15			
Material 1 Desc:		LIMESTONE			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		2.0			
Formation End Depth:		75.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931015148			
Layer:		3			
Color:		2			
General Color:		GREY			
Material 1:		15			
Material 1 Desc:		LIMESTONE			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		75.0			
Formation End Depth:		100.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		961510536			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10581133			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930057708			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth From:					
Depth To:		100.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930057707			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		19.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		BAILER			
Pump Test ID:		991510536			
Pump Set At:					
Static Level:		18.0			
Final Level After Pumping:		60.0			
Recommended Pump Depth:		80.0			
Pumping Rate:		2.0			
Flowing Rate:					
Recommended Pump Rate:		2.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		2			
Water State After Test:		CLOUDY			
Pumping Test Method:		2			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		No			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934379487			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		60.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934898545			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		60.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934097169			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		60.0			
Test Level UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934640646			
Test Type:		Draw Down			
Test Duration:		45			
Test Level:		60.0			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		933465553			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		65.0			
Water Found Depth UOM:		ft			
<u>33</u>	1 of 1	ENE/221.4	64.6 / 2.34	ON	BORE
Borehole ID:	612980			Inclin FLG:	No
OGF ID:	215514285			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:				Primary Name:	
Completion Date:	JAN-1970			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:				Township:	
Sec. Water Use:				Latitude DD:	45.390329
Total Depth m:	30.5			Longitude DD:	-75.758439
Depth Ref:	Ground Surface			UTM Zone:	18
Depth Elev:				Easting:	440631
Drill Method:				Northing:	5026592
Orig Ground Elev m:	56.1			Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	65.6				
Concession:					
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:	218393233			Mat Consistency:	
Top Depth:	0			Material Moisture:	
Bottom Depth:	.6			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Soil			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SOIL. BROWN.				
Geology Stratum ID:	218393234			Mat Consistency:	
Top Depth:	.6			Material Moisture:	
Bottom Depth:	22.9			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Limestone			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Gsc Material Description:					
Stratum Description:		LIMESTONE. BROWN.			
Geology Stratum ID:	218393235			Mat Consistency:	
Top Depth:	22.9			Material Moisture:	
Bottom Depth:	30.5			Material Texture:	
Material Color:	Grey			Non Geo Mat Type:	
Material 1:	Limestone			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:		LIMESTONE. GREY. 00065WEATHERED. BEDROCK. BEDROCK. BEDROCK. 00000 020 00080 009 **Note: Many records provided by the department have a truncated [Stratum Description] field.			
Source					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Iden:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:				Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: OTTAWA2.txt RecordID: 05488 NTS_Sheet:				
Confiden 1:					
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				
34	1 of 1	E/225.3	65.8 / 3.56	The Corporation of the City of Ottawa Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON K1N 5A1	ECA
Approval No:	3435-4KDS7N			MOE District:	Ottawa
Approval Date:	2000-05-17			City:	
Status:	Approved			Longitude:	-75.7536
Record Type:	ECA			Latitude:	45.3865
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	The Corporation of the City of Ottawa				
Address:	Golden Ave., Cole Ave., Ravenhill Ave.				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/1225-4K6QUC-14.pdf				
PDF Site Location:					
35	1 of 1	SSE/228.8	68.8 / 6.56	BROADVIEW AVE Oshawa ON	WWIS
Well ID:	7376050			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Monitoring and Test Hole			Data Entry Status:	
Use 2nd:				Data Src:	
Final Well Status:	Monitoring and Test Hole			Date Received:	12/16/2020
Water Type:				Selected Flag:	TRUE

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Material:					
Audit No:	Z343906			Abandonment Rec:	
Tag:	A296967			Contractor:	6964
Constructn Method:				Form Version:	7
Elevation (m):				Owner:	
Elevatn Reliabilty:				County:	OTTAWA-CARLETON
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Clear/Cloudy:				Zone:	
Municipality:		OTTAWA CITY		UTM Reliability:	
Site Info:					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/737\7376050.pdf					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date: 12/02/2020					
Year Completed: 2020					
Depth (m):					
Latitude: 45.3865101354138					
Longitude: -75.759814556297					
X: -75.759814394092					
Y: 45.38651012850189					
Path: 737\7376050.pdf					
<u>Bore Hole Information</u>					
Bore Hole ID: 1008549566					
DP2BR:					
Spatial Status:					
Code OB:					
Code OB Desc:					
Open Hole:					
Cluster Kind:					
Date Completed: 12/02/2020					
Remarks:					
Location 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: 1009691380					
Layer: 1					
Color: 6					
General Color: BROWN					
Material 1: 01					
Material 1 Desc: FILL					
Material 2: 28					
Material 2 Desc: SAND					
Material 3: 66					
Material 3 Desc: DENSE					
Formation Top Depth: 0.0					
Formation End Depth: 8.333000183105469					
Formation End Depth UOM: ft					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1009691381			
Layer:		2			
Color:		2			
General Color:		GREY			
Material 1:		15			
Material 1 Desc:		LIMESTONE			
Material 2:					
Material 2 Desc:					
Material 3:		66			
Material 3 Desc:		DENSE			
Formation Top Depth:		8.333000183105469			
Formation End Depth:		24.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1009691954			
Layer:		1			
Plug From:		0.0			
Plug To:		13.0			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1009691955			
Layer:		2			
Plug From:		13.0			
Plug To:		24.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1009692702			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1009690343			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1009693047			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		14.0			
Casing Diameter:		2.0399999618530273			
Casing Diameter UOM:		Inch			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1009693297			
Layer:		1			
Slot:		10			
Screen Top Depth:		14.0			
Screen End Depth:		24.0			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		Inch			
Screen Diameter:		2.375			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:					
Pump Test ID:		1009693788			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:		0			
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
<u>Hole Diameter</u>					
Hole ID:		1009692376			
Diameter:		8.0			
Depth From:		0.0			
Depth To:		8.333000183105469			
Hole Depth UOM:		ft			
Hole Diameter UOM:		Inch			
<u>Hole Diameter</u>					
Hole ID:		1009692377			
Diameter:		3.75			
Depth From:		8.333000183105469			
Depth To:		24.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		Inch			
<u>36</u>	1 of 1	ENE/233.1	66.0 / 3.79	Bourk's Property Management Limited 401 Golden Avenue, Ottawa, Ontario OTTAWA ON	RSC
RSC No:	45024			X:	-75.75805640147233
RA No:				Y:	45.389726287728855
Status:	FILED			Latitude:	45.38972629
Filing Date:				Longitude:	-75.7580564
Date Ack:				UTM Coordinates:	
Date Returned:				Latitude Longitude:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Improvement Location Method: Source Revision Comment: Supplier Comment:					
<u>Pipe Information</u>					
Pipe ID:		1008243520			
Casing No:		0			
Comment:					
Alt Name:					
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:					
Pump Test ID:		1008244312			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:		0			
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
<u>Water Details</u>					
Water ID:		1008244209			
Layer:		1			
Kind Code:		8			
Kind:		Untested			
Water Found Depth:		10.0			
Water Found Depth UOM:		ft			
<u>Hole Diameter</u>					
Hole ID:		1008244054			
Diameter:		8.0			
Depth From:		0.0			
Depth To:		12.5			
Hole Depth UOM:		ft			
Hole Diameter UOM:		Inch			
40	1 of 3	E/243.2	65.8 / 3.55	Bourke Family Development Inc. 401 Golden Ave Ottawa ON K2A 1H4	CA
Certificate #:		1597-7V4JX3			
Application Year:		2009			
Issue Date:		8/21/2009			
Approval Type:		Air			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Client Postal Code: Project Description: Contaminants: Emission Control:					
40	2 of 3	E/243.2	65.8 / 3.55	Bourke Family Development Inc. 401 Golden Ave Ottawa ON K2A 0G2	ECA
Approval No: 1597-7V4JX3 Approval Date: 2009-08-21 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-AIR Project Type: AIR Business Name: Bourke Family Development Inc. Address: 401 Golden Ave Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/7365-7ULQYL-14.pdf PDF Site Location:					
MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:					
40	3 of 3	E/243.2	65.8 / 3.55	City of Ottawa, OC Transpo 401 Golden Avenue Ottawa ON K2A 1H4	GEN
<u>Generator Info</u>					
Generator No: ON4289265 Approval Years: As of Mar 2019 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:					
Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:					
<u>Waste Detail(s)</u>					
Waste Class: 251 L Waste Class Name: Waste oils/sludges (petroleum based)					
41	1 of 1	SW/243.4	60.9 / -1.31	Enbridge Energy Distribution Inc. Corner of Fraiser Ave and Richmond Rd Ottawa ON	SPL
Ref No: 2122-BFXMN9 Year: Incident Dt: 9/12/2019 Dt MOE Arvl on Scn: MOE Reported Dt: 9/12/2019 Dt Document Closed: 10/24/2019 Site No: NA MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Ottawa Nearest Watercourse:					
Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 2 - Minor Environment Agency Involved:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Name: Residential<UNOFFICIAL> Site Address: Corner of Fraiser Ave and Richmond Rd Site Region: Eastern Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northings: Easting: Entity Operating Name: Client Name: Enbridge Energy Distribution Inc. Client Type: Corporation Source Type: Pipeline/Components Incident Cause: Incident Preceding Spill: Leak/Break Incident Reason: Operator/Human Error Incident Summary: TSSA FSB: 1.25" plastic IP main linestrike, made safe Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see incident description Contaminant Qty 1: 0 Contaminant Unit: other - see incident description Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: 1075 Receiving Medium: Air Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Miscellaneous Communal SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill Call Report Locatn Geodata: Time Reported: System Facility Address:					
42	1 of 1	ENE/246.3	66.0 / 3.73	BOURKS IGNITION LTD 426 RICHMOND RD OTTAWA ON K2A 0G2	PRT
Location ID: 11060 Type: private Expiry Date: 1993-12-31 Capacity (L): 0.00 Licence #: 0037308001					
43	1 of 1	E/252.7	66.9 / 4.64	379 WILMONT AVE OTTAWA ON	WWIS
Well ID: 7195201 Construction Date: Use 1st: Use 2nd: Final Well Status: Abandoned-Other Water Type: Casing Material: Audit No: Z157190 Tag: Constructn Method:					
Flowing (Y/N): Flow Rate: Data Entry Status: Data Src: Date Received: 01/15/2013 Selected Flag: TRUE Abandonment Rec: Yes Contractor: 7241 Form Version: 7 Owner:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Elevation (m): Elevatn Reliabilty: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Clear/Cloudy: Municipality: Site Info:				County: Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:	OTTAWA-CARLETON
<u>Additional Detail(s) (Map)</u>					
Bore Hole ID: 1004234199 Depth M: Year Completed: 2012 Well Completed Dt: 12/14/2012 Audit No: Z157190 Path:				Tag No: Contractor: Latitude: Longitude: Y: X:	7241 45.3889292251449 -75.7574453388962 45.3889292182281 -75.75744517704281
<u>Bore Hole Information</u>					
Bore Hole ID: 1004234199 DP2BR: Spatial Status: Code OB: Code OB Desc: Open Hole: Cluster Kind: Date Completed: 12/14/2012 Remarks: Location Method Desc: on Water Well Record Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:				Elevation: Elevrc: Zone: East83: North83: Org CS: UTMRC: UTMRC Desc: Location Method:	18 440707.00 5026436.00 UTM83 4 margin of error : 30 m - 100 m wwr
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID: 1004755845 Layer: 1 Plug From: 0.0 Plug To: 0.6100000143051147 Plug Depth UOM: m					
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID: 1004755846 Layer: 2 Plug From: 0.6100000143051147 Plug To: 4.570000171661377 Plug Depth UOM: m					
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID: 1004755844 Method Construction Code: B					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Method Construction:		Other Method			
Other Method Construction:		HAND PULLED			
<u>Pipe Information</u>					
Pipe ID:		1004755838			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1004755842			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		1.8300000429153442			
Casing Diameter:		5.199999809265137			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1004755843			
Layer:		1			
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:					
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.03000020980835			
<u>Water Details</u>					
Water ID:		1004755841			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		1004755840			
Diameter:		6.03000020980835			
Depth From:		0.0			
Depth To:		1.8300000429153442			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
44	1 of 1	SW/253.2	60.9 / -1.31	ENBRIDGE GAS INC FRASER AVE & RICHMOND RD., OTTAWA, ON., CA ON	PINC
Incident Id:					Pipe Material:
Incident No:		2682272			Fuel Category:
Incident Reported Dt:		9/12/2019			Health Impact:
Type:		FS-Pipeline Incident			Environment Impact:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Spatial Status:				Zone:	18
Code OB:				East83:	440205.70
Code OB Desc:				North83:	5026222.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	9
Date Completed:	10/07/1949			UTMRC Desc:	unknown UTM
Remarks:				Location Method:	p9
Location Method Desc:		Original Pre1985 UTM Rel Code 9: unknown UTM			
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:		930998011			
Layer:		2			
Color:					
General Color:					
Material 1:		15			
Material 1 Desc:		LIMESTONE			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		8.0			
Formation End Depth:		80.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		930998010			
Layer:		1			
Color:					
General Color:					
Material 1:		05			
Material 1 Desc:		CLAY			
Material 2:		09			
Material 2 Desc:		MEDIUM SAND			
Material 3:		12			
Material 3 Desc:		STONES			
Formation Top Depth:		0.0			
Formation End Depth:		8.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:		961503955			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10574568			
Casing No:		1			
Comment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930044729			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		12.0			
Casing Diameter:		4.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930044730			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		80.0			
Casing Diameter:		4.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		PUMP			
Pump Test ID:		991503955			
Pump Set At:					
Static Level:		21.0			
Final Level After Pumping:		42.0			
Recommended Pump Depth:					
Pumping Rate:		5.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933456989			
Layer:		3			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		80.0			
Water Found Depth UOM:		ft			
<u>Water Details</u>					
Water ID:		933456987			
Layer:		1			
Kind Code:		5			
Kind:		Not stated			
Water Found Depth:		20.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water Found Depth UOM:		ft			
<u>Water Details</u>					
Water ID:		933456988			
Layer:		2			
Kind Code:		5			
Kind:		Not stated			
Water Found Depth:		30.0			
Water Found Depth UOM:		ft			

46	1 of 1	W/258.4	57.2 / -5.00	lot 29 con 1 Ottawa ON	WWIS
Well ID:	7316846			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:				Data Entry Status:	
Use 2nd:				Data Src:	
Final Well Status:	Other Status			Date Received:	08/15/2018
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z267824			Contractor:	7608
Tag:	A233475			Form Version:	7
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliabilty:				Lot:	029
Depth to Bedrock:				Concession:	01
Well Depth:				Concession Name:	OF
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:	NEPEAN TOWNSHIP				
Site Info:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/731\7316846.pdf				

Additional Detail(s) (Map)

Well Completed Date: 06/28/2018
 Year Completed: 2018
 Depth (m): 3.6576
 Latitude: 45.3888496000495
 Longitude: -75.7653389828858
 X: -75.76533882085408
 Y: 45.388849593476465
 Path: 731\7316846.pdf

Bore Hole Information

Bore Hole ID:	1007280016	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440089.00
Code OB Desc:		North83:	5026433.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	06/28/2018	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1007429166			
Layer:		1			
Color:		6			
General Color:		BROWN			
Material 1:		28			
Material 1 Desc:		SAND			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		12.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007429173			
Layer:		2			
Plug From:		7.0			
Plug To:		12.0			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007429172			
Layer:		1			
Plug From:		0.0			
Plug To:		7.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:		1007429171			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007429165			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007429169			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth From:		0.0			
Depth To:		7.0			
Casing Diameter:		2.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Screen</u>					
Screen ID:		1007429170			
Layer:		1			
Slot:					
Screen Top Depth:		7.0			
Screen End Depth:		12.0			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		2.0			
 <u>Water Details</u>					
Water ID:		1007429168			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			
 <u>Hole Diameter</u>					
Hole ID:		1007429167			
Diameter:		4.25			
Depth From:		0.0			
Depth To:		12.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
47	1 of 1	W/261.1	56.1 / -6.12	ON	WWIS
Well ID:	1507847			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Domestic			Data Entry Status:	
Use 2nd:	0			Data Src:	1
Final Well Status:	Water Supply			Date Received:	01/28/1950
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:				Contractor:	4832
Tag:				Form Version:	1
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:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/150\1507847.pdf				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		01/04/1950			
Year Completed:		1950			
Depth (m):		37.4904			
Latitude:		45.3890831595683			
Longitude:		-75.7654098407678			
X:		-75.76540967902206			
Y:		45.38908315326343			
Path:		150\1507847.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	10029882			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	440083.70
Code OB Desc:				North83:	5026459.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	5
Date Completed:	01/04/1950			UTMRC Desc:	margin of error : 100 m - 300 m
Remarks:				Location Method:	gis
Location Method Desc:		from gis			
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:		931008184			
Layer:		2			
Color:					
General Color:					
Material 1:		11			
Material 1 Desc:		GRAVEL			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		14.0			
Formation End Depth:		16.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		931008185			
Layer:		3			
Color:					
General Color:					
Material 1:		15			
Material 1 Desc:		LIMESTONE			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		16.0			
Formation End Depth:		123.0			
Formation End Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931008183			
Layer:		1			
Color:					
General Color:					
Material 1:		09			
Material 1 Desc:		MEDIUM SAND			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		14.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		961507847			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10578452			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930052420			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		123.0			
Casing Diameter:		4.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930052419			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		16.0			
Casing Diameter:		4.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		PUMP			
Pump Test ID:		991507847			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Set At:					
Static Level:		107.0			
Final Level After Pumping:		117.0			
Recommended Pump Depth:					
Pumping Rate:		2.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		0			
Pumping Duration MIN:		10			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933462113			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		117.0			
Water Found Depth UOM:		ft			
<u>48</u>	1 of 4	ENE/262.0	64.6 / 2.34	KETCHUM MANUFACTURING INC. 396 BERKLEY AVE OTTAWA ON K2A 2G6	SCT
Established:		1913			
Plant Size (ft²):		23000			
Employment:		40			
<u>--Details--</u>					
Description:		PLASTICS PRODUCTS, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3089			
Description:		METAL STAMPINGS, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3469			
Description:		MARKING DEVICES			
SIC/NAICS Code:		3953			
Description:		MANUFACTURING INDUSTRIES, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3999			
Description:		Printing Ink Manufacturing			
SIC/NAICS Code:		325910			
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			
Description:		Stamping			
SIC/NAICS Code:		332118			
Description:		Office Supplies (except Paper) Manufacturing			
SIC/NAICS Code:		339940			
Description:		All Other Miscellaneous Manufacturing			
SIC/NAICS Code:		339990			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
48	2 of 4	ENE/262.0	64.6 / 2.34	KETCHUM MANUFACTURING 396 BERKLEY AVENUE OTTAWA ON K2A 2G6	GEN
Generator Info					
Generator No:	ON2639900			Choice of Contact:	
Approval Years:	01,02,03,04,05			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	2819
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	OTHER COMM. PRINTING				
Waste Detail(s)					
Waste Class:	213				
Waste Class Name:	PETROLEUM DISTILLATES				
Waste Detail(s)					
Waste Class:	148				
Waste Class Name:	INORGANIC LABORATORY CHEMICALS				
Waste Detail(s)					
Waste Class:	212				
Waste Class Name:	ALIPHATIC SOLVENTS				
Waste Detail(s)					
Waste Class:	263				
Waste Class Name:	ORGANIC LABORATORY CHEMICALS				
48	3 of 4	ENE/262.0	64.6 / 2.34	Ketchum Manufacturing Inc. 396 Berkley Ave Ottawa ON K2A 2G6	SCT
Established:	1913				
Plant Size (ft²):					
Employment:					
--Details--					
Description:	Other Printing				
SIC/NAICS Code:	323119				
Description:	Other Communications Equipment Manufacturing				
SIC/NAICS Code:	334290				
48	4 of 4	ENE/262.0	64.6 / 2.34	The Exchange Inc. 396 BERKLEY AVE ON OTTAWA ON	RSC
RSC No:	2261			X:	-75.75842164838203
RA No:				Y:	45.39029094591618
Status:	FILED			Latitude:	45.39029095

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Filing Date: Date Ack: Date Returned: Approval Date: September 19, 2005 Cert Date: Cert Prop Use No: Curr Property Use: Intended Prop Use: Restoration Type: Soil Type: Criteria: Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): CPU Issu Sect 1686: Business Name: The Exchange Inc. Address: 396 BERKLEY AVE ON Legal Desc: Site Pin: 03971 - 0331 LT Asmt Roll No: Project Type: PRE2011 Approval Type: RSC based on Phase One and Two ESAs Applicable Standards: PDF Link: https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2261					
Longitude: -75.75842165 UTM Coordinates: Latitude Longitude: Accuracy Estimate: Measurement Method: Mailing Address: Telephone: Fax: Email: Postal Code: K2A 2G6 Ministry District: MOE District: Ottawa SWP Area Name: Rideau Valley Qual Person Name: Mark S D'Arcy Consultant:					
49	1 of 1	ENE/265.6	66.9 / 4.64	Tall Tree Technologies Inc. 422 B Richmond Rd Ottawa ON K2A 0G2	GEN
<u>Generator Info</u>					
Generator No: ON6274467 Approval Years: 07,08 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: Sporting Goods Stores					
Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 451110					
<u>Waste Detail(s)</u>					
Waste Class: 251 Waste Class Name: OIL SKIMMINGS & SLUDGES					
50	1 of 1	ENE/269.4	64.6 / 2.34	OTTAWA CITY - DOMINION ST. BERKLEY AVE./TAY STREET OTTAWA CITY ON	CA
Certificate #: 3-1201-92- Application Year: 92 Issue Date: 9/24/1992 Approval Type: Municipal sewage Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Emission Control:					
51	1 of 1	ENE/270.0	66.9 / 4.64	Bourke Family Development Inc. 430 Richmond Road/Relocation storm sewer on Byron Avenue Ottawa ON K2P 1L5	ECA
Approval No: 3911-7BKMY9 Approval Date: 2008-02-07 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: Bourke Family Development Inc. Address: 430 Richmond Road/Relocation storm sewer on Byron Avenue Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/3725-7BHTC5-14.pdf PDF Site Location:		MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:			
52	1 of 1	SW/270.1	61.6 / -0.66	KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP 580 Richmond Rd, Ottawa OTTAWA ON	SPL
Ref No: 1-CB5KO Year: Incident Dt: 4/11/2021 11:00:00 PM Dt MOE Arvl on Scn: MOE Reported Dt: 4/13/2021 10:25:41 AM Dt Document Closed: Site No: MOE Response: Desktop Response Site County/District: Site Geo Ref Meth: Site District Office: Ottawa District Office Nearest Watercourse: Site Name: Site Address: 580 Richmond Rd, Ottawa Site Region: Site Municipality: OTTAWA Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: KIEWIT EUROVIA VINCI OTTAWA PARTERSHIP Client Type: Private Business Source Type: Fuel Pump Incident Cause: Incident Preceding Spill: Unknown / N/A Incident Reason: Incident Summary: KEV: 1 L spill of diesel on gravel ground Environment Impact: 1 Minor Impact Health Env Consequence: Nature of Impact: Contaminant Qty: Contaminant Qty 1: Contaminant Unit:		Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: 0 No Impact Agency Involved:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Activity Preceding Spill: Normal operations Property 2nd Watershed: Central Ottawa Property Tertiary Watershed: 02KF-Central Ottawa - Mississippi Sector Type: OTHER HEAVY AND CIVIL ENGINEERING CONSTRUCTION SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004346371"],"wks":["POINT (-75.7648325000 45.3858065000)"],"creation_date":"2021-04-13"} Time Reported: System Facility Address:					

53	1 of 1	W/276.6	55.9 / -6.36	ON	BORE
Borehole ID: 612965 OGF ID: 215514270 Status: Type: Borehole Use: Completion Date: JAN-1950 Static Water Level: Primary Water Use: Sec. Water Use: Total Depth m: 35.7 Depth Ref: Ground Surface Depth Elev: Drill Method: Orig Ground Elev m: 57.9 Elev Reliabil Note: DEM Ground Elev m: 56 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: 45.388841 Longitude DD: -75.765573 UTM Zone: 18 Easting: 440071 Northing: 5026432 Location Accuracy: Accuracy: Not Applicable					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID: 218393173 Top Depth: 0 Bottom Depth: 3 Material Color: Material 1: Sand Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description: SAND.					
Mat Consistency: Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:					
Geology Stratum ID: 218393175 Top Depth: 3.7 Bottom Depth: 35.7 Material Color: Material 1: Limestone Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description: LIMESTONE. 00085ANIC. BEDROCK. 00000 022 00150 099 00225 085 00350 050 000 **Note: Many records					
Mat Consistency: Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
provided by the department have a truncated [Stratum Description] field.					
Geology Stratum ID:	218393174			Mat Consistency:	
Top Depth:	3			Material Moisture:	
Bottom Depth:	3.7			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Gravel			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	GRAVEL.				
Source					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Ident:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:				Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: OTTAWA2.txt RecordID: 05473 NTS_Sheet:				
Confiden 1:					
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				
54	1 of 1	W/276.7	55.9 / -6.36	ON	WWIS
Well ID:	1507848			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Domestic			Data Entry Status:	
Use 2nd:	0			Data Src:	1
Final Well Status:	Water Supply			Date Received:	01/28/1950
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:				Contractor:	4832
Tag:				Form Version:	1
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliability:				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:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/150\1507848.pdf				
Additional Detail(s) (Map)					
Well Completed Date:	01/10/1950				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Year Completed:		1950			
Depth (m):		35.6616			
Latitude:		45.3888390329573			
Longitude:		-75.7655726155499			
X:		-75.76557245461669			
Y:		45.38883902626082			
Path:		150\1507848.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	10029883			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	440070.70
Code OB Desc:				North83:	5026432.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	9
Date Completed:	01/10/1950			UTMRC Desc:	unknown UTM
Remarks:				Location Method:	p9
Location Method Desc:	Original Pre1985 UTM Rel Code 9: unknown UTM				
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:	931008186				
Layer:	1				
Color:					
General Color:					
Material 1:	09				
Material 1 Desc:	MEDIUM SAND				
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:	0.0				
Formation End Depth:	10.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931008188				
Layer:	3				
Color:					
General Color:					
Material 1:	15				
Material 1 Desc:	LIMESTONE				
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:	12.0				
Formation End Depth:	117.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Materials Interval</u>					
Formation ID:		931008187			
Layer:		2			
Color:					
General Color:					
Material 1:		11			
Material 1 Desc:		GRAVEL			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		10.0			
Formation End Depth:		12.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		961507848			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10578453			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930052421			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		12.0			
Casing Diameter:		4.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930052422			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		117.0			
Casing Diameter:		4.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		PUMP			
Pump Test ID:		991507848			
Pump Set At:					
Static Level:		10.0			
Final Level After Pumping:		12.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Recommended Pump Depth:					
Pumping Rate:		2.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		0			
Pumping Duration MIN:		10			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933462115			
Layer:		2			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		85.0			
Water Found Depth UOM:		ft			
<u>Water Details</u>					
Water ID:		933462114			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		30.0			
Water Found Depth UOM:		ft			
<u>Water Details</u>					
Water ID:		933462116			
Layer:		3			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		117.0			
Water Found Depth UOM:		ft			
55	1 of 1	SE/279.2	69.9 / 7.64	484 KENWOOD AVENUE OTTAWA ON K2A 0L2	HINC
External File Num:		FS INC 0709-05224			
Fuel Occurrence Type:		Pipeline Strike			
Date of Occurrence:		9/4/2007			
Fuel Type Involved:		Natural Gas			
Status Desc:		Completed - Causal Analysis(End)			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Private Dwelling			
Service Interruptions:		Yes			
Property Damage:		No			
Fuel Life Cycle Stage:		Utilization			
Root Cause:		Root Cause: Equipment/Material/Component:No	Procedures:Yes	Maintenance:No	Design:Yes Training:
		Yes Management:No	Human Factors:No		
Reported Details:					
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Ottawa			
Approx. Quant. Rel:					
Nearby body of water:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
56	1 of 2	NE/286.8	63.9 / 1.64	TAVORA STONE ART INC 370 BERKLEY AVE,,OTTAWA,ON,K2A 2G7,CA ON	PINC
Incident Id: Incident No: 1971748 Incident Reported Dt: 11/7/2016 Type: FS-Pipeline Incident Status Code: Tank Status: Pipeline Damage Reason Est Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: TAVORA STONE ART INC Incident Address: 370 BERKLEY AVE,,OTTAWA,ON,K2A 2G7,CA Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:		Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:			
56	2 of 2	NE/286.8	63.9 / 1.64	370 Berkley Ave Ottawa ON	SPL
Ref No: 8813-AFESKG Year: Incident Dt: 2016/11/05 Dt MOE Arvl on Scn: MOE Reported Dt: 2016/11/05 Dt Document Closed: 2016/12/17 Site No: NA MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: tssa<UNOFFICIAL> Site Address: 370 Berkley Ave Site Region: Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Client Type: Source Type:		Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:			

120 erisinfo.com | Environmental Risk Information Services Order No: 25022500430

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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: Original Source: EXP Record Date: Up to May 2013 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:					
58	3 of 11	ENE/289.1	65.8 / 3.56	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED 415 RICHMOND RD OTTAWA ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No: 10905998 Status: EXPIRED Instance ID: 50761 Instance Type: FS Piping 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: FS Piping Original Source: EXP 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:	
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Record Date:		Up to Mar 2012			
58	4 of 11	ENE/289.1	65.8 / 3.56	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED 415 RICHMOND RD OTTAWA ON	DTNK
<u>Delisted Expired Fuel Safety Facilities</u>					
Instance No:		10905966	Expired Date:		
Status:		EXPIRED	Max Hazard Rank:		
Instance ID:		51454	Facility Location:		
Instance Type:		FS Piping	Facility Type:		
Instance Creation Dt:			Fuel Type 2:		
Instance Install Dt:			Fuel Type 3:		
Item Description:			Panam Related:		
Manufacturer:			Panam Venue Nm:		
Model:			External Identifier:		
Serial No:			Item:		
ULC Standard:			Piping Steel:		
Quantity:			Piping Galvanized:		
Unit of Measure:			Tank Single Wall St:		
Overfill Prot Type:			Piping Underground:		
Creation Date:			Tank Underground:		
Next Periodic Str DT:			Source:		
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:		FS Piping			
Original Source:		EXP			
Record Date:		Up to Mar 2012			
58	5 of 11	ENE/289.1	65.8 / 3.56	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED 415 RICHMOND RD OTTAWA ON	DTNK
<u>Delisted Expired Fuel Safety Facilities</u>					
Instance No:		10906016	Expired Date:		
Status:		EXPIRED	Max Hazard Rank:		
Instance ID:		51719	Facility Location:		
Instance Type:		FS Piping	Facility Type:		
Instance Creation Dt:			Fuel Type 2:		
Instance Install Dt:			Fuel Type 3:		
Item Description:			Panam Related:		
Manufacturer:			Panam Venue Nm:		
Model:			External Identifier:		
Serial No:			Item:		
ULC Standard:			Piping Steel:		
Quantity:			Piping Galvanized:		
Unit of Measure:			Tank Single Wall St:		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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:				Piping Underground: Tank Underground: Source:	
Description:		FS Piping			
Original Source:		EXP			
Record Date:		Up to Mar 2012			

Delisted Expired Fuel Safety Facilities

58	7 of 11	ENE/289.1	65.8 / 3.56	415 Richmond Rd Ottawa ON K2A4H1	EHS
Order No:	20140324007	Nearest Intersection:			
Status:	C	Municipality:			
Report Type:	Custom Report	Client Prov/State:		ON	
Report Date:	27-MAR-14	Search Radius (km):		.25	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Received: 24-MAR-14 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
				X: -75.757707 Y: 45.3905	
58	8 of 11	ENE/289.1	65.8 / 3.56	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED 415 RICHMOND RD OTTAWA ON	EXP
Inventory No: 10905957 Inventory Status: EXPIRED Installation Year: 1983 Capacity: 25000 Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK Previous Fuel Type: Gasoline					
Tank Material: Steel Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK					
58	9 of 11	ENE/289.1	65.8 / 3.56	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED 415 RICHMOND RD OTTAWA ON	EXP
Inventory No: 10905974 Inventory Status: EXPIRED Installation Year: 1983 Capacity: 25000 Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK Previous Fuel Type: Gasoline					
Tank Material: Steel Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK					
58	10 of 11	ENE/289.1	65.8 / 3.56	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED 415 RICHMOND RD OTTAWA ON	EXP
Inventory No: 10906007 Inventory Status: EXPIRED Installation Year: 1976 Capacity: 22700 Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK Previous Fuel Type: Gasoline					
Tank Material: Steel Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK					
58	11 of 11	ENE/289.1	65.8 / 3.56	DAVE RENNIE'S AUTOCARE 464354 ONTARIO LIMITED 415 RICHMOND RD OTTAWA ON	EXP
Inventory No: 10905992 Inventory Status: Installation Year: Capacity: Capacity Unit: Tank Type: Manufacturer: Model: Description: Previous Fuel Type:					
Tank Material: Steel					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Inventory Status: EXPIRED Installation Year: 1983 Capacity: 25000 Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK Previous Fuel Type: Gasoline					
Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK					
<u>59</u>	1 of 1	ENE/290.5	65.8 / 3.56	423 Richmond Rd Ottawa ON K2A 4C9	EHS
Order No: 23070600094 Status: C Report Type: Standard Report Report Date: 11-JUL-23 Date Received: 06-JUL-23 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: -75.7575648 Y: 45.3905258					
<u>60</u>	1 of 2	E/295.3	67.9 / 5.69	Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON	CA
Certificate #: 3435-4KDS7N Application Year: 00 Issue Date: 5/17/00 Approval Type: Municipal & Private sewage Status: Approved Application Type: New Certificate of Approval Client Name: Corporation of the City of Ottawa Client Address: 111 Sussex Drive, 7th Floor Client City: Ottawa Client Postal Code: K1N 5A1 Project Description: Construction of a Sanitary Sewer on Golden Ave. from Ravenhill Ave. to Byron Ave. Construction of a Sanitary Sewer on Ravenhill Ave. from Cole St. to Golden Ave. Construction of a Sanitary Sewer on Cole St. from Avondale Ave. to Ravenhill Ave. Contaminants: Emission Control:					
<u>60</u>	2 of 2	E/295.3	67.9 / 5.69	Golden Ave., Cole Ave., Ravenhill Ave. Ottawa ON	CA
Certificate #: 0267-4KEHS6 Application Year: 00 Issue Date: 5/17/00 Approval Type: Municipal & Private water Status: Approved Application Type: New Certificate of Approval Client Name: Corporation of the City of Ottawa Client Address: 111 Sussex Drive, 7th Floor Client City: Ottawa Client Postal Code: K1N 5A1 Project Description: Construction of a Watermain on Cole St. from Avondale Ave. to Ravenhill Ave. Construction of a Watermain on Ravenhill Ave. from Cole St. to Golden Ave. Construction of a Watermain on Golden Ave. from Ravenhill Ave. to Byron Ave. Contaminants: Emission Control:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
61	1 of 1	ENE/298.7	67.1 / 4.92	J. Clark Pharmacy Care Ltd. 410 RICHMOND ROAD OTTAWA ON K2A 4C4	GEN

Generator Info

Generator No:	ON7312008	Choice of Contact:	
Approval Years:	As of Oct 2022	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class:	261 A
Waste Class Name:	PHARMACEUTICALS

Waste Detail(s)

Waste Class:	312 P
Waste Class Name:	PATHOLOGICAL WASTES

2017 Generator Info

Gen No:	ON7312008	Choice of Contact:	CO_ADMIN
ID:	28624	Phone No Official:	613-761-5575 Ext.
Contaminated Fac:	N	Phone No Admin:	4164931120 Ext.3218
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	446110	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	J. Clark Pharmacy Care Ltd.		
Gen Div:			
Gen Op Name:	Shoppers Drug Mart 1396		
Gen Op Div:			
Site Adrs1:	410 RICHMOND ROAD		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	OTTAWA		
Province Out:			
Site Postal Code:	K2A 4C4		
Site Country:	Canada		
Co Official:	JORDAN CLARK		
Co Admin:	NASTRAN NAJAFI-FARD		

2017 Generator Manifest

ID:	55237	Sum Received Qty:	25.0
Generator No:	ON7312008	Waste Class Name:	PHARMACEUTICALS
Receiver Type:	030	Count Manifests:	1
Waste Char:	A	District:	402
Waste Code:	261		

2017 Generator Manifest

<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>
ID:	55238			Sum Received Qty:	6.7
Generator No:	ON7312008			Waste Class Name:	PATHOLOGICAL WASTES
Receiver Type:	030			Count Manifests:	1
Waste Char:	P			District:	402
Waste Code:	312				
 <u>2018 Generator Info</u>					
Gen No:	ON7312008			Choice of Contact:	CO_ADMIN
ID:	29106			Phone No Official:	613-761-5575 Ext.
Contaminated Fac:	N			Phone No Admin:	4164931120 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	446110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:	J. Clark Pharmacy Care Ltd.				
Gen Div:					
Gen Op Name:	Shoppers Drug Mart 1396				
Gen Op Div:					
Site Adrs1:	410 RICHMOND ROAD				
Site Bldg:					
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	OTTAWA				
Province Out:					
Site Postal Code:	K2A 4C4				
Site Country:	Canada				
Co Official:	JORDAN CLARK				
Co Admin:	Pharmacy Operations Development				
 <u>2018 Generator Manifest</u>					
ID:	55314			Sum Received Qty:	17.2
Generator No:	ON7312008			Waste Class Name:	PHARMACEUTICALS
Receiver Type:	030			Count Manifests:	1
Waste Char:	A			District:	402
Waste Code:	261				
 <u>2018 Generator Manifest</u>					
ID:	55315			Sum Received Qty:	34.02
Generator No:	ON7312008			Waste Class Name:	PATHOLOGICAL WASTES
Receiver Type:	030			Count Manifests:	2
Waste Char:	P			District:	402
Waste Code:	312				
 <u>2019 Generator Info</u>					
Gen No:	ON7312008			Choice of Contact:	CO_ADMIN
ID:	29414			Phone No Official:	613-761-5575 Ext.
Contaminated Fac:	N			Phone No Admin:	4164931120 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	446110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:	J. Clark Pharmacy Care Ltd.				
Gen Div:					
Gen Op Name:	Shoppers Drug Mart 1396				
Gen Op Div:					
Site Adrs1:	410 RICHMOND ROAD				

<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>
Site Bldg: Site Pobox: Province In: ONTARIO Site Adrs2: Site City: OTTAWA Province Out: Site Postal Code: K2A 4C4 Site Country: Canada Co Official: JORDAN CLARK Co Admin: Pharmacy Operations Development					
<u>2019 Generator Manifest</u>					
ID:	55396			Sum Received Qty:	28.0
Generator No:	ON7312008			Waste Class Name:	PATHOLOGICAL WASTES
Receiver Type:	030			Count Manifests:	1
Waste Char:	P			District:	402
Waste Code:	312				
<u>2019 Generator Manifest</u>					
ID:	55395			Sum Received Qty:	23.0
Generator No:	ON7312008			Waste Class Name:	PHARMACEUTICALS
Receiver Type:	030			Count Manifests:	2
Waste Char:	A			District:	402
Waste Code:	261				
<u>2020 Generator Info</u>					
Gen No:	ON7312008			Choice of Contact:	CO_ADMIN
ID:	29106			Phone No Official:	613-761-5575 Ext.
Contaminated Fac:	N			Phone No Admin:	4164931120 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	446110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:	J. Clark Pharmacy Care Ltd.				
Gen Div:					
Gen Op Name:	Shoppers Drug Mart 1396				
Gen Op Div:					
Site Adrs1:	410 RICHMOND ROAD				
Site Bldg:					
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	OTTAWA				
Province Out:					
Site Postal Code:	K2A 4C4				
Site Country:	Canada				
Co Official:	JORDAN CLARK				
Co Admin:	Pharmacy Operations Development				
<u>2020 Generator Manifest</u>					
ID:	51730			Sum Received Qty:	67.4
Generator No:	ON7312008			Waste Class Name:	PATHOLOGICAL WASTES
Receiver Type:	030			Count Manifests:	1
Waste Char:	P			District:	402
Waste Code:	312				
<u>2020 Generator Manifest</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>
ID:	51729			Sum Received Qty:	23.5
Generator No:	ON7312008			Waste Class Name:	PHARMACEUTICALS
Receiver Type:	030			Count Manifests:	3
Waste Char:	A			District:	402
Waste Code:	261				
<u>2021 Generator Info</u>					
Gen No:	ON7312008			Choice of Contact:	CO_ADMIN
ID:	29689			Phone No Official:	613-761-5575 Ext.
Contaminated Fac:	N			Phone No Admin:	4164931120 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	446110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:	J. Clark Pharmacy Care Ltd.				
Gen Div:					
Gen Op Name:	Shoppers Drug Mart 1396				
Gen Op Div:					
Site Adrs1:	410 RICHMOND ROAD				
Site Bldg:					
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	OTTAWA				
Province Out:					
Site Postal Code:	K2A 4C4				
Site Country:	Canada				
Co Official:	JORDAN CLARK				
Co Admin:	Pharmacy Operations Development				
<u>2021 Generator Manifest</u>					
ID:	53883			Sum Received Qty:	61.68
Generator No:	ON7312008			Waste Class Name:	PHARMACEUTICALS
Receiver Type:	030			Count Manifests:	1
Waste Char:	A			District:	402
Waste Code:	261				
<u>2021 Generator Manifest</u>					
ID:	53884			Sum Received Qty:	69.96
Generator No:	ON7312008			Waste Class Name:	PATHOLOGICAL WASTES
Receiver Type:	030			Count Manifests:	1
Waste Char:	P			District:	402
Waste Code:	312				

Unplottable Summary

Total: **52** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	R.M. OF OTTAWA-CARLETON HURDMAN STATION	SOUTHEAST TRANSITWAY	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON SMYTH ROAD	SOUTHEAST TRANSITWAY RELOCATIO	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON SMYTH RD.	SOUTHEAST TRANSITWAY ST. I	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	D.N.D. AREA S.E.TRANSITWAY	OTTAWA CITY ON	
CA	OTTAWA CITY	RICHMOND ROAD	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON TRANSP. DEPART.	EAST TRANSITWAY	OTTAWA CITY ON	
CA	TEM DEVELOPMENTS LTD.	KENWOOD AVENUE	OTTAWA CITY ON	
CA	NON-PROFIT HOUSING CORPORATION	RICHMOND RD.NON-PROFIT HOUSING	OTTAWA CITY ON	
CA	NATIONAL CAPITAL COMMISSION	UPGRADE RICHMOND LANDING P.S.	OTTAWA ON	
CA	OTTAWA CITY	RICHMOND ROAD	OTTAWA CITY ON	
CA	CITY	BYRON AVE.	OTTAWA ON	
CA		Richmond Road	Ottawa ON	
CA	DCR/Phoenix Development Corporation Limited and the National Capital Commission		Ottawa ON	
CA	City of Ottawa	Richmond Road	Ottawa ON	
CA	City of Ottawa	National Capital Commission Land	Ottawa ON	
CA	National Capital Commission		Ottawa ON	
CA	National Capital Commission		Ottawa ON	

CA	Bourke Family Development Inc.	Byron Ave Registered Plan No. 204	Ottawa ON	
CA	City of Ottawa	Richmond Road	Ottawa ON	
CA	National Capital Commission		Ottawa ON	
CA	City of Ottawa	Richmond Road	Ottawa ON	
CA	National Capital Commission		Ottawa ON	
CA	Rogers Cable Communications Inc.		Ottawa ON	
CA	Rogers Cable Communications Inc.		Ottawa ON	
CA	OTTAWA CITY	BYRON AVENUE	OTTAWA CITY ON	
CA	NON PROFIT HOUSING CORPORATION	PRIVATE (ON SITE) RICHMOND ST.	OTTAWA CITY ON	
EBR	Rogers Cable Communications Inc.	Lot:29 Conc:1 Ottawa Ontario K2A 3Y8 Ottawa	ON	
EBR	Tomlinson Environmental Services Ltd.	Mobile Facility Ottawa CITY OF OTTAWA	ON	
ECA	City of Ottawa	Broadview Ave	Ottawa ON	K2G 6J8
ECA	Tomlinson Environmental Services Ltd.	Mobile Facility	Ottawa ON	K2R 6K7
ECA	Dragados Canada Inc., EllisDon Corporation, and SNC-Lavalin Constructors	(Pacific) Inc. East Portal Limits to Hurdmand East Transitway	Ottawa ON	K1Z 1G3
ECA	Tomlinson Environmental Services Ltd.	Mobile Facility	Ottawa ON	K1G 3N4
ECA	City of Ottawa	National Capital Commission Land	Ottawa ON	K1S 5K2
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	K1P1C7
GEN	Robert B Somerville Company LTD	Transitway	Ottawa ON	K2C1C4
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	K1P1C7
GEN	Kiewit Eurovia Vinci	Dominion Station Dominion Avenue	Ottawa ON	K2A 3X4
GEN	Kiewit Eurovia Vinci	BR04	Ottawa ON	K1J7N8
GEN	Kiewit Eurovia Vinci	Dominion Station Dominion Avenue	Ottawa ON	K2A 3X4

GEN	Kiewit Eurovia Vinci	Cleary Station Richmond Road	Ottawa ON	K2A 0G6
GEN	Kiewit Eurovia Vinci	Cleary Station Richmond Road	Ottawa ON	K2A 0G6
GEN	National Capital Commission	Amelia Island (Ottawa River)	Ottawa ON	K1R 6K4
GEN	Kiewit Eurovia Vinci	BR04	Ottawa ON	K1J7N8
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	K1P1C7
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	K1P1C7
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	K1P1C7
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	K1P1C7
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	K1P1C7
SPL	TEXACO	RICHMOND RD. SERVICE STATION	OTTAWA CITY ON	
SPL	City of Ottawa	Transitway	Ottawa ON	
SPL	Tomlinson Environmental Services Ltd.		Ottawa ON	
SPL		Broadview & Ottawa River	Ottawa ON	

Unplottable Report

Site: R.M. OF OTTAWA-CARLETON HURDMAN STATION
SOUTHEAST TRANSITWAY OTTAWA CITY ON

Database:
CA

Certificate #: 3-0196-89-
Application Year: 89
Issue Date: 2/23/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON SMYTH ROAD
SOUTHEAST TRANSITWAY RELOCATIO OTTAWA CITY ON

Database:
CA

Certificate #: 3-0331-89-
Application Year: 89
Issue Date: 3/15/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON SMYTH RD.
SOUTHEAST TRANSITWAY ST. I OTTAWA CITY ON

Database:
CA

Certificate #: 3-0886-89-
Application Year: 89
Issue Date: 5/18/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
D.N.D. AREA S.E.TRANSITWAY OTTAWA CITY ON

Database:
CA

Certificate #: 3-1044-89-

Application Year: 89
Issue Date: 6/12/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: OTTAWA CITY
RICHMOND ROAD OTTAWA CITY ON

Database:
CA

Certificate #: 3-1088-90-
Application Year: 90
Issue Date: 6/26/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON TRANSP. DEPART.
EAST TRANSITWAY OTTAWA CITY ON

Database:
CA

Certificate #: 7-0199-86-
Application Year: 86
Issue Date: 4/2/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: TEM DEVELOPMENTS LTD.
KENWOOD AVENUE OTTAWA CITY ON

Database:
CA

Certificate #: 7-1195-88-
Application Year: 88
Issue Date: 9/16/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **NON-PROFIT HOUSING CORPORATION**
 RICHMOND RD.NON-PROFIT HOUSING OTTAWA CITY ON

Database:
CA

Certificate #: 7-0925-87-
Application Year: 87
Issue Date: 7/7/1987
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **NATIONAL CAPITAL COMMISSION**
 UPGRADE RICHMOND LANDING P.S. OTTAWA ON

Database:
CA

Certificate #: 3-1598-98-
Application Year: 98
Issue Date: 11/6/1998
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **OTTAWA CITY**
 RICHMOND ROAD OTTAWA CITY ON

Database:
CA

Certificate #: 3-0159-96-
Application Year: 96
Issue Date: 4/1/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **CITY**
 BYRON AVE. OTTAWA ON

Database:
CA

Certificate #: 3-0302-85-006
Application Year: 85
Issue Date: 4/22/85
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:

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

Site: *Richmond Road Ottawa ON* **Database:** *CA*

Certificate #: 7965-5ERRRZ
Application Year: 02
Issue Date: 10/11/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: City of Ottawa
Client Address: 110 Laurier Avenue West
Client City: Ottawa
Client Postal Code: K1P 1J1
Project Description: This application is for the construction of storm and sanitary sewers and appurtenances on Richmond Road
Contaminants:
Emission Control:

Site: *DCR/Phoenix Development Corporation Limited and the National Capital Commission
Ottawa ON* **Database:** *CA*

Certificate #: 1108-64ENJ3
Application Year: 2004
Issue Date: 10/7/2004
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *City of Ottawa
Richmond Road Ottawa ON* **Database:** *CA*

Certificate #: 1424-6CXJGA
Application Year: 2005
Issue Date: 6/3/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *City of Ottawa
National Capital Commission Land Ottawa ON* **Database:** *CA*

Certificate #: 1939-5KLQJB
Application Year: 2003

Issue Date: 3/17/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **National Capital Commission**
Ottawa ON

Database:
CA

Certificate #: 2774-5STJYB
Application Year: 2003
Issue Date: 11/3/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **National Capital Commission**
Ottawa ON

Database:
CA

Certificate #: 3232-5R2TP9
Application Year: 2003
Issue Date: 9/11/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Bourke Family Development Inc.**
Byron Ave Reginstered Plan No. 204 Ottawa ON

Database:
CA

Certificate #: 3911-7BKMY9
Application Year: 2008
Issue Date: 2/7/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: City of Ottawa
Richmond Road Ottawa ON

Database:
CA

Certificate #: 6859-5X8K46
Application Year: 2004
Issue Date: 3/23/2004
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: National Capital Commission
Ottawa ON

Database:
CA

Certificate #: 7369-5VVHZ7
Application Year: 2004
Issue Date: 2/6/2004
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: City of Ottawa
Richmond Road Ottawa ON

Database:
CA

Certificate #: 7893-5NLQJH
Application Year: 2003
Issue Date: 6/18/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: National Capital Commission
Ottawa ON

Database:
CA

Certificate #: 8221-5UJJDN
Application Year: 2003
Issue Date: 12/24/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:

Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Rogers Cable Communications Inc.
Ottawa ON

Database:
CA

Certificate #: 8240-7FZLCC
Application Year: 2008
Issue Date: 6/27/2008
Approval Type: Air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Rogers Cable Communications Inc.
Ottawa ON

Database:
CA

Certificate #: 8874-65ZLNY
Application Year: 2004
Issue Date: 10/25/2004
Approval Type: Air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: OTTAWA CITY
BYRON AVENUE OTTAWA CITY ON

Database:
CA

Certificate #: 3-1320-88-
Application Year: 88
Issue Date: 8/5/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: NON PROFIT HOUSING CORPORATION
PRIVATE (ON SITE) RICHMOND ST. OTTAWA CITY ON

Database:
CA

Certificate #: 3-1118-87-
Application Year: 87
Issue Date: 7/7/1987

Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Rogers Cable Communications Inc.**
Lot:29 Conc:1 Ottawa Ontario K2A 3Y8 Ottawa ON

Database:
EBR

EBR Registry No: IA04E0890
Ministry Ref No: 4595-5ZBLJC
Notice Type: Instrument Decision
Notice Stage:
Notice Date: October 26, 2004
Proposal Date: June 11, 2004
Year: 2004
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Off Instrument Name:
Posted By:
Company Name: Rogers Cable Communications Inc.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 475 Richmond Road, Ottawa Ontario, K2A 3Y8
Comment Period:
URL:
Summary:

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

Site Location Details:

Lot:29 Conc:1 Ottawa Ontario K2A 3Y8 Ottawa

Site: **Tomlinson Environmental Services Ltd.**
Mobile Facility Ottawa CITY OF OTTAWA ON

Database:
EBR

EBR Registry No: 011-5279
Ministry Ref No: 7519-8P2K34
Notice Type: Instrument Decision
Notice Stage:
Notice Date: February 11, 2016
Proposal Date: December 05, 2011
Year: 2011
Instrument Type: (EPA Part II.1-air) - Environmental Compliance Approval (project type: air)
Off Instrument Name:
Posted By:
Company Name: Tomlinson Environmental Services Ltd.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 5597 Power Road, Ottawa Ontario, Canada K1G 3N4
Comment Period:
URL:
Summary:

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

Site Location Details:

Mobile Facility Ottawa CITY OF OTTAWA

Site: *City of Ottawa
Broadview Ave Ottawa ON K2G 6J8*

Database:
ECA

Approval No: 0261-CCBMMX
Approval Date: March 22, 2022
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name: Rideau Valley
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: City of Ottawa
Address: Broadview Ave
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5069-CBJU3C-14.pdf>
PDF Site Location: Broadview Avenue
City of Ottawa, Ontario

MOE District: Ottawa
City:
Longitude:
Latitude:
Geometry X: -8434101.1823999994
Geometry Y: 5676579.6894000024

Site: *Tomlinson Environmental Services Ltd.
Mobile Facility Ottawa ON K2R 6K7*

Database:
ECA

Approval No: 7083-BXLJKZ
Approval Date: 2021-03-15
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-INDUSTRIAL SEWAGE WORKS
Project Type: INDUSTRIAL SEWAGE WORKS
Business Name: Tomlinson Environmental Services Ltd.
Address: Mobile Facility
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5994-BVEHYM-14.pdf>
PDF Site Location:

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

Site: *Dragados Canada Inc., EllisDon Corporation, and SNC-Lavalin Constructors
(Pacific) Inc. East Portal Limits to Hurdmand East Transitway Ottawa ON K1Z 1G3*

Database:
ECA

Approval No: 1525-A9GWG3
Approval Date: 2016-05-24
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: Dragados Canada Inc., EllisDon Corporation, and SNC-Lavalin Constructors (Pacific) Inc.
Address: East Portal Limits to Hurdmand East Transitway
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5370-A8BHCF-14.pdf>
PDF Site Location:

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

Site: *Tomlinson Environmental Services Ltd.
Mobile Facility Ottawa ON K1G 3N4*

Database:
ECA

Approval No: 1685-A6EJ97
Approval Date: 2016-02-03
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-AIR
Project Type: AIR

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

Business Name: Tomlinson Environmental Services Ltd.
Address: Mobile Facility
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7519-8P2K34-14.pdf>
PDF Site Location:

Site: *City of Ottawa*
National Capital Commission Land Ottawa ON K1S 5K2

Database:
ECA

Approval No: 1939-5KLQJB
Approval Date: 2003-03-17
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: National Capital Commission Land
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9344-5KESJB-14.pdf>
PDF Site Location:

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

Site: *National Capital Commission*
Parking Lot 19 P19 Ottawa ON K1P1C7

Database:
GEN

Generator Info

Generator No: ON7977721
Approval Years: As of Oct 2019
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 221 L
Waste Class Name: Light fuels

Site: *Robert B Somerville Company LTD*
Transitway Ottawa ON K2C1C4

Database:
GEN

2020 Generator Info

Gen No: ON4575313
ID: 17884
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 237130
NAICS Code2:
NAICS Code3:

Choice of Contact: CO_OFFICIAL
Phone No Official: 647-202-4772 Ext.
Phone No Admin: 416-346-7061 Ext.
County Ont: OTTAWA CARLTON (RM)
County Out:
District: 402

Gen Name: Robert B Somerville Company LTD
Gen Div:
Gen Op Name: Robert B Somerville Company LTD
Gen Op Div:
Site Adrs1: Transitway
Site Bldg:

Site Pobox:
Province In: ONTARIO
Site Adrs2:
Site City: Ottawa
Province Out:
Site Postal Code: K2C1C4
Site Country: Canada
Co Official: Ryan Murphy
Co Admin: Brynn Nugent

2020 Generator Manifest

ID:	37981	Sum Received Qty:	1810.0
Generator No:	ON4575313	Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	035	Count Manifests:	1
Waste Char:	L	District:	402
Waste Code:	252		

Site: National Capital Commission
Parking Lot 19 P19 Ottawa ON K1P1C7

Database:
GEN

Generator Info

Generator No:	ON7977721	Choice of Contact:	
Approval Years:	As of Oct 2022	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class: 221 L
Waste Class Name: LIGHT FUELS

2017 Generator Info

Gen No:	ON7977721	Choice of Contact:	CO_OFFICIAL
ID:	31185	Phone No Official:	613 239-5678 Ext.5642
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	911910	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	National Capital Commission		
Gen Div:			
Gen Op Name:	National Capital Commission		
Gen Op Div:			
Site Adrs1:	Parking Lot 19		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:	P19		
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K1P1C7		
Site Country:	Canada		
Co Official:	Leslie Scott MacLennan		
Co Admin:			

2017 Generator Manifest

ID: 58479
Generator No: ON7977721
Receiver Type: 035
Waste Char: L
Waste Code: 221

Sum Received Qty: 205.0
Waste Class Name: LIGHT FUELS
Count Manifests: 1
District: 402

2018 Generator Info

Gen No: ON7977721
ID: 31778
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 911910
NAICS Code2:
NAICS Code3:
Gen Name: National Capital Commission
Gen Div:
Gen Op Name: National Capital Commission
Gen Op Div:
Site Adrs1: Parking Lot 19
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: P19
Site City: Ottawa
Province Out:
Site Postal Code: K1P1C7
Site Country: Canada
Co Official: Leslie Scott MacLennan
Co Admin:

Choice of Contact: CO_OFFICIAL
Phone No Official: 613 239-5678 Ext.5642
Phone No Admin:
County Ont: OTTAWA CARLTON (RM)
County Out:
District: 402

2018 Generator Manifest

ID: 58604
Generator No: ON7977721
Receiver Type: 035
Waste Char: L
Waste Code: 221

Sum Received Qty: 820.0
Waste Class Name: LIGHT FUELS
Count Manifests: 3
District: 402

2019 Generator Info

Gen No: ON7977721
ID: 32141
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 911910
NAICS Code2:
NAICS Code3:
Gen Name: National Capital Commission
Gen Div:
Gen Op Name: National Capital Commission
Gen Op Div:
Site Adrs1: Parking Lot 19
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: P19
Site City: Ottawa
Province Out:
Site Postal Code: K1P1C7
Site Country: Canada
Co Official: Leslie Scott MacLennan
Co Admin:

Choice of Contact: CO_OFFICIAL
Phone No Official: 613 239-5678 Ext.5642
Phone No Admin:
County Ont: OTTAWA CARLTON (RM)
County Out:
District: 402

2019 Generator Manifest

ID: 58635
Generator No: ON7977721
Receiver Type: 035
Waste Char: L
Waste Code: 221

Sum Received Qty: 70.0
Waste Class Name: LIGHT FUELS
Count Manifests: 1
District: 402

2020 Generator Info

Gen No: ON7977721
ID: 31861
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 911910

Choice of Contact: CO_OFFICIAL
Phone No Official: 613 239-5678 Ext.5642
Phone No Admin:
County Ont: OTTAWA CARLTON (RM)
County Out:
District: 402

NAICS Code2:
NAICS Code3:
Gen Name: National Capital Commission
Gen Div:
Gen Op Name: National Capital Commission
Gen Op Div:
Site Adrs1: Parking Lot 19
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: P19
Site City: Ottawa
Province Out:
Site Postal Code: K1P1C7
Site Country: Canada
Co Official: Leslie Scott MacLennan
Co Admin:

2020 Generator Manifest

ID: 54897
Generator No: ON7977721
Receiver Type: 035
Waste Char: L
Waste Code: 221

Sum Received Qty: 40.0
Waste Class Name: LIGHT FUELS
Count Manifests: 1
District: 402

2021 Generator Info

Gen No: ON7977721
ID: 32580
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 911910

Choice of Contact: CO_OFFICIAL
Phone No Official: 613 239-5678 Ext.5642
Phone No Admin:
County Ont: OTTAWA CARLTON (RM)
County Out:
District: 402

NAICS Code2:
NAICS Code3:
Gen Name: National Capital Commission
Gen Div:
Gen Op Name: National Capital Commission
Gen Op Div:
Site Adrs1: Parking Lot 19
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: P19
Site City: Ottawa
Province Out:
Site Postal Code: K1P1C7
Site Country: Canada
Co Official: Leslie Scott MacLennan
Co Admin:

Site: Kiewit Eurovia Vinci
Dominion Station Dominion Avenue Ottawa ON K2A 3X4

Database:
GEN

Generator Info

Generator No: ON7101180
Approval Years: As of Oct 2022
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 221 L
Waste Class Name: LIGHT FUELS

Waste Detail(s)

Waste Class: 146 L
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Detail(s)

Waste Class: 211 L
Waste Class Name: AROMATIC SOLVENTS

2020 Generator Info

Gen No: ON7101180
ID: 28288
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 237990
NAICS Code2:
NAICS Code3:
Gen Name: Kiewit Eurovia Vinci
Gen Div:
Gen Op Name: Kiewit Eurovia Vinci
Gen Op Div:
Site Adrs1: Dominion Station
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: Dominion Avenue
Site City: Ottawa
Province Out:
Site Postal Code: K2A 3X4
Site Country: Canada
Co Official: Kerry Pike
Co Admin:

Choice of Contact: CO_OFFICIAL
Phone No Official: 5142063294 Ext.
Phone No Admin:
County Ont: OTTAWA CARLTON (RM)
County Out:
District: 402

2020 Generator Manifest

ID: 50594
Generator No: ON7101180
Receiver Type: 035
Waste Char: L
Waste Code: 146

Sum Received Qty: 28400.0
Waste Class Name: OTHER SPECIFIED INORGANICS
Count Manifests: 5
District: 402

2021 Generator Info

Gen No:	ON7101180	Choice of Contact:	CO_OFFICIAL
ID:	28826	Phone No Official:	5142063294 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	237990	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Kiewit Eurovia Vinci		
Gen Div:			
Gen Op Name:	Kiewit Eurovia Vinci		
Gen Op Div:			
Site Adrs1:	Dominion Station		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:	Dominion Avenue		
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2A 3X4		
Site Country:	Canada		
Co Official:	Kerry Pike		
Co Admin:			

2021 Generator Manifest

ID:	52655	Sum Received Qty:	101900.0
Generator No:	ON7101180	Waste Class Name:	AROMATIC SOLVENTS
Receiver Type:	035	Count Manifests:	9
Waste Char:	L	District:	402
Waste Code:	211		

2021 Generator Manifest

ID:	52654	Sum Received Qty:	808440.0
Generator No:	ON7101180	Waste Class Name:	OTHER SPECIFIED INORGANICS
Receiver Type:	035	Count Manifests:	70
Waste Char:	L	District:	402
Waste Code:	146		

2021 Generator Manifest

ID:	52656	Sum Received Qty:	28600.0
Generator No:	ON7101180	Waste Class Name:	LIGHT FUELS
Receiver Type:	035	Count Manifests:	3
Waste Char:	L	District:	402
Waste Code:	221		

Site: Kiewit Eurovia Vinci
BR04 Ottawa ON K1J7N8

Database:
GEN

Generator Info

Generator No:	ON2560448	Choice of Contact:	
Approval Years:	As of Oct 2022	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class: 146 C
Waste Class Name: OTHER SPECIFIED INORGANICS

Waste Detail(s)

Waste Class: 150 L
Waste Class Name: INERT INORGANIC WASTES

2020 Generator Info

Gen No:	ON2560448	Choice of Contact:	CO_OFFICIAL
ID:	9254	Phone No Official:	5142063294 Ext.
Contaminated Fac:	N	Phone No Admin:	3435515098 Ext.
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	236210	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Kiewit Eurovia Vinci		
Gen Div:			
Gen Op Name:	Kiewit Eurovia Vinci		
Gen Op Div:			
Site Adrs1:	BR04		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K1J7N8		
Site Country:	Canada		
Co Official:	Kerry Pike		
Co Admin:	Karolynn Battley		

2020 Generator Manifest

ID:	27597	Sum Received Qty:	29740.0
Generator No:	ON2560448	Waste Class Name:	INERT INORGANIC WASTES
Receiver Type:	035	Count Manifests:	5
Waste Char:	L	District:	402
Waste Code:	150		

2021 Generator Info

Gen No:	ON2560448	Choice of Contact:	CO_ADMIN
ID:	8999	Phone No Official:	5142063294 Ext.
Contaminated Fac:	N	Phone No Admin:	514-206-3294 Ext.
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	236210	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Kiewit Eurovia Vinci		
Gen Div:			
Gen Op Name:	Kiewit Eurovia Vinci		
Gen Op Div:			
Site Adrs1:	BR04		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K1J7N8		
Site Country:	Canada		

Co Official: Kerry Pike
Co Admin: Kerry Pike

Site: Kiewit Eurovia Vinci
Dominion Station Dominion Avenue Ottawa ON K2A 3X4

Database:
GEN

Generator Info

Generator No: ON7101180
Approval Years: As of Nov 2021
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 211 L
Waste Class Name: Aromatic solvents and residues

Waste Detail(s)

Waste Class: 221 L
Waste Class Name: Light fuels

Waste Detail(s)

Waste Class: 146 L
Waste Class Name: Other specified inorganic sludges, slurries or solids

Site: Kiewit Eurovia Vinci
Cleary Station Richmond Road Ottawa ON K2A 0G6

Database:
GEN

Generator Info

Generator No: ON6388739
Approval Years: As of Oct 2022
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

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

Waste Detail(s)

Waste Class: 221 L
Waste Class Name: LIGHT FUELS

Waste Detail(s)

Waste Class: 146 L

Waste Class Name: OTHER SPECIFIED INORGANICS

2020 Generator Info

Gen No:	ON6388739	Choice of Contact:	CO_OFFICIAL
ID:	25369	Phone No Official:	5142063294 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	237990	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Kiewit Eurovia Vinci		
Gen Div:			
Gen Op Name:	Kiewit Eurovia Vinci		
Gen Op Div:			
Site Adrs1:	Cleary Station		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:	Richmond Road		
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2A 0G6		
Site Country:	Canada		
Co Official:	Kerry Pike		
Co Admin:			

2020 Generator Manifest

ID:	46890	Sum Received Qty:	9000.0
Generator No:	ON6388739	Waste Class Name:	LIGHT FUELS
Receiver Type:	035	Count Manifests:	1
Waste Char:	L	District:	402
Waste Code:	221		

2020 Generator Manifest

ID:	46889	Sum Received Qty:	38000.0
Generator No:	ON6388739	Waste Class Name:	OTHER SPECIFIED INORGANICS
Receiver Type:	035	Count Manifests:	3
Waste Char:	L	District:	402
Waste Code:	146		

2021 Generator Info

Gen No:	ON6388739	Choice of Contact:	CO_OFFICIAL
ID:	25812	Phone No Official:	5142063294 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	237990	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Kiewit Eurovia Vinci		
Gen Div:			
Gen Op Name:	Kiewit Eurovia Vinci		
Gen Op Div:			
Site Adrs1:	Cleary Station		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:	Richmond Road		
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2A 0G6		
Site Country:	Canada		

Co Official: Kerry Pike
Co Admin:

2021 Generator Manifest

ID:	48773	Sum Received Qty:	1941373.0
Generator No:	ON6388739	Waste Class Name:	OTHER SPECIFIED INORGANICS
Receiver Type:	035	Count Manifests:	178
Waste Char:	L	District:	402
Waste Code:	146		

2021 Generator Manifest

ID:	48774	Sum Received Qty:	1000.0
Generator No:	ON6388739	Waste Class Name:	OIL SKIMMINGS & SLUDGES
Receiver Type:	035	Count Manifests:	1
Waste Char:	L	District:	402
Waste Code:	251		

Site: Kiewit Eurovia Vinci
Cleary Station Richmond Road Ottawa ON K2A 0G6

Database:
GEN

Generator Info

Generator No:	ON6388739	Choice of Contact:	
Approval Years:	As of Nov 2021	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class:	146 L
Waste Class Name:	Other specified inorganic sludges, slurries or solids

Waste Detail(s)

Waste Class:	221 L
Waste Class Name:	Light fuels

Waste Detail(s)

Waste Class:	251 L
Waste Class Name:	Waste oils/sludges (petroleum based)

Site: National Capital Commission
Amelia Island (Ottawa River) Ottawa ON K1R 6K4

Database:
GEN

Generator Info

Generator No:	ON8585552	Choice of Contact:	
Approval Years:	As of Jan 2021	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			

SIC Description:**Waste Detail(s)**

Waste Class: 146 L
Waste Class Name: Other specified inorganic sludges, slurries or solids

2019 Generator Info

Gen No:	ON8585552	Choice of Contact:	CO_OFFICIAL
ID:	34639	Phone No Official:	613-239-5678 Ext.5642
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	911910	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	National Capital Commission		
Gen Div:			
Gen Op Name:	National Capital Commission		
Gen Op Div:			
Site Adrs1:	Amelia Island (Ottawa River)		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K1R 6K4		
Site Country:	Canada		
Co Official:	Leslie Scott MacLennan		
Co Admin:			

2020 Generator Info

Gen No:	ON8585552	Choice of Contact:	CO_OFFICIAL
ID:	34363	Phone No Official:	613-239-5678 Ext.5642
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	911910	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	National Capital Commission		
Gen Div:			
Gen Op Name:	National Capital Commission		
Gen Op Div:			
Site Adrs1:	Amelia Island (Ottawa River)		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K1R 6K4		
Site Country:	Canada		
Co Official:	Leslie Scott MacLennan		
Co Admin:			

2021 Generator Info

Gen No:	ON8585552	Choice of Contact:	CO_OFFICIAL
ID:	35183	Phone No Official:	613-239-5678 Ext.5642
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	911910	County Out:	
NAICS Code2:		District:	402

NAICS Code3:
Gen Name: National Capital Commission
Gen Div:
Gen Op Name: National Capital Commission
Gen Op Div:
Site Adrs1: Amelia Island (Ottawa River)
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2:
Site City: Ottawa
Province Out:
Site Postal Code: K1R 6K4
Site Country: Canada
Co Official: Leslie Scott MacLennan
Co Admin:

Site: *Kiewit Eurovia Vinci*
BR04 Ottawa ON K1J7N8

Database:
GEN

Generator Info

Generator No: ON2560448
Approval Years: As of Nov 2021
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 146 C
Waste Class Name: Other specified inorganic sludges, slurries or solids

Waste Detail(s)

Waste Class: 150 L
Waste Class Name: Inert organic wastes

Site: *National Capital Commission*
Parking Lot 19 P19 Ottawa ON K1P1C7

Database:
GEN

Generator Info

Generator No: ON7977721
Approval Years: As of Jan 2021
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 221 L
Waste Class Name: Light fuels

Site: *National Capital Commission*

Database:

Generator Info

Generator No:	ON7977721	Choice of Contact:	CO_OFFICIAL
Approval Years:	2016	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	911910
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	911910		

Waste Detail(s)

Waste Class:	221
Waste Class Name:	LIGHT FUELS

Site: National Capital Commission
Parking Lot 19 P19 Ottawa ON K1P1C7

Database:
GEN

Generator Info

Generator No:	ON7977721	Choice of Contact:	CO_OFFICIAL
Approval Years:	2015	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	911910
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	911910		

Waste Detail(s)

Waste Class:	221
Waste Class Name:	LIGHT FUELS

Site: National Capital Commission
Parking Lot 19 P19 Ottawa ON K1P1C7

Database:
GEN

Generator Info

Generator No:	ON7977721	Choice of Contact:	CO_OFFICIAL
Approval Years:	2014	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	911910
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	911910		

Waste Detail(s)

Waste Class:	221
Waste Class Name:	LIGHT FUELS

Site: National Capital Commission
Parking Lot 19 P19 Ottawa ON K1P1C7

Database:
GEN

Generator Info

Generator No: ON7977721
Approval Years: As of Dec 2018
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 221 L
Waste Class Name: Light fuels

Site: **TEXACO**
RICHMOND RD. SERVICE STATION OTTAWA CITY ON

Database:
SPL

Ref No: 14431
Year:
Incident Dt: 2/2/1989
Dt MOE Arvl on Scn:
MOE Reported Dt: 2/2/1989
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Site Region:
Site Municipality: OTTAWA CITY
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name:
Client Type:
Source Type:
Incident Cause: OTHER CAUSE (N.O.S.)
Incident Preceding Spill:
Incident Reason: ERROR
Incident Summary:
Environment Impact: NOT ANTICIPATED
Health Env Consequence:
Nature of Impact:
Contaminant Qty:
Contaminant Qty 1:
Contaminant Unit:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: LAND
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:

Municipality No: 20101
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health:
Agency Involved:

SAC Action Class:
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

Site: City of Ottawa
Transitway Ottawa ON

Database:
SPL

Ref No: 7101-5LY5CZ
Year:
Incident Dt: 4/25/2003
Dt MOE Arvl on Scn:
MOE Reported Dt: 4/25/2003
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office: Ottawa
Nearest Watercourse:
Site Name: TUNNEY'S PASTURE STATION<UNOFFICIAL>
Site Address:
Site Region: Eastern
Site Municipality: Ottawa
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name: City of Ottawa
Client Type:
Source Type:
Incident Cause:
Incident Preceding Spill:
Incident Reason:
Incident Summary: Transit Bus - 5 L antifreeze to san.sewer. cleaned
Environment Impact:
Health Env Consequence:
Nature of Impact:
Contaminant Qty: 5 L
Contaminant Qty 1:
Contaminant Unit: L
Contaminant Code: 24
Contaminant Name: ETHYLENE GLYCOL (ANTIFREEZE)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Water
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Other
SAC Action Class: Spills
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

Site: Tomlinson Environmental Services Ltd.
Ottawa ON

Database:
SPL

Ref No: 0701-9KKJ43
Year:
Incident Dt: 2014/05/29
Dt MOE Arvl on Scn:
Municipality No:
Nature of Damage:
Discharger Report:
Material Group:

MOE Reported Dt:	2014/05/29	Impact to Health:	
Dt Document Closed:	2014/11/07	Agency Involved:	
Site No:	NA		
MOE Response:	No Field Response		
Site County/District:			
Site Geo Ref Meth:			
Site District Office:			
Nearest Watercourse:			
Site Name:	5555 power Road<UNOFFICIAL>		
Site Address:			
Site Region:			
Site Municipality:	Ottawa		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			
Site Map Datum:			
Northing:			
Easting:			
Entity Operating Name:			
Client Name:	Tomlinson Environmental Services Ltd.		
Client Type:			
Source Type:			
Incident Cause:	Unknown / N/A		
Incident Preceding Spill:			
Incident Reason:	Unknown / N/A		
Incident Summary:	Tomlinson Env: 100L oily water to lot, clnd		
Environment Impact:	Not Anticipated		
Health Env Consequence:			
Nature of Impact:	Other Impact(s); Soil Contamination		
Contaminant Qty:	100 L		
Contaminant Qty 1:	100		
Contaminant Unit:	L		
Contaminant Code:	15		
Contaminant Name:	OIL (PETROLEUM BASED, NOT SPECIFIED)		
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:			
Receiving Medium:			
Activity Preceding Spill:			
Property 2nd Watershed:			
Property Tertiary Watershed:			
Sector Type:	Unknown / N/A		
SAC Action Class:	Land Spills		
Call Report Locatn Geodata:			
Time Reported:			
System Facility Address:			

Site: Broadview & Ottawa River Ottawa ON

Database:
SPL

Ref No:	5515-6DYKJW	Municipality No:	
Year:		Nature of Damage:	
Incident Dt:	7/4/2005	Discharger Report:	0
Dt MOE Arvl on Scn:		Material Group:	Oil
MOE Reported Dt:	7/4/2005	Impact to Health:	
Dt Document Closed:		Agency Involved:	
Site No:			
MOE Response:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:	Ottawa		
Nearest Watercourse:			
Site Name:	Storm Outfall, Ottawa River<UNOFFICIAL>		
Site Address:			
Site Region:			
Site Municipality:	Ottawa		
Site Lot:			

Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name:
Client Type:
Source Type:
Incident Cause: Discharge Or Bypass To A Watercourse
Incident Preceding Spill:
Incident Reason: Unknown - Reason not determined
Incident Summary: outfall to ottawa river, fuel, unkn source. contained
Environment Impact: Not Anticipated
Health Env Consequence:
Nature of Impact:
Contaminant Qty:
Contaminant Qty 1:
Contaminant Unit:
Contaminant Code:
Contaminant Name: MOTOR OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Water
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class: Spills to Watercourses
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

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](#)

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNRF), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2024

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-Apr 2024

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-Apr 30, 2024

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 2022

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: Oct 2023

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-Apr 30, 2024

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 -May 2024

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial [COAL](#)

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:Provincial [CONV](#)

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

Government Publication Date: 1989-Dec 2024

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 - Dec 31, 2024

Drill Hole Database:

Provincial

[DRL](#)

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). 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. 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 - Aug 2024**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: Oct 2023**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-Dec 31, 2024**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 - Dec 31, 2024**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-Dec 31, 2024**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-Aug 31, 2024**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, 2023**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: Oct 2023**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-Nov 2024**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: Oct 31, 2021**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: Oct 2023

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-Nov 30, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Apr 2024

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: 31 Oct, 2023

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 31, 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 2024

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 Conservation and Parks (MECP) 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. MECP publicly releases the Environmental Compliance Report (ECR) on the Ontario Data Catalogue. In Ontario, all facilities with regulated wastewater discharges or air emissions under the Ontario Water Resources Act and the Environmental Protection Act must monitor and report any cases where approved operating limits have been exceeded.

Government Publication Date: Dec 31, 2023

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-Nov 2023

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-Dec 31, 2024

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

NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Feb 2024**National Pollutant Release Inventory - Historic:**

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. This data holds historic records; current records are found in NPR2.

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

Private

OGWE

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

Government Publication Date: 1988-May 31, 2024**Ontario Oil and Gas Wells:**

Provincial

OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 includes well owner/operator, location, permit issue date, and well cap date, license number, status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provided for each well record.

Government Publication Date: 1800-Aug 2024**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 - Dec 31, 2024

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-Dec 31, 2024

Ontario PFAS Spills:

Provincial

PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2024; Aug 2024; Oct-Nov 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Feb 2024

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

Potential PFAS Handlers from EASR:

Provincial

PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used.

Government Publication Date: Jun 30, 2024

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 - Dec 31, 2024

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, 1992-2021

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). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2025

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-Apr 30, 2024

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

Government Publication Date: 1988-Jun 2024; Aug 2024; Oct-Nov 2024

Wastewater Discharger Registration Database:

Provincial

SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of 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.

Government Publication Date: 1990-Dec 31, 2021

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 2024

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 - Dec 31, 2024

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Dec 31 2023

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 7

- ❖ Physical Setting Report





Property Information

Order Number:	25022500430p
Date Completed:	February 26, 2025
Project Number:	18504
Project Property:	RSC- ESA - Phase I 495 Richmond Road Ottawa ON K2A 3W9
Coordinates:	
Latitude:	45.38907897
Longitude:	-75.76137088
UTM Northing:	5026456.54278 Metres
UTM Easting:	440399.69019 Metres
UTM Zone:	UTM Zone 18T
Elevation:	62.23 m
Slope Direction:	NNW

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Geologic Information.....	5
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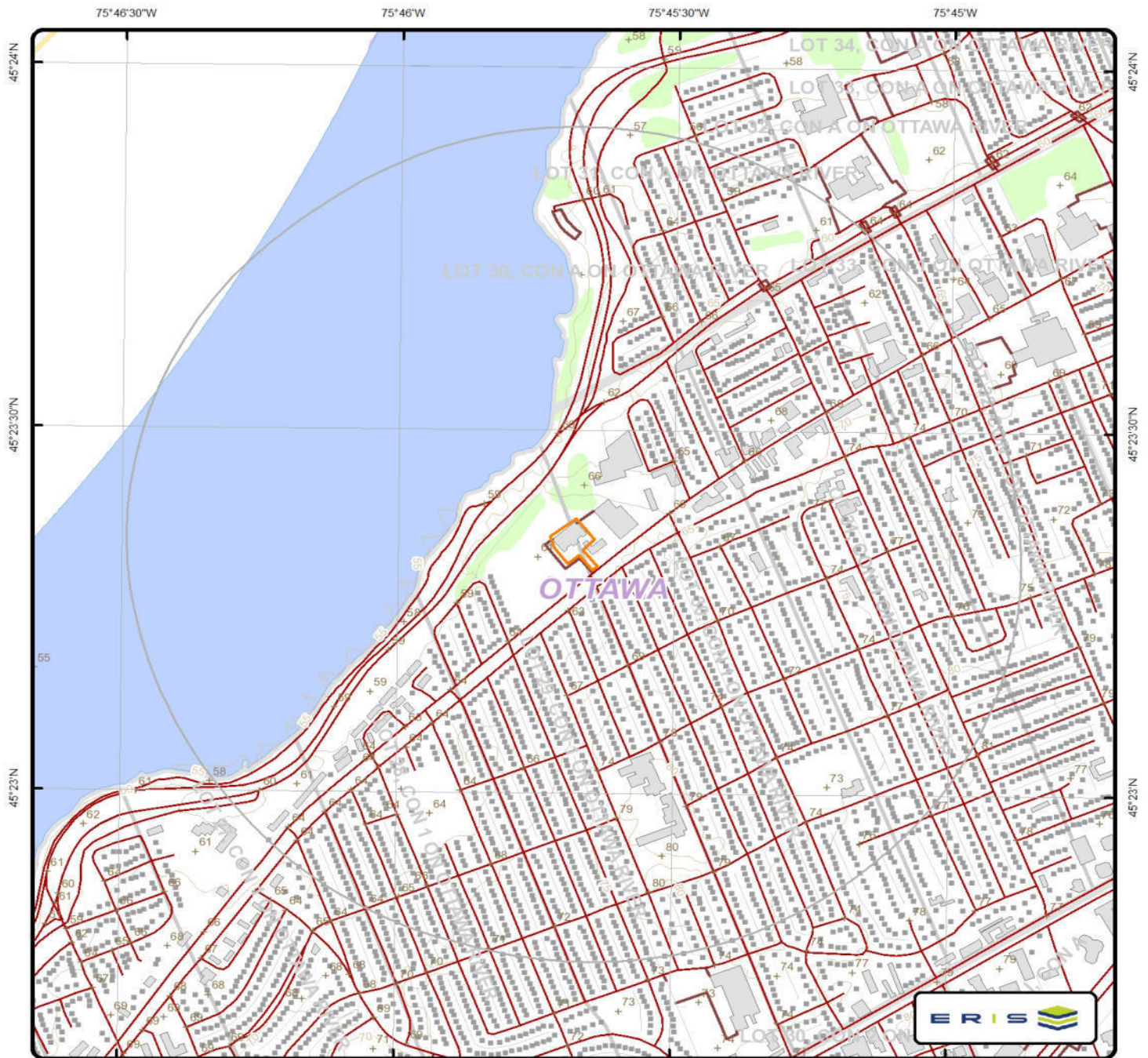
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography as well as hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Topographic Map

Address: 495 Richmond Road, Ottawa, ON

0 0.225 0.45 0.9 KM



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

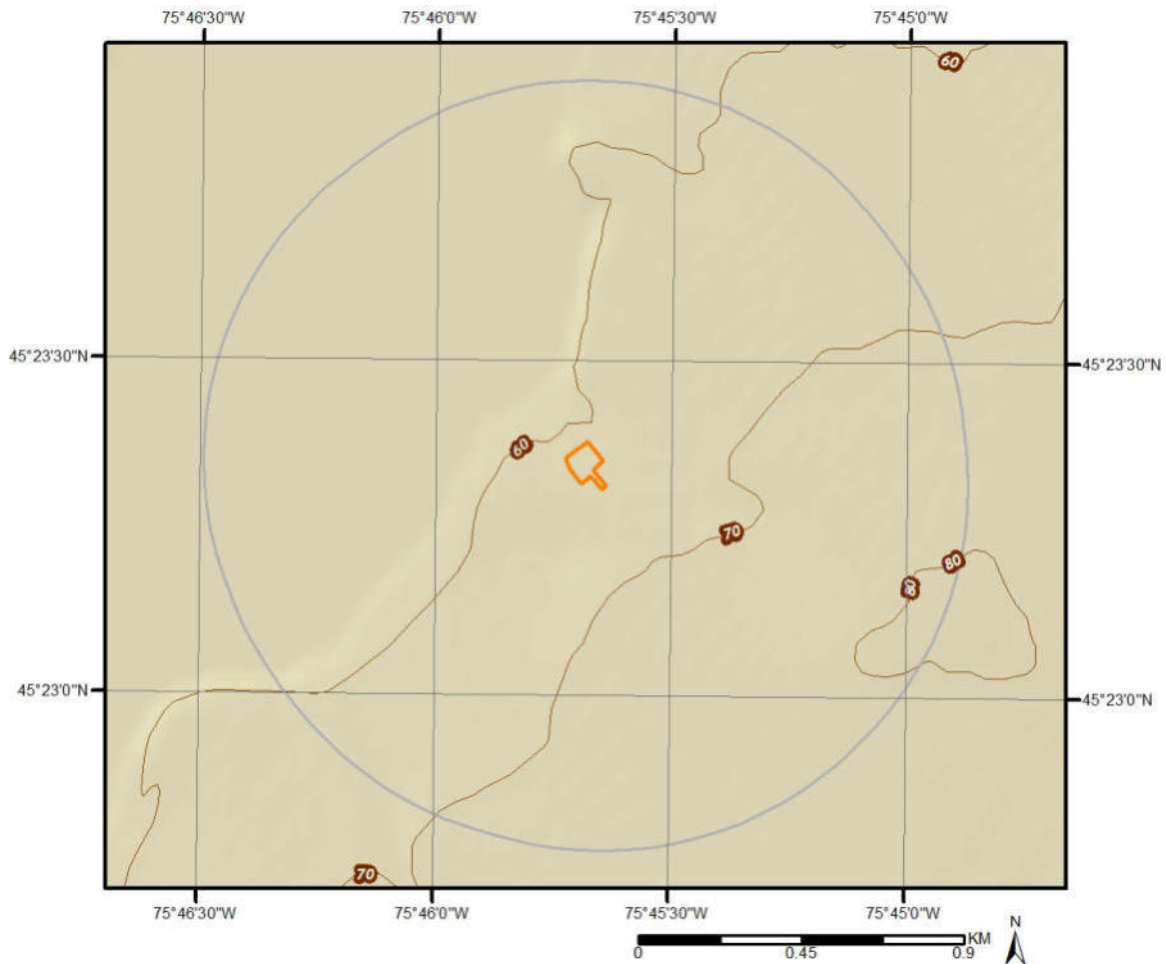
Data source: Ontario Base Mapping (OBM) by Ontario Ministry of Natural Resources.

Topographic Information

The previous topographic map(s) show general topographic information in the surrounding area of the project property, using Toporama data or a provincial source when available. Below are shaded relief map(s), derived from Digital Elevation data to depict terrain in further detail.

Topographic information at project property:

Elevation: 62.23 m
Slope Direction: NNW



Hydrologic Information



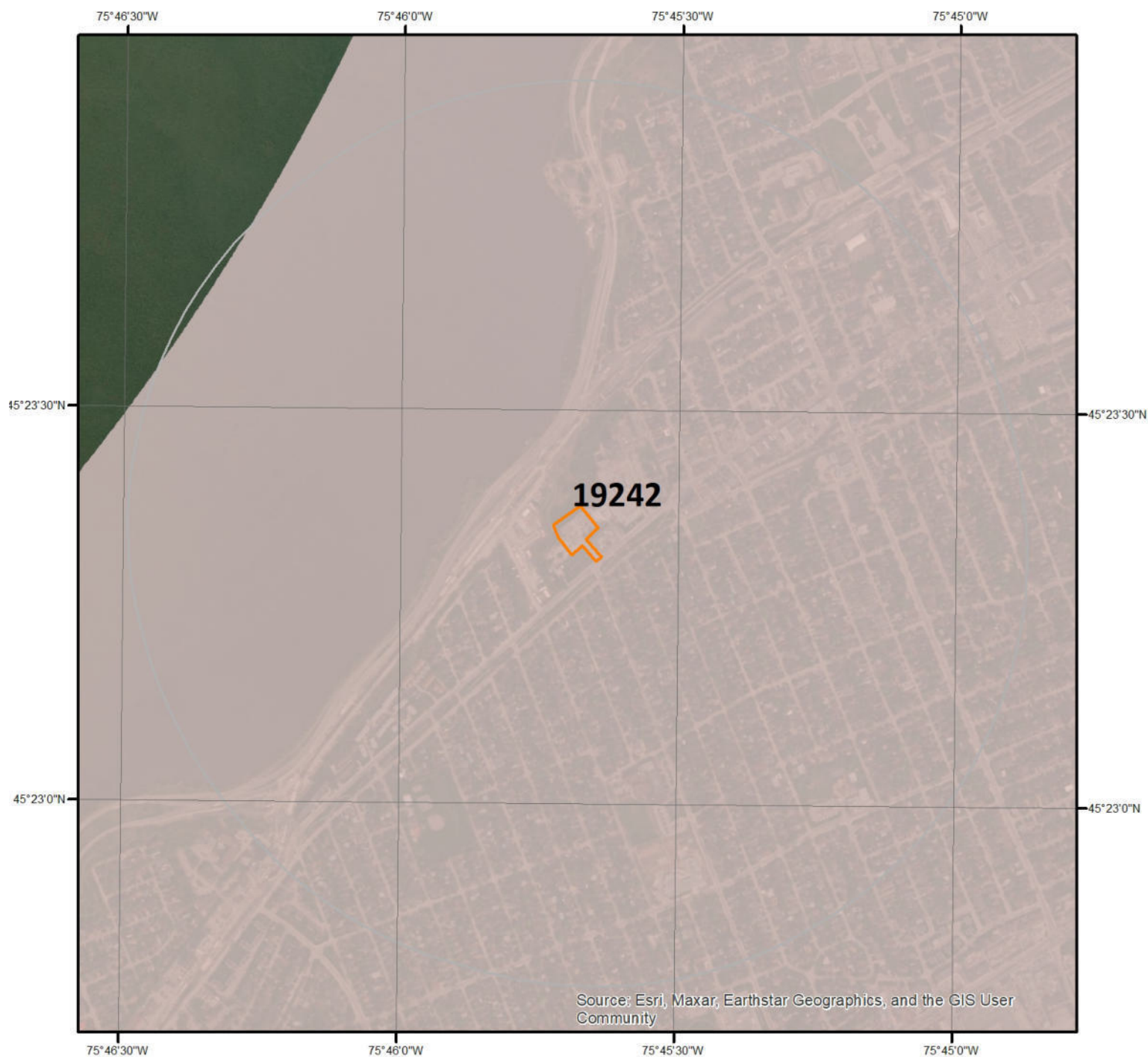
Wetland

This map shows wetland existence. Data coverage is shown to the right. Gray indicates no data available in the area.

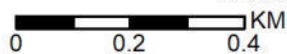
PSW	Forested Peatland	Peatland Fen	Shrub Wetland
Evaluated PSW	Freshwater Marsh	Peatland Forested	Swamp
Aquatic Bed	Land Locked Pond	Salt or Brackish Marsh	Unknown
Bog	Marsh	Salt Water	Water
Bog or Fen	No Open Water or Marsh Component	Sand Dune	Wet Meadow
Coastal Marsh	Open Water or Marsh Component	Salt Marsh	Wetland
Fen	Open Water	Shallow / Open Water	
Forested Wetland	Peatland Bog	Shallow Water	



Geologic Information



Bedrock Geology



This map shows bedrock geologic units in the area. Please refer to the report for detailed descriptions. Data coverage is shown to the right. Gray indicates no data available in the area.



Geologic Information

Detailed bedrock geology information about each unit within the search radius is provided below.

Unit ID 19242

Unit Name:

Rock Type:

Limestone, dolostone, shale, arkose, sandstone

Strata:

Ottawa Group; Simcoe Group; Shadow Lake Formation

Super Eon:

Eon:

PHANEROZOIC (Present to 542.0 Ma)

Era:

PALEOZOIC (251.0 Ma to 542.0 Ma)

Period:

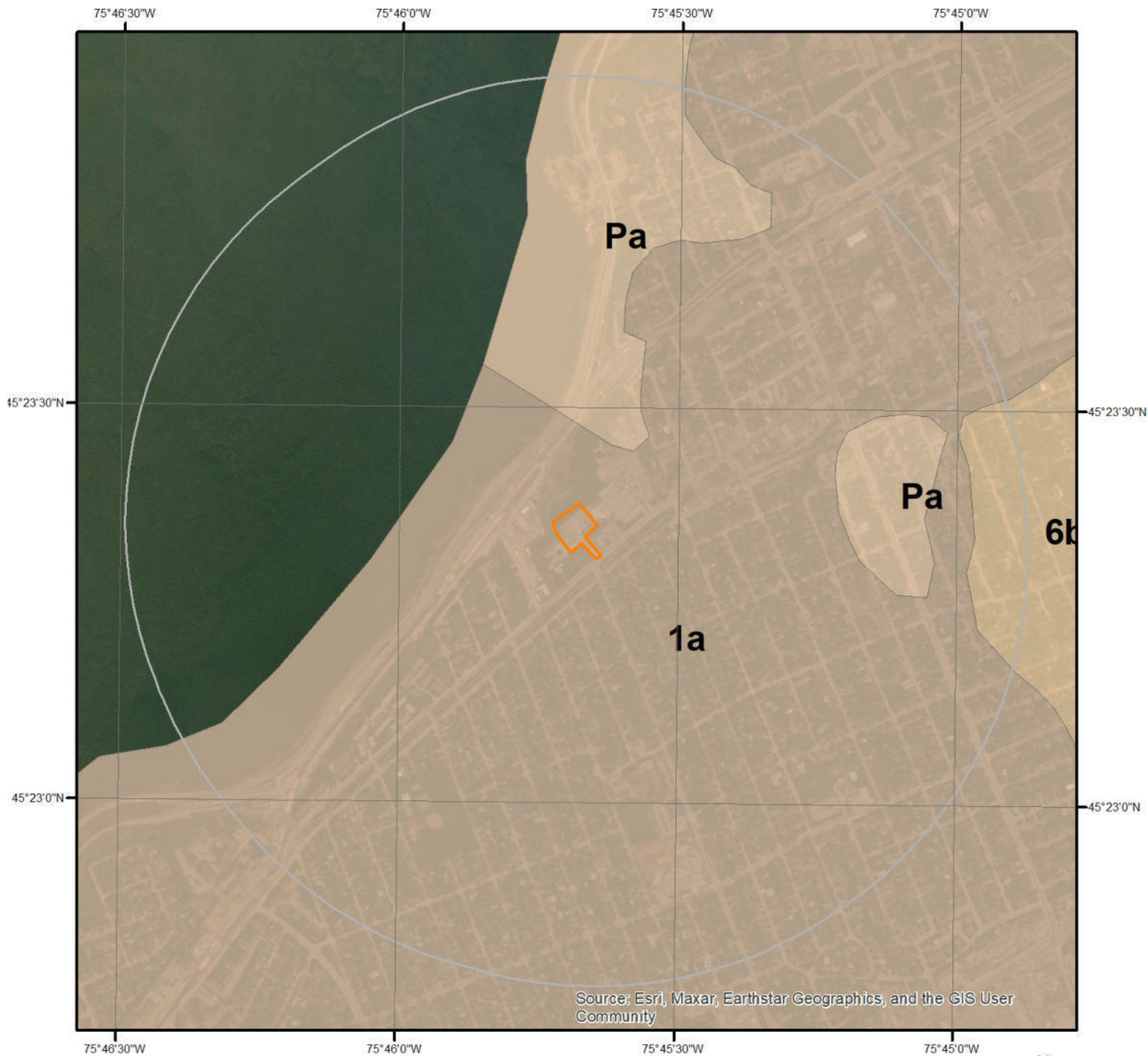
ORDOVICIAN (443.7 Ma to 488.3 Ma)

Epoch:

MIDDLE ORDOVICIAN (now considered UPPER DEVONIAN)

Province:

Tectonic Zone:



Surficial Geology

This map shows surficial geologic labels in the area. Please refer to the report for detailed descriptions. Data coverage is shown to the right. Gray indicates no data available in the area.



Geologic Information

Detailed surficial geology information about each unit within the search radius is provided below.

Unit ID 1a

Geological Deposit:	Till
Deposit Age:	Quaternary
Primary Material:	diamicton
Secondary Material:	
Primary General:	glacial
Primary General Modifier:	
Veneer:	
Episode:	Wisconsin
Sub Episode:	Michigan
Strata Modifier:	Surface
Provenance:	N-NE
Carbon Content:	
Formation:	Undifferentiated silty-sandy till on Paleozoic terrain
Permeability:	Low-Medium
Material Description:	Sandy and silty compact diamicton, grey at depth but brown where oxidized; calcareous where derived from sedimentary rocks and not leached; consists dominantly of lodgment till. In areas that lie below marine limit (198 m a.s.l.) it is overlain by a discontinuous lag consisting of gravel, sand and boulders

Unit ID Pa

Geological Deposit:	Bedrock
Deposit Age:	Paleozoic
Primary Material:	Paleozoic Bedrock
Secondary Material:	
Primary General:	
Primary General Modifier:	
Veneer:	clay, silt, sand, gravel, diamicton
Episode:	
Sub Episode:	
Strata Modifier:	Surface
Provenance:	
Carbon Content:	
Formation:	
Permeability:	Variable
Material Description:	Limestone, dolomite, sandstone, and locally shale; relatively flat lying; mainly occurring as bare, tabular outcrops; includes areas thinly veneered by unconsolidated Quaternary sediments up to 1 m (3 ft) thick.

Unit ID 6b

Geological Deposit:	Alluvial deposits
Deposit Age:	Recent

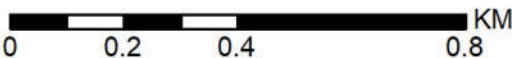
Geologic Information

Primary Material:	sand
Secondary Material:	silt
Primary General:	fluvial
Primary General Modifier:	abandoned floodplain
Veneer:	
Episode:	Hudson
Sub Episode:	
Strata Modifier:	Surface
Provenance:	
Carbon Content:	
Formation:	
Permeability:	Variable
Material Description:	Medium grained stratified sand with some silt; in the form of fluvial terraces and channels cut in marine clay, and bars and spits within abandoned channels.

Soil Information



Soil Map



This map shows soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

Detailed soil information about each unit within the search radius is provided below.

Ontario Detailed Soil Survey (DSS3)

Polygon ID: OND401072947

Component

Component ID:	OND40107294701	Components(%):	100
Soil Name ID:	ONZUN~~~~N	Slope Steepness(%):	Unknown or Not applicable
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Not Applicable		

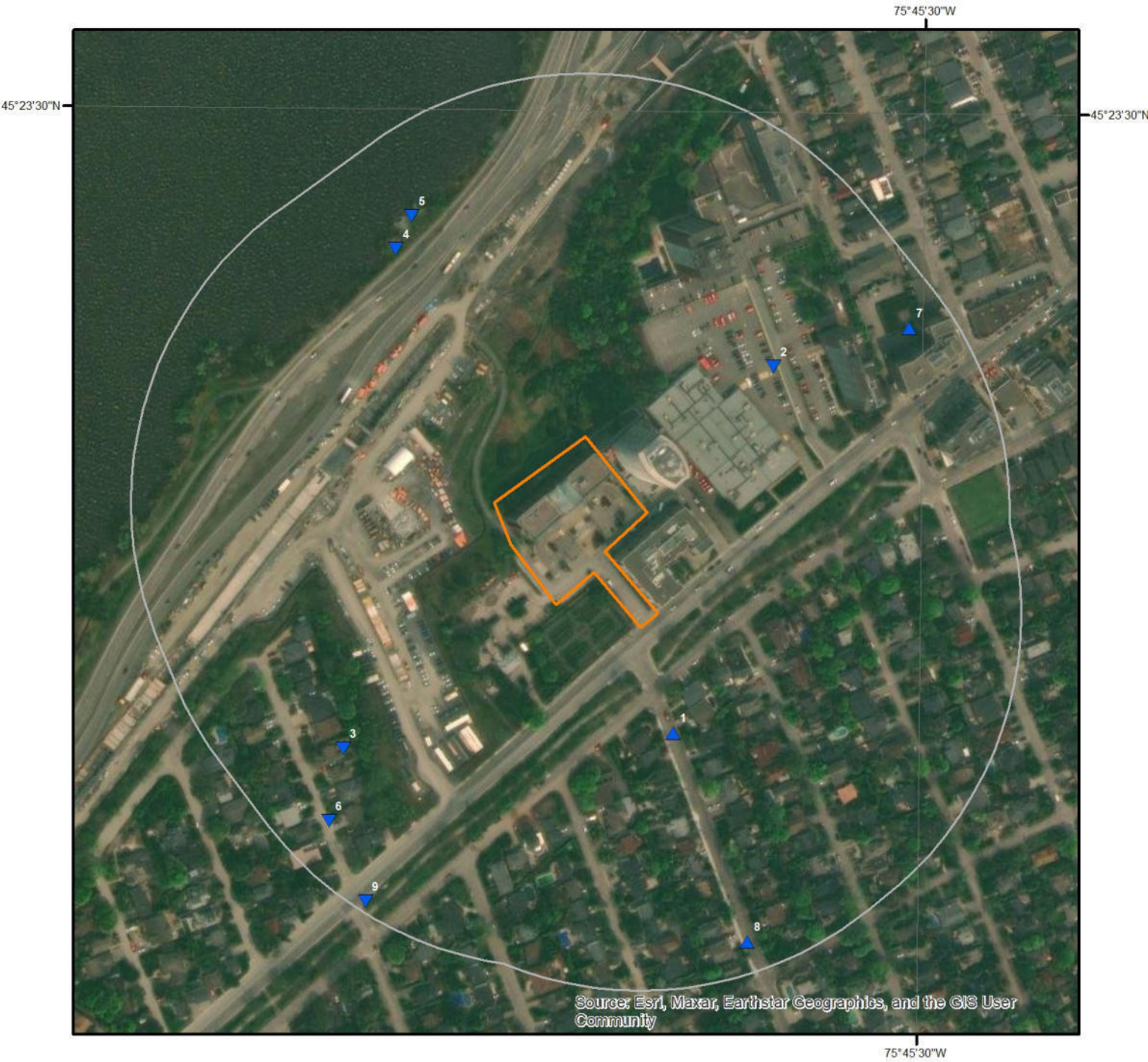
Component Rating

Field Crops Capability:
First CLI Limitation Subclass:
Second CLI Limitation Subclass:
Drainage: Not Applicable
Soil Texture of A Horizon:
Hydrological Soil Groups:

Soil Name

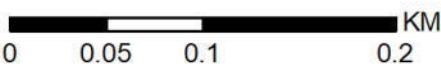
Soil Name: UNCLASSIFIED
Kind of Surface Material: Unclassified
Soil Drainage Class: Not applicable
Water Table Characteristics: Unspecified period
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Not Applicable; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Not Applicable; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Not Applicable; Not Applicable; Not Applicable

Wells and Additional Sources



Wells & Additional Sources

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation



Wells and Additional Sources Summary

Federal Sources

National Energy Board Wells

Map Key	ID	Distance (m)	Direction
No records found			

Provincial Sources

Ontario Oil and Gas Wells

Map Key	ID	Distance (m)	Direction
No records found			

Provincial Groundwater Monitoring Network

Map Key	ID	Distance (m)	Direction
No records found			

Water Well Information System

Map Key	Well ID	Distance (m)	Direction
1	7376051	76.02	SSE
2	7163102	130.84	NE
3	1508771	176.82	SW
4	7316809	180.67	NNW
5	7316807	192.89	NNW
6	1503966	216.39	SW
7	1510536	221.24	ENE
8	7376050	228.75	SSE
9	7344667	242.96	SSW

Private Sources

Oil and Gas Wells

Map Key	ID	Distance (m)	Direction
No records found			

Wells and Additional Sources Detail Report

Water Well Information System

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
1	SSE	0.08	76.02	66.88	WWIS

Well ID:	7376051	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Monitoring and Test Hole	Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Observation Wells	Date Received:	12/16/2020
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z170532	Contractor:	6964
Tag:	A296964	Form Version:	7
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliability:		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:	NEPEAN TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/737\7376051.pdf

Well Completed Date:	12/04/2020
Year Completed:	2020
Depth (m):	
Latitude:	45.3878018749087
Longitude:	-75.7604833561172
X:	-75.76048319398117
Y:	45.38780186816847
Path:	737\7376051.pdf

Bore Hole ID:	1008549569	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440468.00
Code OB Desc:		North83:	5026313.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4

Wells and Additional Sources Detail Report

Date Completed:	12/04/2020	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision			
Comment:			
Supplier Comment:			

Formation ID:	1009691382
Layer:	1
Color:	6
General Color:	BROWN
Material 1:	01
Material 1 Desc:	FILL
Material 2:	11
Material 2 Desc:	GRAVEL
Material 3:	66
Material 3 Desc:	DENSE
Formation Top Depth:	0.0
Formation End Depth:	3.0
Formation End Depth UOM:	ft

Formation ID:	1009691383
Layer:	2
Color:	2
General Color:	GREY
Material 1:	15
Material 1 Desc:	LIMESTONE
Material 2:	
Material 2 Desc:	
Material 3:	66
Material 3 Desc:	DENSE
Formation Top Depth:	3.0
Formation End Depth:	14.583000183105469
Formation End Depth UOM:	ft

Plug ID:	1009691956
Layer:	1
Plug From:	0.0
Plug To:	3.5829999446868896

Wells and Additional Sources Detail Report

Plug Depth UOM: ft

Plug ID: 1009691957
Layer: 2
Plug From: 3.5829999446868896
Plug To: 14.583000183105469
Plug Depth UOM: ft

Method Construction ID: 1009692703
Method Construction Code: 2
Method Construction: Rotary (Convent.)
Other Method Construction:

Pipe ID: 1009690344
Casing No: 0
Comment:
Alt Name:

Casing ID: 1009693048
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 4.583000183105469
Casing Diameter: 2.0399999618530273
Casing Diameter UOM: Inch
Casing Depth UOM: ft

Screen ID: 1009693298
Layer: 1
Slot: 10
Screen Top Depth: 4.583000183105469
Screen End Depth: 14.583000183105469
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: Inch
Screen Diameter: 2.375

Pumping Test Method Desc:
Pump Test ID: 1009693789

Wells and Additional Sources Detail Report

Pump Set At:
 Static Level:
 Final Level After Pumping:
 Recommended Pump
 Depth:
 Pumping Rate:
 Flowing Rate:
 Recommended Pump
 Rate:
 Levels UOM: ft
 Rate UOM: GPM
 Water State After Test
 Code:
 Water State After Test:
 Pumping Test Method: 0
 Pumping Duration HR:
 Pumping Duration MIN:
 Flowing:

Hole ID: 1009692378
 Diameter: 8.0
 Depth From: 0.0
 Depth To: 3.0
 Hole Depth UOM: ft
 Hole Diameter UOM: Inch

Hole ID: 1009692379
 Diameter: 3.75
 Depth From: 3.0
 Depth To: 14.583000183105469
 Hole Depth UOM: ft
 Hole Diameter UOM: Inch

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
2	NE	0.13	130.84	61.84	WWIS

Well ID:	7163102	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Test Hole	Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Monitoring and Test Hole	Date Received:	05/13/2011
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z127806	Contractor:	6964
Tag:	A108223	Form Version:	7
Constructn Method:		Owner:	

Wells and Additional Sources Detail Report

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 ID:	1003526264	Tag No:	A108223
Depth M:		Contractor:	6964
Year Completed:	2011	Latitude:	45.3900758706434
Well Completed Dt:	04/30/2011	Longitude:	-75.7596323853649
Audit No:	Z127806	Y:	45.39007586438708
Path:		X:	-75.75963222359445

Bore Hole ID:	1003526264	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440537.00
Code OB Desc:		North83:	5026565.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	3
Date Completed:	04/30/2011	UTMRC Desc:	margin of error : 10 - 30 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision			
Comment:			
Supplier Comment:			

Plug ID:	1003821612
Layer:	1
Plug From:	0.0
Plug To:	0.15000000596046448
Plug Depth UOM:	m

Plug ID:	1003821615
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Wells and Additional Sources Detail Report

Layer: 1
Plug From: 0.0
Plug To: 2.440000057220459
Plug Depth UOM: m

Plug ID: 1003821614
Layer: 3
Plug From: 2.130000114440918
Plug To: 5.909999847412109
Plug Depth UOM: m

Plug ID: 1003821616
Layer: 2
Plug From: 2.440000057220459
Plug To: 5.909999847412109
Plug Depth UOM: m

Plug ID: 1003821613
Layer: 2
Plug From: 0.15000000596046448
Plug To: 2.130000114440918
Plug Depth UOM: m

Method Construction ID: 1003821610
Method Construction Code: 7
Method Construction: Diamond
Other Method Construction:

Pipe ID: 1003821602
Casing No: 0
Comment:
Alt Name:

Casing ID: 1003821607
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 2.8299999237060547
Casing Diameter: 3.5

Wells and Additional Sources Detail Report

Casing Diameter UOM: cm
Casing Depth UOM: m

Screen ID: 1003821608
Layer: 1
Slot: 10
Screen Top Depth: 2.8299999237060547
Screen End Depth: 5.909999847412109
Screen Material: 5
Screen Depth UOM: m
Screen Diameter UOM: cm
Screen Diameter: 4.099999904632568

Water ID: 1003821606
Layer:
Kind Code:
Kind:
Water Found Depth:
Water Found Depth UOM: m

Hole ID: 1003821604
Diameter: 7.5
Depth From: 0.0
Depth To: 2.299999952316284
Hole Depth UOM: m
Hole Diameter UOM: cm

Hole ID: 1003821605
Diameter: 5.599999904632568
Depth From: 2.299999952316284
Depth To: 5.909999847412109
Hole Depth UOM: m
Hole Diameter UOM: cm

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
3	SW	0.18	176.82	60.81	WWIS

Well ID:	1508771	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Irrigation	Data Entry Status:	
Use 2nd:	0	Data Src:	1
Final Well Status:	Water Supply	Date Received:	05/25/1961

Wells and Additional Sources Detail Report

Water Type:	Selected Flag:	TRUE
Casing Material:	Abandonment Rec:	
Audit No:	Contractor:	1802
Tag:	Form Version:	1
Constructn Method:	Owner:	
Elevation (m):	County:	OTTAWA-CARLETON
Elevatn Reliability:	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:		

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/150\1508771.pdf

Well Completed Date: 04/27/1961
 Year Completed: 1961
 Depth (m): 9.144
 Latitude: 45.38768350092
 Longitude: -75.7633853773341
 X: -75.763385214928
 Y: 45.387683494131714
 Path: 150\1508771.pdf

Bore Hole ID:	10030805	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440240.70
Code OB Desc:		North83:	5026302.00
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	5
Date Completed:	04/27/1961	UTMRC Desc:	margin of error : 100 m - 300 m
Remarks:		Location Method:	p5
Location Method Desc:	Original Pre1985 UTM Rel Code 5: margin of error : 100 m - 300 m		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision			
Comment:			
Supplier Comment:			

Wells and Additional Sources Detail Report

Formation ID: 931010554
Layer: 2
Color:
General Color:
Material 1: 11
Material 1 Desc: GRAVEL
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 15.0
Formation End Depth: 30.0
Formation End Depth
UOM: ft

Formation ID: 931010553
Layer: 1
Color: 3
General Color: BLUE
Material 1: 05
Material 1 Desc: CLAY
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 15.0
Formation End Depth
UOM: ft

Method Construction ID: 961508771
Method Construction
Code: 1
Method Construction: Cable Tool
Other Method
Construction:

Pipe ID: 10579375
Casing No: 1
Comment:
Alt Name:

Casing ID: 930054245
Layer: 2
Material:

Wells and Additional Sources Detail Report

Open Hole or Material:

Depth From:

Depth To: 30.0

Casing Diameter: 6.0

Casing Diameter UOM: inch

Casing Depth UOM: ft

Casing ID: 930054244

Layer: 1

Material: 1

Open Hole or Material: STEEL

Depth From:

Depth To: 22.0

Casing Diameter: 6.0

Casing Diameter UOM: inch

Casing Depth UOM: ft

Pumping Test Method PUMP

Desc:

Pump Test ID: 991508771

Pump Set At:

Static Level: 9.0

Final Level After Pumping: 18.0

Recommended Pump 25.0

Depth:

Pumping Rate: 8.0

Flowing Rate:

Recommended Pump 8.0

Rate:

Levels UOM: ft

Rate UOM: GPM

Water State After Test 1

Code:

Water State After Test: CLEAR

Pumping Test Method: 1

Pumping Duration HR: 1

Pumping Duration MIN: 0

Flowing: No

Water ID: 933463436

Layer: 1

Kind Code: 1

Kind: FRESH

Water Found Depth: 22.0

Water Found Depth UOM: ft

Map Key

Direction

Distance (km)

Distance (m)

Elevation (m)

DB

Wells and Additional Sources Detail Report

4 NNW 0.18 180.67 55.88 WWIS

Well ID:	7316809	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Other Status	Date Received:	08/08/2018
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z267823	Contractor:	7608
Tag:	A233474	Form Version:	7
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliabilty:		Lot:	029
Depth to Bedrock:		Concession:	01
Well Depth:		Concession Name:	OF
Overburden/Bedrock:		Easting NAD83:	
Pump Rate:		Northing NAD83:	
Static Water Level:		Zone:	
Clear/Cloudy:		UTM Reliability:	
Municipality:	NEPEAN TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/731\7316809.pdf

Well Completed Date: 06/27/2018
 Year Completed: 2018
 Depth (m): 4.572
 Latitude: 45.3907827750182
 Longitude: -75.7629633665533
 X: -75.7629632051485
 Y: 45.3907827681181
 Path: 731\7316809.pdf

Bore Hole ID:	1007273266	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440277.00
Code OB Desc:		North83:	5026646.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	06/27/2018	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		

Wells and Additional Sources Detail Report

Elevrc Desc:

Location Source Date:

Improvement Location

Source:

Improvement Location

Method:

Source Revision

Comment:

Supplier Comment:

Formation ID: 1007426869

Layer: 1

Color:

General Color:

Material 1: 28

Material 1 Desc: SAND

Material 2: 01

Material 2 Desc: FILL

Material 3:

Material 3 Desc:

Formation Top Depth: 0.0

Formation End Depth: 15.0

Formation End Depth

UOM: ft

Plug ID: 1007426875

Layer: 1

Plug From: 0.0

Plug To: 5.0

Plug Depth UOM: ft

Plug ID: 1007426876

Layer: 2

Plug From: 5.0

Plug To: 15.0

Plug Depth UOM: ft

Method Construction ID: 1007426874

Method Construction

Code: 6

Method Construction: Boring

Other Method

Construction:

Pipe ID: 1007426868

Casing No: 0

Wells and Additional Sources Detail Report

Comment:

Alt Name:

Casing ID: 1007426872
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 5.0
Casing Diameter: 2.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Screen ID: 1007426873
Layer: 1
Slot:
Screen Top Depth: 5.0
Screen End Depth: 15.0
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 2.0

Water ID: 1007426871
Layer:
Kind Code:
Kind:
Water Found Depth:
Water Found Depth UOM: ft

Hole ID: 1007426870
Diameter: 4.25
Depth From: 0.0
Depth To: 15.0
Hole Depth UOM: ft
Hole Diameter UOM: inch

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
5	NNW	0.19	192.89	53.79	WWIS

Well ID: 7316807
Construction Date: Flowing (Y/N):
Flow Rate:

Wells and Additional Sources Detail Report

Use 1st:		Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Other Status	Date Received:	08/08/2018
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z267822	Contractor:	7608
Tag:	A233473	Form Version:	7
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:	NEPEAN TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/731\7316807.pdf

Well Completed Date: 06/26/2018
 Year Completed: 2018
 Depth (m): 4.572
 Latitude: 45.3909907252741
 Longitude: -75.7628256385889
 X: -75.7628254772737
 Y: 45.39099071854895
 Path: 731\7316807.pdf

Bore Hole ID:	1007273260	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440288.00
Code OB Desc:		North83:	5026669.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	06/26/2018	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			

Wells and Additional Sources Detail Report

Source Revision
Comment:
Supplier Comment:

Formation ID: 1007426851
Layer: 1
Color: 2
General Color: GREY
Material 1: 05
Material 1 Desc: CLAY
Material 2: 28
Material 2 Desc: SAND
Material 3: 01
Material 3 Desc: FILL
Formation Top Depth: 0.0
Formation End Depth: 15.0
Formation End Depth UOM: ft

Plug ID: 1007426857
Layer: 1
Plug From: 0.0
Plug To: 5.0
Plug Depth UOM: ft

Plug ID: 1007426858
Layer: 2
Plug From: 5.0
Plug To: 15.0
Plug Depth UOM: ft

Method Construction ID: 1007426856
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe ID: 1007426850
Casing No: 0
Comment:
Alt Name:

Casing ID: 1007426854

Wells and Additional Sources Detail Report

Layer: 1
 Material: 5
 Open Hole or Material: PLASTIC
 Depth From: 0.0
 Depth To: 5.0
 Casing Diameter: 2.0
 Casing Diameter UOM: inch
 Casing Depth UOM: ft

Screen ID: 1007426855
 Layer: 1
 Slot:
 Screen Top Depth: 5.0
 Screen End Depth: 15.0
 Screen Material: 5
 Screen Depth UOM: ft
 Screen Diameter UOM: inch
 Screen Diameter: 2.0

Water ID: 1007426853
 Layer:
 Kind Code:
 Kind:
 Water Found Depth:
 Water Found Depth UOM: ft

Hole ID: 1007426852
 Diameter:
 Depth From:
 Depth To:
 Hole Depth UOM: ft
 Hole Diameter UOM: inch

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
6	SW	0.22	216.39	60.18	WWIS

Well ID:	1503966	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Domestic	Data Entry Status:	
Use 2nd:	0	Data Src:	1
Final Well Status:	Water Supply	Date Received:	01/05/1950
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	

Wells and Additional Sources Detail Report

Audit No:	Contractor:	3728
Tag:	Form Version:	1
Constructn Method:	Owner:	
Elevation (m):	County:	OTTAWA-CARLETON
Elevatn Reliabilty:	Lot:	030
Depth to Bedrock:	Concession:	01
Well Depth:	Concession Name:	OF
Overburden/Bedrock:	Easting NAD83:	
Pump Rate:	Northing NAD83:	
Static Water Level:	Zone:	
Clear/Cloudy:	UTM Reliability:	
Municipality:	OTTAWA CITY (NEPEAN)	
Site Info:		

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/150\1503966.pdf

Well Completed Date: 01/01/1948
Year Completed: 1948
Depth (m): 36.576
Latitude: 45.3872326214585
Longitude: -75.7635070504712
X: -75.76350688813801
Y: 45.387232614580064
Path: 150\1503966.pdf

Bore Hole ID:	10026009	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440230.70
Code OB Desc:		North83:	5026252.00
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	01/01/1948	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	p9
Location Method Desc:	Original Pre1985 UTM Rel Code 9: unknown UTM		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision			
Comment:			
Supplier Comment:			

Formation ID: 930998047

Wells and Additional Sources Detail Report

Layer: 1
Color:
General Color:
Material 1: 05
Material 1 Desc: CLAY
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 20.0
Formation End Depth UOM: ft

Formation ID: 930998048
Layer: 2
Color:
General Color:
Material 1: 15
Material 1 Desc: LIMESTONE
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 20.0
Formation End Depth: 120.0
Formation End Depth UOM: ft

Method Construction ID: 961503966
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe ID: 10574579
Casing No: 1
Comment:
Alt Name:

Casing ID: 930044751
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:

Wells and Additional Sources Detail Report

Depth To: 20.0
 Casing Diameter: 5.0
 Casing Diameter UOM: inch
 Casing Depth UOM: ft

Casing ID: 930044752
 Layer: 2
 Material: 4
 Open Hole or Material: OPEN HOLE
 Depth From:
 Depth To: 120.0
 Casing Diameter: 5.0
 Casing Diameter UOM: inch
 Casing Depth UOM: ft

Pumping Test Method PUMP
 Desc:
 Pump Test ID: 991503966
 Pump Set At:
 Static Level: 12.0
 Final Level After Pumping: 14.0
 Recommended Pump
 Depth:
 Pumping Rate: 12.0
 Flowing Rate:
 Recommended Pump
 Rate:
 Levels UOM: ft
 Rate UOM: GPM
 Water State After Test 1
 Code:
 Water State After Test: CLEAR
 Pumping Test Method: 1
 Pumping Duration HR: 0
 Pumping Duration MIN: 15
 Flowing: No

Water ID: 933457001
 Layer: 1
 Kind Code: 1
 Kind: FRESH
 Water Found Depth: 112.0
 Water Found Depth UOM: ft

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
7	ENE	0.22	221.24	63.84	WWIS

Wells and Additional Sources Detail Report

Well ID:	1510536	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Domestic	Data Entry Status:	
Use 2nd:	0	Data Src:	1
Final Well Status:	Water Supply	Date Received:	04/10/1970
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:		Contractor:	1558
Tag:		Form Version:	1
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliability:		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:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/151\1510536.pdf

Well Completed Date: 01/14/1970
 Year Completed: 1970
 Depth (m): 30.48
 Latitude: 45.3903268388058
 Longitude: -75.7584387354687
 X: -75.75843857316184
 Y: 45.390326832125325
 Path: 151\1510536.pdf

Bore Hole ID:	10032563	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440630.70
Code OB Desc:		North83:	5026592.00
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	4
Date Completed:	01/14/1970	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	p4
Location Method Desc:	Original Pre1985 UTM Rel Code 4: margin of error : 30 m - 100 m		
Elevrc Desc:			
Location Source Date:			

Wells and Additional Sources Detail Report

Improvement Location
Source:
Improvement Location
Method:
Source Revision
Comment:
Supplier Comment:

Formation ID: 931015146
Layer: 1
Color: 6
General Color: BROWN
Material 1: 02
Material 1 Desc: TOPSOIL
Material 2: 06
Material 2 Desc: SILT
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 2.0
Formation End Depth UOM: ft

Formation ID: 931015147
Layer: 2
Color: 6
General Color: BROWN
Material 1: 15
Material 1 Desc: LIMESTONE
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 2.0
Formation End Depth: 75.0
Formation End Depth UOM: ft

Formation ID: 931015148
Layer: 3
Color: 2
General Color: GREY
Material 1: 15
Material 1 Desc: LIMESTONE
Material 2:
Material 2 Desc:
Material 3:

Wells and Additional Sources Detail Report

Material 3 Desc:

Formation Top Depth: 75.0
Formation End Depth: 100.0
Formation End Depth
UOM: ft

Method Construction ID: 961510536
Method Construction
Code: 1
Method Construction: Cable Tool
Other Method
Construction:

Pipe ID: 10581133
Casing No: 1
Comment:
Alt Name:

Casing ID: 930057708
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 100.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Casing ID: 930057707
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 19.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Pumping Test Method
Desc: BAILER
Pump Test ID: 991510536
Pump Set At:
Static Level: 18.0
Final Level After Pumping: 60.0
Recommended Pump 80.0

Wells and Additional Sources Detail Report

Depth:
Pumping Rate: 2.0
Flowing Rate:
Recommended Pump Rate: 2.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 2
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Pump Test Detail ID: 934379487
Test Type: Draw Down
Test Duration: 30
Test Level: 60.0
Test Level UOM: ft

Pump Test Detail ID: 934898545
Test Type: Draw Down
Test Duration: 60
Test Level: 60.0
Test Level UOM: ft

Pump Test Detail ID: 934097169
Test Type: Draw Down
Test Duration: 15
Test Level: 60.0
Test Level UOM: ft

Pump Test Detail ID: 934640646
Test Type: Draw Down
Test Duration: 45
Test Level: 60.0
Test Level UOM: ft

Water ID: 933465553
Layer: 1
Kind Code: 1
Kind: FRESH

Wells and Additional Sources Detail Report

Water Found Depth: 65.0
Water Found Depth UOM: ft

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
8	SSE	0.23	228.75	68.75	WWIS

Well ID:	7376050	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Monitoring and Test Hole	Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Monitoring and Test Hole	Date Received:	12/16/2020
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z343906	Contractor:	6964
Tag:	A296967	Form Version:	7
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliability:		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:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/737\7376050.pdf

Well Completed Date: 12/02/2020
Year Completed: 2020
Depth (m):
Latitude: 45.3865101354138
Longitude: -75.759814556297
X: -75.759814394092
Y: 45.38651012850189
Path: 737\7376050.pdf

Bore Hole ID:	1008549566	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440519.00
Code OB Desc:		North83:	5026169.00
Open Hole:		Org CS:	UTM83

Wells and Additional Sources Detail Report

Cluster Kind:		UTMRC:	4
Date Completed:	12/02/2020	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision			
Comment:			
Supplier Comment:			

Formation ID:	1009691380
Layer:	1
Color:	6
General Color:	BROWN
Material 1:	01
Material 1 Desc:	FILL
Material 2:	28
Material 2 Desc:	SAND
Material 3:	66
Material 3 Desc:	DENSE
Formation Top Depth:	0.0
Formation End Depth:	8.333000183105469
Formation End Depth UOM:	ft

Formation ID:	1009691381
Layer:	2
Color:	2
General Color:	GREY
Material 1:	15
Material 1 Desc:	LIMESTONE
Material 2:	
Material 2 Desc:	
Material 3:	66
Material 3 Desc:	DENSE
Formation Top Depth:	8.333000183105469
Formation End Depth:	24.0
Formation End Depth UOM:	ft

Plug ID:	1009691954
Layer:	1
Plug From:	0.0

Wells and Additional Sources Detail Report

Plug To: 13.0
Plug Depth UOM: ft

Plug ID: 1009691955
Layer: 2
Plug From: 13.0
Plug To: 24.0
Plug Depth UOM: ft

Method Construction ID: 1009692702
Method Construction Code: 2
Method Construction: Rotary (Convent.)
Other Method Construction:

Pipe ID: 1009690343
Casing No: 0
Comment:
Alt Name:

Casing ID: 1009693047
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 14.0
Casing Diameter: 2.0399999618530273
Casing Diameter UOM: Inch
Casing Depth UOM: ft

Screen ID: 1009693297
Layer: 1
Slot: 10
Screen Top Depth: 14.0
Screen End Depth: 24.0
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: Inch
Screen Diameter: 2.375

Pumping Test Method
Desc:

Wells and Additional Sources Detail Report

Pump Test ID: 1009693788
 Pump Set At:
 Static Level:
 Final Level After Pumping:
 Recommended Pump
 Depth:
 Pumping Rate:
 Flowing Rate:
 Recommended Pump
 Rate:
 Levels UOM: ft
 Rate UOM: GPM
 Water State After Test
 Code:
 Water State After Test:
 Pumping Test Method: 0
 Pumping Duration HR:
 Pumping Duration MIN:
 Flowing:

Hole ID: 1009692376
 Diameter: 8.0
 Depth From: 0.0
 Depth To: 8.333000183105469
 Hole Depth UOM: ft
 Hole Diameter UOM: Inch

Hole ID: 1009692377
 Diameter: 3.75
 Depth From: 8.333000183105469
 Depth To: 24.0
 Hole Depth UOM: ft
 Hole Diameter UOM: Inch

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
9	SSW	0.24	242.96	60.93	WWIS

Well ID:	7344667	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Abandoned-Other	Date Received:	10/22/2019
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	Yes
Audit No:	Z286424	Contractor:	7543
Tag:		Form Version:	7

Wells and Additional Sources Detail Report

Constructn Method:	Owner:		
Elevation (m):	County:	OTTAWA-CARLETON	
Elevatn Reliability:	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:	NEPEAN TOWNSHIP		
Site Info:			
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/734\7344667.pdf		
Well Completed Date:	08/14/2019		
Year Completed:	2019		
Depth (m):			
Latitude:	45.3867397529434		
Longitude:	-75.7631772294625		
X:	-75.76317706734106		
Y:	45.386739746120604		
Path:	734\7344667.pdf		
Bore Hole ID:	1007687200	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	440256.00
Code OB Desc:		North83:	5026197.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	08/14/2019	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision			
Comment:			
Supplier Comment:			
Pipe ID:	1008243520		
Casing No:	0		
Comment:			

Wells and Additional Sources Detail Report

Alt Name:

Pumping Test Method

Desc:

Pump Test ID: 1008244312

Pump Set At:

Static Level:

Final Level After Pumping:

Recommended Pump

Depth:

Pumping Rate:

Flowing Rate:

Recommended Pump

Rate:

Levels UOM: ft

Rate UOM: GPM

Water State After Test

Code:

Water State After Test:

Pumping Test Method: 0

Pumping Duration HR:

Pumping Duration MIN:

Flowing:

Water ID: 1008244209

Layer: 1

Kind Code: 8

Kind: Untested

Water Found Depth: 10.0

Water Found Depth UOM: ft

Hole ID: 1008244054

Diameter: 8.0

Depth From: 0.0

Depth To: 12.5

Hole Depth UOM: ft

Hole Diameter UOM: Inch

Radon Information

Detailed radon information for the project property is provided below.

Radon Zone Information

ID:	144852	Radon Rank:	LOW
------------	--------	--------------------	-----

Health Canada Radon Information

Health Region:	3551
Health Region Name:	City of Ottawa Health Unit
Province or Territory:	ON
Number Homes in Survey:	64
% Below 200 Bq/m3:	93.8
% Above 200 Bq/m3:	6.2
200 to 600 Bq/m3:	6.2
% Above 600 Bq/m3:	0

Area of Natural and Scientific Interest Information

There is no ANSI unit available in this area.

Area of Natural and Scientific Interest Information

Detailed ANSI information is provided below.

No records found for the project property or surrounding properties.

Federal Sources

Bedrock Geology of Canada

The Geological Map of Canada is scaled at 1:5,000,000. This map is created by Geological Survey of Canada and published by Natural Resources Canada.

BEDROCK GEOLOGY

Health Canada Radon Information

This source is the results from the Cross-Canada Survey of Radon Concentrations in Homes, a two-year study conducted by Health Canada's National Radon Program. The aims of this study were to obtain an estimate of the proportion of the Canadian population living in homes with radon gas levels above the guideline of 200 Bq/m³, to identify previously unknown areas where radon gas exposure may constitute a health risk, and to build, over time, a map of indoor radon gas exposure levels across Canada.

RADON

National Energy Board Wells

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.

NEBP

Soil Landscapes of Canada (SLC)

Major characteristics of soil and land such as surface form, slope, water table depth, permafrost and lakes.

SLC

Surficial Geology of Canada

This map contains information on surficial materials and associated landforms left by the retreat of the last glaciers and non glacial environments. It is based on compilation of existing maps. This data was authored by the Geological Survey of Canada and published by Natural Resources Canada.

SURFICIAL GEOLOGY

Toporama

Toporama covers the entire area of Canada's landmass and provides topographic, geo-referenced, and symbolic information in a raster format at 1:50,000 scale. This is a digital topographic reference product made available by Natural Resources Canada (NRCan).

TOPORAMA

Provincial Sources

Area of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSIs) are lands and waters with features that are important for natural heritage protection, appreciation, scientific study or education. This dataset is made available by Ontario Ministry of Natural Resources.

ANSI

Bedrock Geology of Ontario

The Bedrock Geology layer shows the distribution of bedrock units underlying Ontario at a 1:250,000 scale. The geology of the province consists of Precambrian rocks of the Canadian Shield and Phanerozoic sedimentary rocks that overlie the Canadian Shield. This layer was compiled by the Precambrian Geoscience Section of Ontario Geological Survey.

BEDROCK GEOLOGY

Ontario Detailed Soil Survey (DSS3)

Soil surveys have been published for most of the agricultural areas, and many surrounding areas, across Canada. Data from these surveys comprise the most detailed soil inventory information in the National Soil DataBase. Data is made available by Agriculture and Agri-Food Canada

SOIL SURVEY

Ontario Oil and Gas Wells

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 ERS database includes well owner/operator, location, permit issue date, and well cap date, license number, status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provided for each well record.

OOGW

Provincial Groundwater Monitoring Network

GROUNDWATER

Appendix

Groundwater level and chemistry data from monitoring wells that are part of the Provincial Groundwater Monitoring Network (PGMN) Program. Precipitation data (rain) is also available for some sites. This data is provided by Ontario Ministry of Environment and Climate Change.

Surficial Geology of Ontario

SURFICIAL GEOLOGY

The Surficial Geology dataset contains a layer depicting the distribution and characteristics of surficial deposits across southern Ontario. This data set is authored by the Ontario Geological Survey.

Topographic Map of Ontario

TOPOGRAPHIC MAP

The Ontario Basic Mapping program provides a relationship between topographic information and the provincial geographical referencing grid, thereby forming the foundation for a comprehensive provincial geographical referencing system. This data is made available by the Ontario Ministry of Natural Resources and Forestry. This is ERIS self-designed topographic map template at 1:10,000.

Water Well Information System

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.

Wetlands of Ontario

WETLAND

The Ministry of Natural Resources and Forestry has made available a database of wetlands in Ontario. Certain attributes identify wetlands that have been evaluated with the Ontario Wetland Evaluation System (OWES), and of those which ones have been designated as Provincially Significant Wetlands (PSW).

Private Sources

Oil and Gas Wells

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.

Radon Zone Information

RADON

The Radon Potential Map is developed by Radon Environmental Management Corporation. Its objective was to illustrate the relative variation of radon risk across the country, and in 2011 it published its first geologic Radon Potential Map of Canada.

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Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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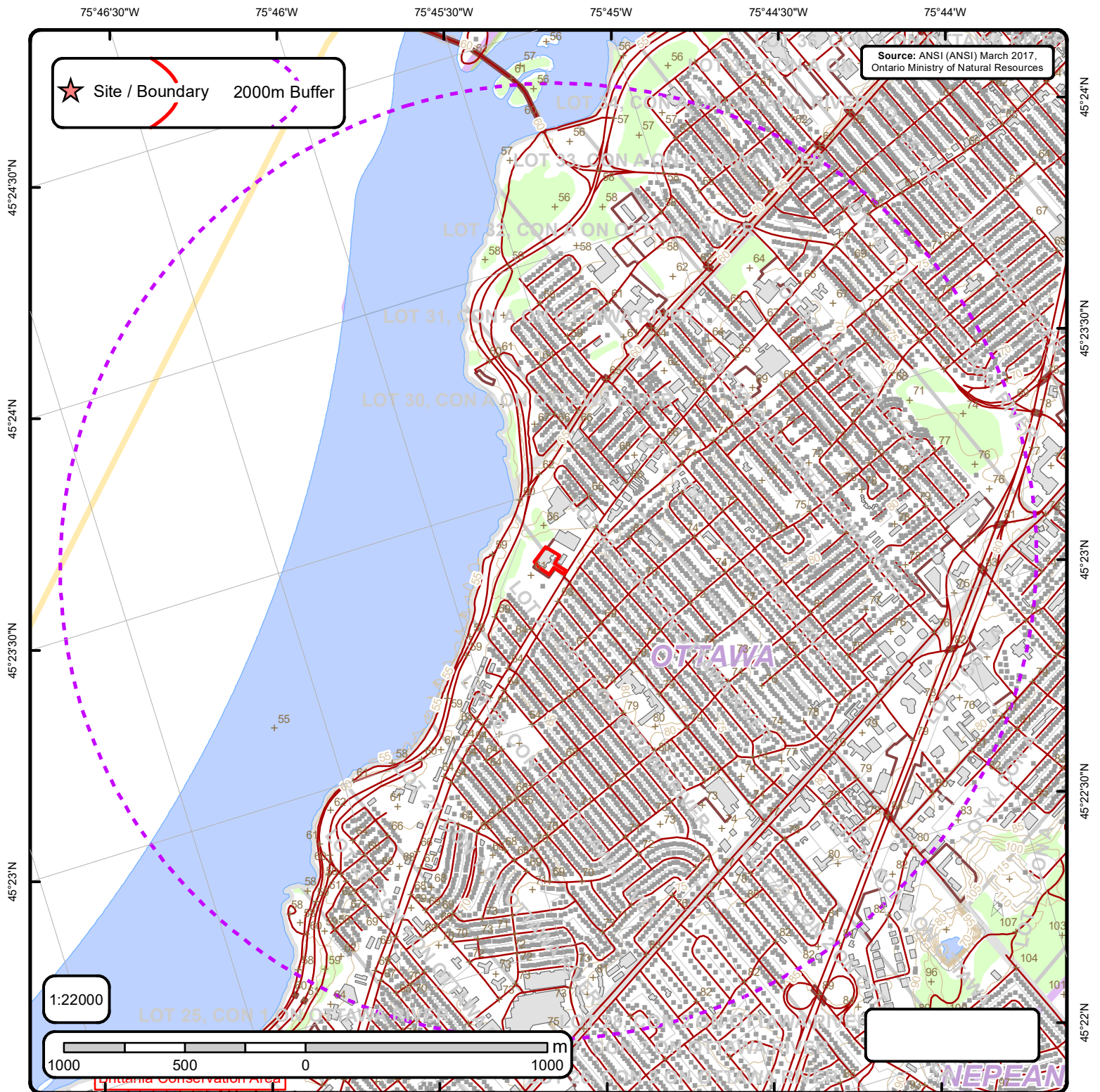
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APPENDIX 8

❖ RSC Maps





Area of Natural & Scientific Interest (ANSI) Order No. 25022500430

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

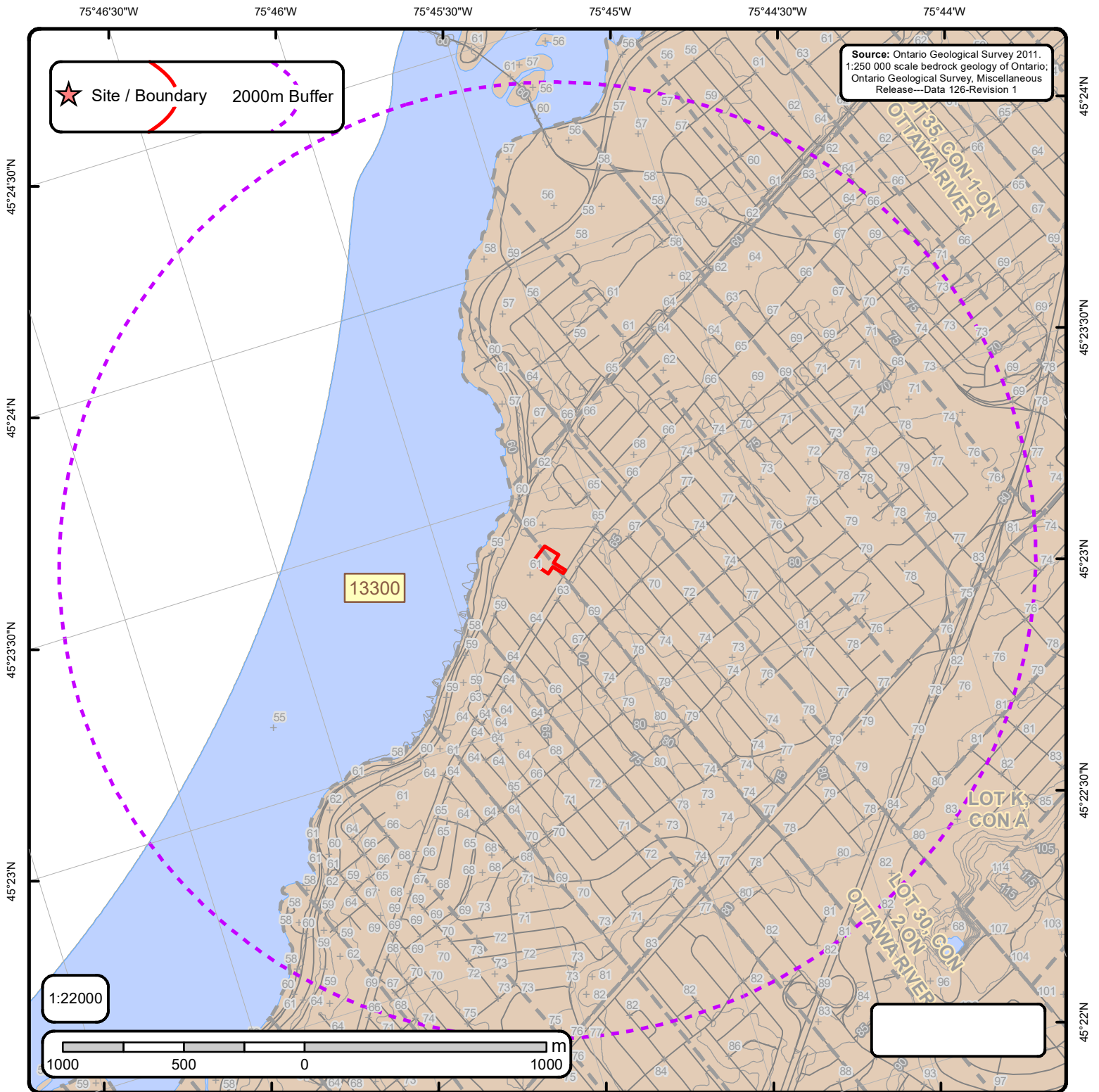
ANSI Report

ANSI Units Found within 2000 m of
495 Richmond Road

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Order No.
25022500430



No ANSI units found within search area.



Bedrock Geology of Ontario

Order No. 25022500430

- Spot Height - Roads - Contour Lines - Streams - Railroads - Lots - Pit or Quarry - Airports - Waterbody - Wetlands	Bedrock Geology Lines - CONTACT, GEOPHYSICAL, TREND, INTERPRETED - CONTACT, SHARP, TREND, INTERPRETED - CONTACT, SHARP, TREND, OBSERVED - FAULT, DEXTRAL HORIZONTAL COMPONENT, TREND, INTERPRETED, UNKNOWN GENERATION - FAULT, PROJECTED FAULT, INTERPRETED, UNKNOWN GENERATION - FAULT, SINISTRAL HORIZONTAL COMPONENT, TREND, INTERPRETED, UNKNOWN GENERATION - FAULT, SINISTRAL HORIZONTAL COMPONENT, TREND, OBSERVED, UNKNOWN GENERATION - FAULT, UNKNOWN HORIZONTAL COMPONENT, INCLINED-REVERSE, INTERPRETED, UNKNOWN GENERATION - FAULT, UNKNOWN HORIZONTAL COMPONENT, INCLINED-REVERSE, OBSERVED, UNKNOWN GENERATION - FAULT, UNKNOWN HORIZONTAL COMPONENT, TREND, INTERPRETED, UNKNOWN GENERATION - FAULT, UNKNOWN HORIZONTAL COMPONENT, TREND, OBSERVED, UNKNOWN GENERATION - NEATLINE - ONTARIO BORDER - Marble, chert, iron formation, minor metavolcanic rocks	Dikes - Abitibi mafic dike - Biscotasing mafic dike - Empey Lake mafic dike - Felsic to intermediate intrusive rocks - Fort Frances mafic dike - Frontenac mafic dike - Grenville mafic dike - Logan and Nipigon mafic sills - Mackenzie mafic dike - Mafic dikes of uncertain age - Mafic sills and dikes - Marathon mafic dike - Marathon, Kapuskasing or Biscotasing mafic dike - Matachewan mafic dike - Mine Centre mafic dike - Molson mafic dike - North Channel mafic dike - Pickle Crow mafic dike (Molson swarm) normal - Pickle Crow mafic dike (Molson swarm) reverse - Rideau mafic dike - Sudbury mafic dike - Ultramafic, gabbroic and granophytic intrusions - Unsubdivided mafic dike - Unsubdivided mafic dike (Keweenaw age) - unknown	C Lines - FOLD, ANTICLINE, INTERPRETED, UNKNOWN GENERATION - FOLD, ANTICLINE, OBSERVED, UNKNOWN GENERATION - FOLD, ANTICLINE, SYNFORMAL, INTERPRETED, SECOND GENERATION - FOLD, ANTIFORM, INTERPRETED, UNKNOWN GENERATION - FOLD, ANTIFORM, INTERPRETED, UNKNOWN GENERATION - FOLD, SYNCLINE, OBSERVED, UNKNOWN GENERATION - FOLD, SYNFORM, INTERPRETED, UNKNOWN GENERATION - Kimberlite
--	---	--	---

Bedrock Geology Report

Bedrock Geology units found within 2000 m of
495 Richmond Road

Page 1
Order No.
25022500430



ID: 13300 | **Unit Name:** |
Type (All): 54a | **Type (Primary):** 54a | **Type (Secondary):** | **Type (Tertiary):** | **Rock Type (Primary):** Limestone, dolostone, shale, arkose, sandstone | **Strata (Primary):** Ottawa Group; Simcoe Group; Shadow Lake Formation | **Super Eon (Primary):** | **Eon (Primary):** PHANEROZOIC (Present to 542.0 Ma) | **Era (Primary):** PALEOZOIC (251.0 Ma to 542.0 Ma) | **Period (Primary):** ORDOVICIAN (443.7 Ma to 488.3 Ma) | **Epoch (Primary):** MIDDLE ORDOVICIAN (now considered UPPER DEVONIAN) | **Province (Primary):**

Bedrock Geology Report Metadata

Ontario Geological Survey 2011. 1:250 000 scale bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release-Data 126
Revision1
ONTARIO MINISTRY OF NORTHERN DEVELOPMENT, MINES AND FORESTRY



ID - Unit ID **Unit Name** - Generalized geological unit classification

Type (All) - The geological unit number(s) or code(s) for all rock types present in an individual polygon.

Type (Primary) - The primary geological unit number or code for the primary rock type in an individual polygon

Type (Secondary) - The secondary geological unit number or code for the secondary rock type, if present, in an individual polygon

Type (Tertiary) - The tertiary geological unit number or code for the tertiary rock type, if present, in an individual polygon

Rock Type (Primary) - Rock type or sub-unit description

Status (Primary) - The Stratigraphic unit. Divided into:

Supergroup (two or more groups and lone formations)
Group (two or more formations)
Formation (primary unit of lithostratigraphy)
Member (named lithologic subdivision of a formation)
Bed (named distinctive layer in a member or formation)

Super Eon (Primary) - A name given to the largest defined unit of geological time, divided into Eons. Unique values which this field may contain (Domains) are:

PRECAMBRIAN (0.542 Ga to <3.85 Ga)

Eon (Primary) - A name given to a defined unit of geological time, divided into Eras. Unique values which this field may contain (Domains) are:

ARCHEAN (2.5 Ga to <3.85 Ga)
PROTEROZOIC (0.542 Ga to 2.50 Ga)
PHANEROZOIC (Present to 542.0 Ma)

Era (Primary) - A name given to a defined unit of geological time, divided into Periods. Each era on the scale is separated from the next by a major event or change. Unique values which this field may contain (Domains) are:

MESOARCHEAN (2.8 Ga to 3.2 Ga)	MESOPROTEROZOIC (1.0 Ga to 1.6 Ga)
NEO-TO MESOARCHEAN (2.5 Ga to 3.2 Ga)	EARLY PALEOZOIC TO NEOPROTEROZOIC (443.7 Ma to 1.0 Ga)
NEOARCHEAN (2.5 Ga to 2.8 Ga)	NEO-TO MESOPROTEROZOIC (0.542 Ga to 1.6 Ga)
PALEOPROTEROZOIC (1.6 Ga to 2.5 Ga)	PALEOZOIC (251.0 Ma to 542.0 Ma)
MESO-TO PALEOPROTEROZOIC (1.0 Ga to 2.5 Ga)	MESOZOIC (65.5 Ma to 251.0 Ma)

Period (Primary) - A name given to a defined unit of geological time, divided into Epochs. Unique values which this field may contain (Domains) are:

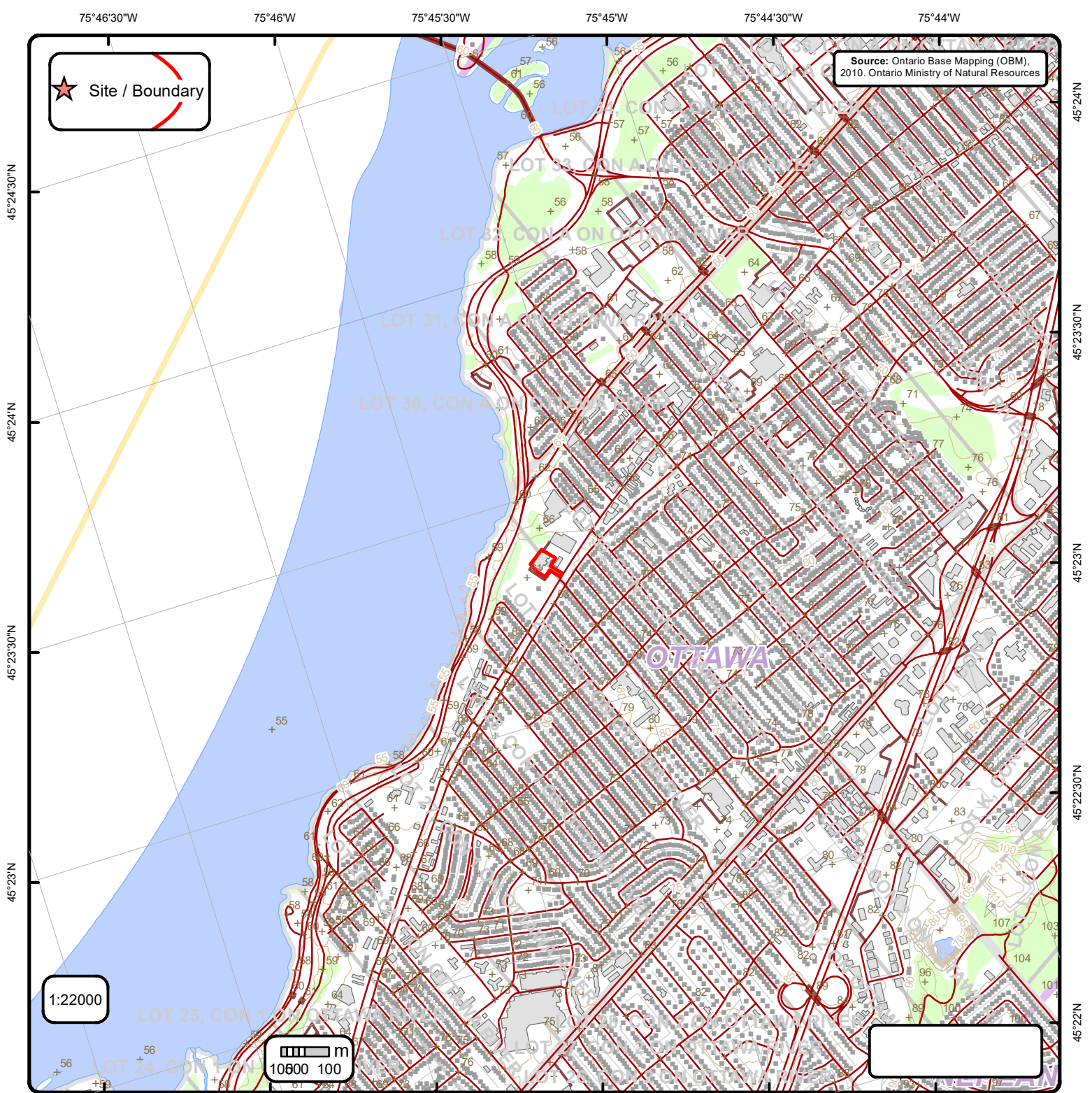
CAMBRIAN (488.3 Ma to 542.0 Ma)
ORDOVICIAN (443.7 Ma to 488.3 Ma)
SILURIAN (416.0 Ma to 443.7 Ma)
DEVONIAN (359.2 Ma to 416.0 Ma)
MISSISSIPPIAN TO DEVONIAN (318.1 Ma to 416.0 Ma)
JURASSIC (145.5 Ma to 199.6 Ma)
CRETACEOUS AND JURASSIC (65.5 Ma to 199.6 Ma)

Epoch (Primary) - A name given to a defined unit of geological time. Unique values which this field may contain (Domains) are:

LOWER ORDOVICIAN	UPPER SILURIAN
MIDDLE ORDOVICIAN	LOWER DEVONIAN
UPPER ORDOVICIAN	MIDDLE DEVONIAN
MIDDLE AND LOWER SILURIAN	UPPER DEVONIAN
UPPER SILURIAN TO LOWER DEVONIAN	LOWER CRETACEOUS AND MIDDLE JURASSIC

Province (Primary) - The Geological Province the geological unit is in. Unique values which this field may contain (Domains) are:

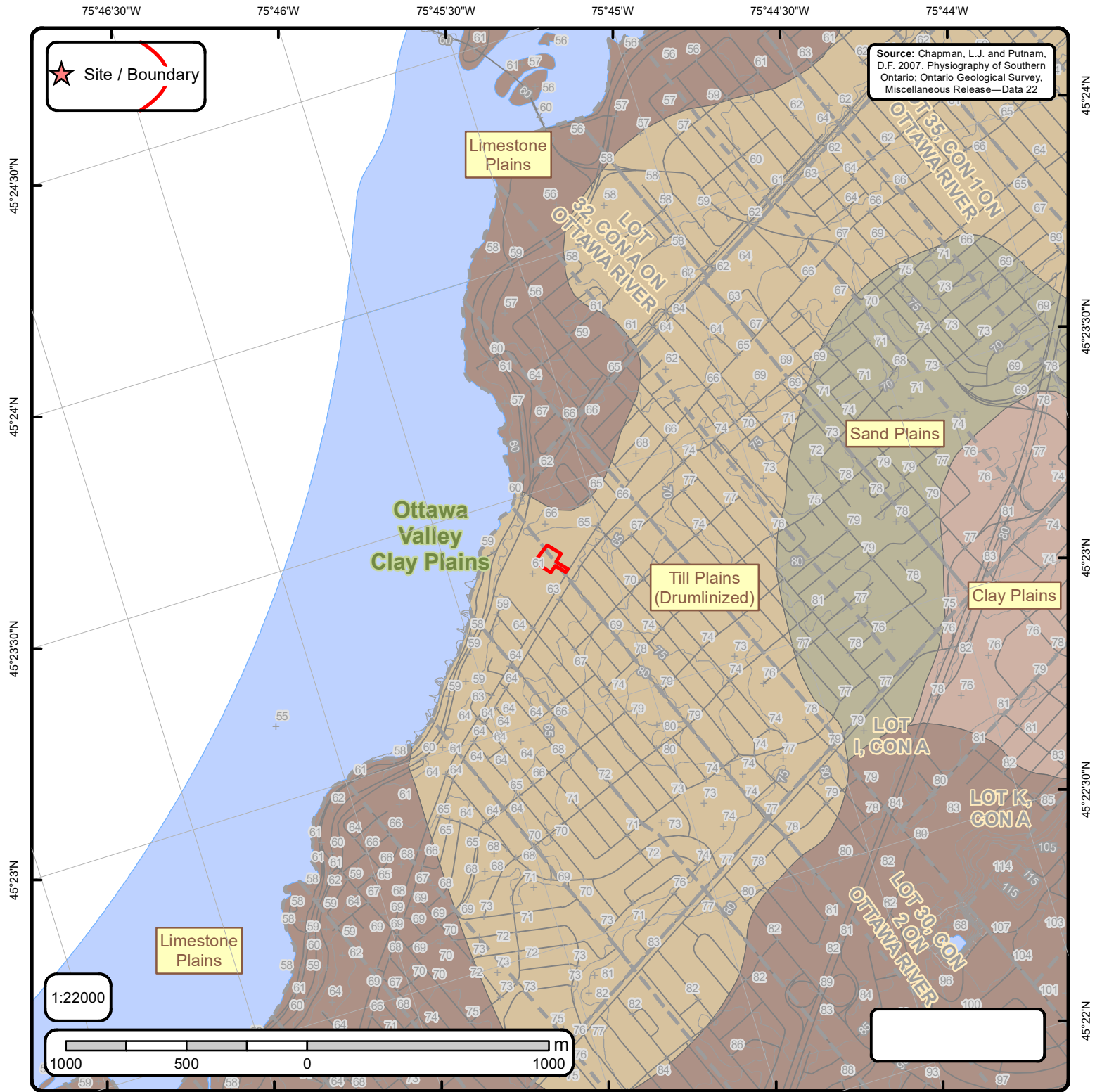
SUPERIOR
SOUTHERN
SUPERIOR
GRENVILLE



Ontario Base Mapping (OBM) Data

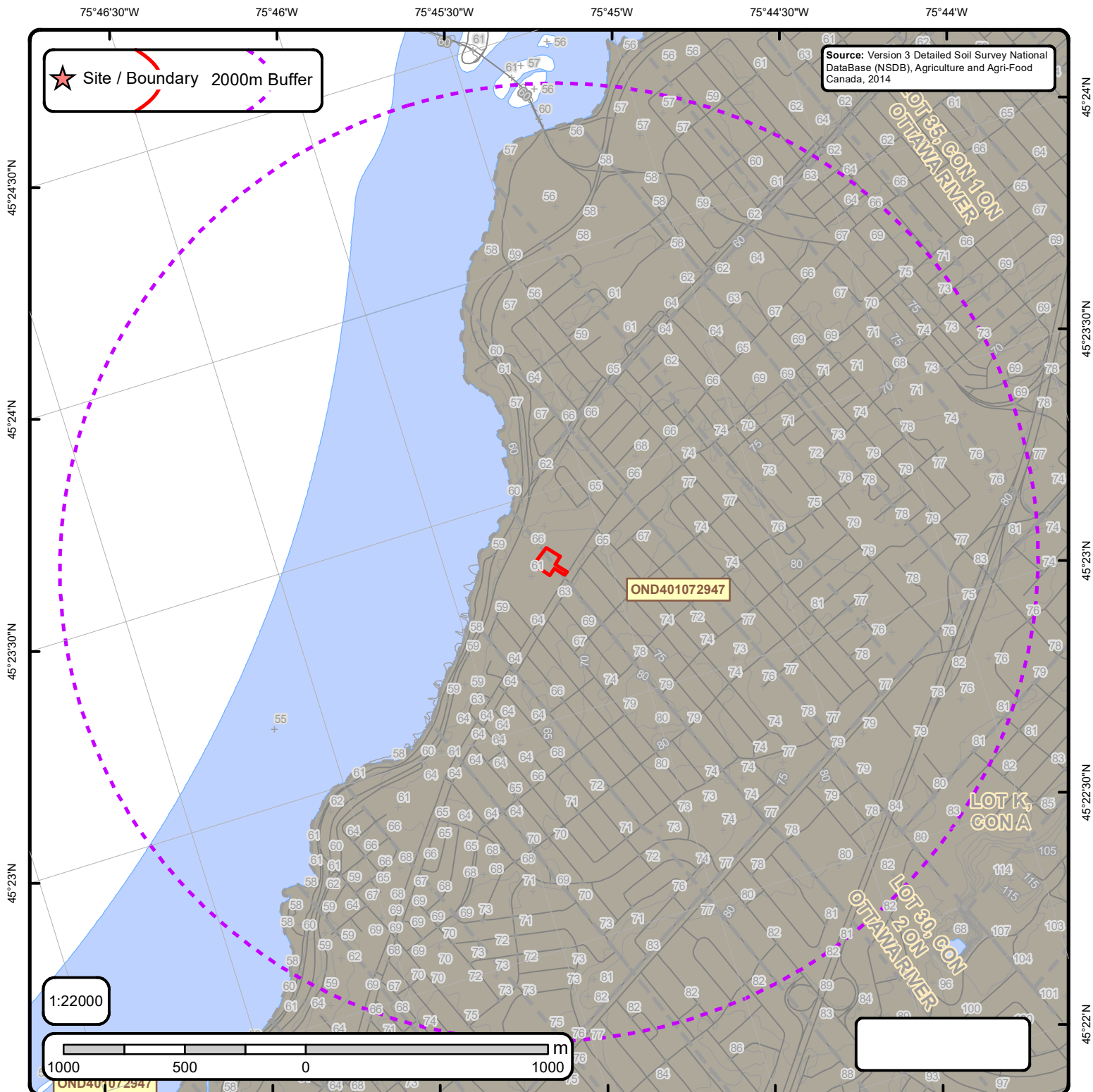
Order No. 25022500430

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



Physiography of Southern Ontario

Order No. 25022500430



Soils Report

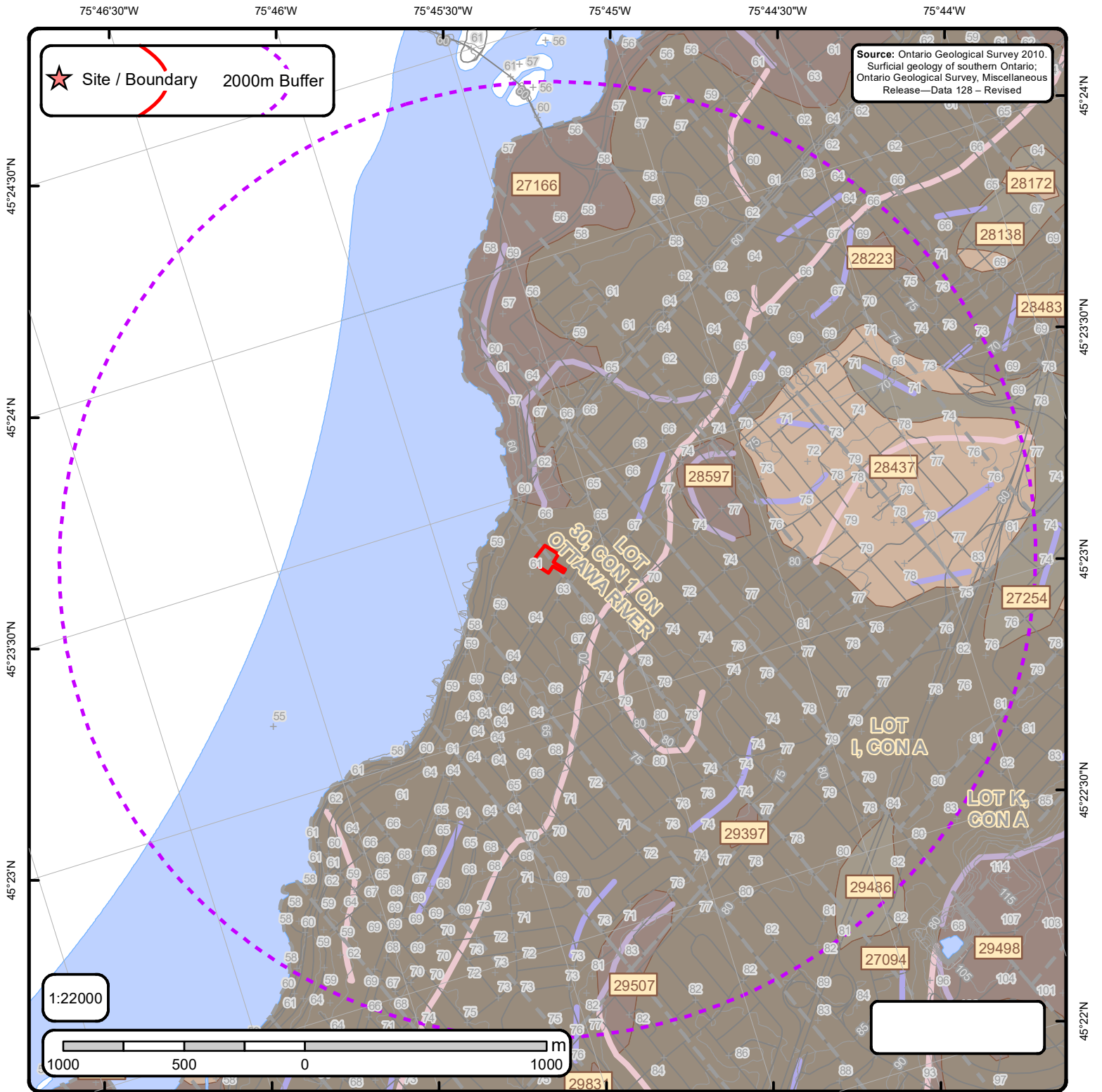
Soil Map Units Found within 2000 m of
495 Richmond Road

Page 1
Order No.
25022500430



Soil ID: OND401072947

Component No : 1 | **Components(%)** : 100 | **Soil Name ID** : ONZUN~~~~~N | **Surface Stoniness Class** : Not Applicable | **Slop Steepness(%)** : None | **Slop Length(m)** : -9 | **Drainage** : Not Applicable | **Hydrological Soil Groups** : None | **Soil Texture of A Horizon** : None | **Field Crops Capability** : None | **First CLI Limitation Subclass** : None | **Second CLI Limitation Subclass** : None | **Soil Name** : UNCLASSIFIED | **Water Table Characteristics** : Unspecified period | **Soil Drainage Class** : Not applicable | **Kind of Surface Material** : Unclassified | **Layer that Restricts Root Growth** : No root restricting layer | **Type of Root Restricting Layer** : n/a | **Parent Material 1|2|3** : Not Applicable; Not Applicable; Not Applicable | **Mode of Deposition 1|2|3** : Not Applicable; Not Applicable; Not Applicable | **Parent Material Chemical Property 1|2|3** : Not Applicable; Not Applicable; Not Applicable |



The Surficial Geology of Southern Ontario Order No. 25022500430



Surface Geology Report

Surface Geology units found within 2000 m of
495 Richmond Road

Page 1
Order No.
25022500430



ID: 27094 | Unit Name: Till |

Deposit Type Code: 1a | **Deposit Age:** Quaternary | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 |
Primary Material: diamicton | **Primary Material Modifier:** sandy silt to silty sand | **Secondary Material:** | **Primary General:** glacial |
Primary General Modifier: | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface |
Provenance: N-NE | **Carbon Content:** | **Formation:** Undifferentiated silty-sandy till on Paleozoic terrain | **Permeability:** Low-Medium |
Material Description: Sandy and silty compact diamicton, grey at depth but brown where oxidized; calcareous where derived from sedimentary rocks and not leached; consists dominantly of lodgment till. In areas that lie below marine limit (198 m a.s.l.) it is overlain by a disc

ID: 27166 | Unit Name: Bedrock |

Deposit Type Code: Pa | **Deposit Age:** Paleozoic | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 |
Primary Material: Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface |
Provenance: | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Limestone, dolomite, sandstone, and locally shale; relatively flat lying; mainly occurring as bare, tabular outcrops; includes areas thinly veneered by unconsolidated Quaternary sediments up to 1 m (3 ft) thick.

ID: 27254 | Unit Name: Offshore marine deposits |

Deposit Type Code: 3a | **Deposit Age:** Quaternary (Champlain Sea) | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 |
Primary Material: clay, silt | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** glaciomarine |
Primary General Modifier: foreshore/basinal | **Veneer:** silt, sand | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface |
Provenance: | **Carbon Content:** | **Formation:** | **Permeability:** Low | **Material Description:** Clay and silt underlying erosional terraces; upper part of marine deposits removed to variable depths by fluvial erosion so in places clay is uniform blue-grey; unit includes lenses, bars and channel fills to sand and pockets of nonmarine silt that were

ID: 28223 | Unit Name: Bedrock |

Deposit Type Code: Pa | **Deposit Age:** Paleozoic | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 |
Primary Material: Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface |
Provenance: | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Limestone, dolomite, sandstone, and locally shale; relatively flat lying; mainly occurring as bare, tabular outcrops; includes areas thinly veneered by unconsolidated Quaternary sediments up to 1 m (3 ft) thick.

ID: 28437 | Unit Name: Alluvial deposits |

Deposit Type Code: 6b | **Deposit Age:** Recent | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 | **Primary Material:** sand | **Primary Material Modifier:** | **Secondary Material:** silt | **Primary General:** fluvial | **Primary General Modifier:** abandoned floodplain | **Veneer:** | **Episode:** Hudson | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Medium grained stratified sand with some silt; in the form of fluvial terraces and channels cut in marine clay, and bars and spits within abandoned channels.

Surface Geology Report

Surface Geology units found within 2000 m of
495 Richmond Road

Page 2
Order No.
25022500430



ID: 28597 | **Unit Name:** Bedrock |
Deposit Type Code: Pa | **Deposit Age:** Paleozoic | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 |
Primary Material: Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface |
Provenance: | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Limestone, dolomite, sandstone, and locally shale; relatively flat lying; mainly occurring as bare, tabular outcrops; includes areas thinly veneered by unconsolidated Quaternary sediments up to 1 m (3 ft) thick.

ID: 29397 | **Unit Name:** Bedrock |
Deposit Type Code: Pa | **Deposit Age:** Paleozoic | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 |
Primary Material: Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface |
Provenance: | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Limestone, dolomite, sandstone, and locally shale; relatively flat lying; mainly occurring as bare, tabular outcrops; includes areas thinly veneered by unconsolidated Quaternary sediments up to 1 m (3 ft) thick.

ID: 29486 | **Unit Name:** Offshore marine deposits |
Deposit Type Code: 3a | **Deposit Age:** Quaternary (Champlain Sea) | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 | **Primary Material:** clay, silt | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** glaciomarine | **Primary General Modifier:** foreshore/basinal | **Veneer:** silt, sand | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Low | **Material Description:** Clay and silt underlying erosional terraces; upper part of marine deposits removed to variable depths by fluvial erosion so in places clay is uniform blue-grey; unit includes lenses, bars and channel fills to sand and pockets of nonmarine silt that were

ID: 29507 | **Unit Name:** Bedrock |
Deposit Type Code: Pa | **Deposit Age:** Paleozoic | **Map Number:** of3103 | **Map Name:** Ottawa | **Source Map Scale:** 1:50 000 |
Primary Material: Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface |
Provenance: | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Limestone, dolomite, sandstone, and locally shale; relatively flat lying; mainly occurring as bare, tabular outcrops; includes areas thinly veneered by unconsolidated Quaternary sediments up to 1 m (3 ft) thick.

Surface Geology Report Metadata

Ontario Geological Survey 2010. Surficial geology of southern Ontario;
Ontario Geological Survey, Miscellaneous Release - Data 128 - Revised.
ONTARIO MINISTRY OF NORTHERN DEVELOPMENT, MINES AND FORESTRY



ID - ID applied to the Unit

Unit Name - Name of deposit

Deposit Type Code - The geological unit number taken from the original map legend.

Deposit Age - to show the age when the sediments were deposited, e.g., Wisconsinan, postglacial or recent.

Map Number - Original map series number, eg., 'M2402' or 'P1973'. Each sgu_point feature is tagged to its original map.

Map Name - Usually NTS area where mapping was completed, e.g., 'Golden Lake'

Source Map Scale - The scale at which the original map was captured, e.g., '1:50 000'

Primary Material - This attribute provides the user with information regarding the most prevalent material present within a given area.

Primary Material Modifier - This attribute provides the user with a more refined description of the lithological classification of the primary material.

Secondary Material - This attribute provides the user with information regarding subordinate materials present within a given area.

Primary General - This attribute provides the user with an interpretation of the depositional environment within which the primary material was deposited.

Primary General Modifier - This attribute provides the user with a refined interpretation of the primary genetic modifier.

Veneer - This attribute provides the user with information regarding the type of material that forms a thin, discontinuous veneer over the primary material.

Sub Episode - A diachronic stratigraphic unit in a lower order than Episode and the proposed sequence-stratigraphic classification, consists in descending order of Michigan, Elgin and Ontario in the eastern and northern Great Lakes area in the Wisconsin Episode (Johnson et al. 1997; Karrow et al. 2000).

Sub Episode - A diachronic stratigraphic unit in a lower order than Episode and the proposed sequence-stratigraphic classification, consists in descending order of Michigan, Elgin and Ontario in the eastern and northern Great Lakes area in the Wisconsin Episode (Johnson et al. 1997; Karrow et al. 2000).

Phase - A diachronic stratigraphic unit in a lower order than Subepisode, and the proposed sequence-stratigraphic classification is listed in the following table in the eastern and northern Great Lakes area (Karrow et al. 2000)

Stratus Modifier - This attribute provides the user information regarding the stratigraphic position of the mapped unit (i.e., whether the unit occurs primarily on the surface or in the subsurface).

Provenance - This attribute provides the user with information regarding the provenance of a particular till unit (i.e. direction or lobe from which the till is derived).

Carbon Content - This attribute provides the user with information regarding the carbonate content of till.

Formation - This attribute provides the user with information regarding the formation to which a given primary material belongs (e.g., Tavistock Till, Port Stanley Till, Scarborough Formation). This attribute is seamless and allows the user to create a map based on formation.

Permeability - This attribute provides the user with basic information about permeability of the sediments in a ranking of high, medium and low.

Material Description - Material or sediment description, e.g., 'sand and silty fine sand', 'silty sand and gravel' and 'silty till with low stone content'.

APPENDIX 9

- ❖ Freedom of Information Requests (FOI) – Replies received



Access or Correction Request

Freedom of Information and Protection of Privacy Act

Personal information contained on this form is collected under the *Freedom of Information and Protection of Privacy Act* and will be used to answer your request.

Questions about this collection should be directed to the Freedom of Information and Privacy Coordinator at the institution where you make the request.

Many records of public institutions are available to you without making a request under the *Freedom of Information and Protection of Privacy Act*. Contact the Freedom of Information and Privacy (FOIP) Coordinator at the institution that holds the records to determine whether you need to make a formal request.

Section A - Type of Request

Fields marked with an asterisk (*) are mandatory.

Check the box that indicates what you are requesting. (Records that do not contain personal information are general records.)

The FOIP Coordinator will contact you to verify your identity before giving you access to your own personal information or to secure proof that you have authority to act for another person if making a request for another person's personal information records (e.g., power of attorney, guardian or trusteeship order).

Type of Request *

- ☒ Access to general records (non-personal information)
- ☐ Access to own personal information
- ☐ Access to other's personal information by authorized party
- ☐ Correction of own personal information

Name of institution request made to *

Ministry of the Environment, Conservation and Parks

Freedom of Information and Privacy Coordinator Contact

Email Address: foi.mecp@ontario.ca

Telephone Number: 416-314-4075

Section B - Requester's Information

Fields marked with an asterisk (*) are mandatory.

Please ensure you have entered your name, mailing address, telephone and email address accurately.

Last Name *

Elbaz

First Name *

Déborah

Mailing Address

☒ Canada ☐ U.S.A. ☐ International

Unit Number

Street Number

Street Name

PO Box

1200

De Louvain Ouest

City/Town *

Province *

Postal Code *

Montréal

QC

H4N 1G5

Telephone Number

Home

Mobile

Business

ext.

514-982-0990

Email Address *

delbaz@ortam.ca

Section C - Description of Records or Correction Requested

Fields marked with an asterisk (*) are mandatory.

Provide as much detail as possible about the requested general records, own personal information, other's personal information or correction of own personal information.

If you are requesting access to personal information, provide the name that appears on the records.

If you are requesting a correction of your own personal information, describe the personal information to be corrected. The Ministry of Environment, Conservation and Parks will contact you with next steps in the process.

Description of Records or Correction Requested *

The description of records or correction that you entered for this FOI eRequest has been removed for the purposes of this email to protect the security of any personal information that may have been included.

The institution that you selected has received the complete copy of the FOI eRequest inclusive of contents you entered in this field.

Time Period of the Records *

Specify the time period for the records as precisely as possible, e.g., from 2008/07/21 to 2009/11/30.

From (yyyy/mm/dd)

To (yyyy/mm/dd)

1900/01/01

2025/02/25

Method of Access *

Check a box to indicate whether you want to examine original documents (which may only be done on site) or receive copies.

☒ Receive copy

☐ Examine original (on site only)

Payment confirmation number: 31950149

Debrah Elbaz

From: MFIPPA / LAIMPVP <MFIPPA@ottawa.ca>
Sent: March 7, 2025 10:28 AM
To: Debrah Elbaz
Subject: Access to Information Request Acknowledgement Letter and Request for Clarification - City of Ottawa (File No: A-2025-00240)

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

ATTENTION: Ce courriel provient de l'extérieur de l'organisation. Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes à moins de reconnaître l'expéditeur et de savoir que le contenu est sécurisé.

Dear Déborah Elbaz :

Re: Access to Information Request

"Site of interest 495 Richmond Road: Spills, violations, fires, environmental records. Zoning details, permits, plans of aboveground and/or underground tanks and/or oil water separators. Site in a wetland?"

Clarification Required

Please be advised that the information you requested is available informally under our regular business practices by submitting an application to the Historic Land Use Inventory online at [Historic Land Use Inventory | City of Ottawa](#). For more information about the application, please contact a Development Information Officer by calling 3-1-1 or by e-mail at hloi@ottawa.ca.

Can you please confirm if you have already gone through the HLUI program?

Please note if we do not receive a response within 30 days of this email, your request will be closed.

Should you have any questions regarding your request, please contact our office by phone at 613-580-2424, extension 21898 or by email at MFIPPA@ottawa.ca.

Best regards,
Emma Lipton

Registrar, Access to Information and Privacy Office
Office of the City Clerk
City of Ottawa

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

,

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

Debrah Elbaz

From: noreply@ontario.ca
Sent: February 25, 2025 2:30 PM
To: Debrah Elbaz
Subject: FOI eRequest – Elbaz - 20250225142828248
Attachments: Elbaz-20250225142828248.pdf

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

ATTENTION: Ce courriel provient de l'extérieur de l'organisation. Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes à moins de reconnaître l'expéditeur et de savoir que le contenu est sécurisé.

Thank you for submitting your Access or Correction request form under the *Freedom of Information and Protection of Privacy Act* (FIPPA).

Your request form and application fee were submitted on February 25, 2025 at 02:28 PM.

Please make a note that the submission ID for this application is: 20250225142828248. A copy of your request form is attached for your reference. The payment confirmation number can be found on the last page of the attachment.

A representative from the Ministry of Environment, Conservation and Parks may contact you during the request process with additional information.

Alternatively, you may contact the Freedom of Information and Privacy Coordinator at the Ministry of Environment, Conservation and Parks directly for further information.

Debrah Elbaz

From: FOI (MECP) <foi.mecp@ontario.ca>
Sent: February 28, 2025 2:28 PM
To: Debrah Elbaz
Subject: RE: FOI eRequest – Elbaz - 20250225142828248
Attachments: MECP FOI A-2025-01225 – Clarification Letter.pdf; MECP FOI A-2025-01225 – Acknowledgement Letter.pdf

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ATTENTION: Ce courriel provient de l'extérieur de l'organisation. Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes à moins de reconnaître l'expéditeur et de savoir que le contenu est sécurisé.

Hello,

This email is further to your Freedom of Information (FOI) request relating to A-2025-01225.

Please find attached acknowledgement letter for your Freedom of Information request.

Please also find attached a clarification letter regarding your request. You have 14 calendar days to provide the needed information. If the requested information is not received within this timeframe, the request will be considered abandoned and subsequently closed.

Please let us know if you have further questions.

Best regards,

FOI Team

From: Public Secure - Please Do Not Reply (MPBSDP) <noreply@ontario.ca>
Sent: Tuesday, February 25, 2025 2:30 PM
To: FOI (MECP) <foi.mecp@ontario.ca>
Subject: FOI eRequest – Elbaz - 20250225142828248

The submission ID of this application is: 20250225142828248

Date Submitted: February 25, 2025 at 02:28 PM

A copy of the FOI eRequest is attached.

Debrah Elbaz

From: FOI (MECP) <foi.mecp@ontario.ca>
Sent: March 3, 2025 4:14 PM
To: Debrah Elbaz
Subject: RE: FOI eRequest – Elbaz - 20250225142828248

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

ATTENTION: Ce courriel provient de l'extérieur de l'organisation. Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes à moins de reconnaître l'expéditeur et de savoir que le contenu est sécurisé.

Hello,

Thank you for the clarification on this request. The address has been updated to **495 Richmond Road, Ottawa**. We have continued to process your request.

Best regards,

FOI Team



From: Debrah Elbaz <delbaz@ortam.ca>
Sent: Monday, March 3, 2025 9:42 AM
To: FOI (MECP) <foi.mecp@ontario.ca>
Subject: RE: FOI eRequest – Elbaz - 20250225142828248

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning,

My apologies. The complete address is **495 Richmond Road in Ottawa, ON**.

Thank you for your prompt attention.

Best regards,

Déborah Elbaz, ing.

Chargée de Projets – Environnement (Phase I)

Project Manager – Environment (Phase 1)

1200, rue de Louvain Ouest, Montréal (Québec) H4N
1G5
Tél. (514) 982-0990, ext. #224 / 1 (888) 982-0990
#224
Fax. (514) 982-0890

Pensez-y avant de l'imprimer.

Before printing this e-mail, think if it is necessary

From: FOI (MECP) <foi.mecp@ontario.ca>

Sent: February 28, 2025 2:28 PM

To: Debrah Elbaz <delbaz@ortam.ca>

Subject: RE: FOI eRequest – Elbaz - 20250225142828248

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

ATTENTION: Ce courriel provient de l'extérieur de l'organisation. Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes à moins de reconnaître l'expéditeur et de savoir que le contenu est sécurisé.

Hello,

This email is further to your Freedom of Information (FOI) request relating to A-2025-01225.

Please find attached acknowledgement letter for your Freedom of Information request.

Please also find attached a clarification letter regarding your request. You have 14 calendar days to provide the needed information. If the requested information is not received within this timeframe, the request will be considered abandoned and subsequently closed.

Please let us know if you have further questions.

Best regards,

FOI Team

From: Public Secure - Please Do Not Reply (MPBSDP) <noreply@ontario.ca>

Sent: Tuesday, February 25, 2025 2:30 PM

To: FOI (MECP) <foi.mecp@ontario.ca>

Subject: FOI eRequest – Elbaz - 20250225142828248

The submission ID of this application is: 20250225142828248

Date Submitted: February 25, 2025 at 02:28 PM

A copy of the FOI eRequest is attached.

APPENDIX 10

- ❖ Presentation of BPC's, asbestos, MUIFF insulation and Lead paint



POLYCHLORINATED BIPHENYLS (PCBs)

Polychlorinated biphenyls (PCBs) have long been components in various industrial and consumer products. In fact, they were manufactured and used in electrical equipment, heat exchangers, and hydraulic systems and for several specialized applications until the end of the 1970s in the United States and the start of the 1980s in Europe. Although PCBs were used extensively in Canada, none were ever manufactured here. PCBs were highly valued for their excellent dielectric properties, their longevity and their resistance to thermal degradation.

Since 1977, the import of PCBs, their manufacture, their sale (for re-use) and their use for purposes other than those stated in the regulations are prohibited in Canada. Federal regulations specifically concerning the storage of PCBs, the Storage of PCB Material Regulations, have been in effect since 1992. Under these regulations, those who own PCBs must inform the government about the quantity of these materials stored.

ASBESTOS CONTAINING MATERIALS

Asbestos is a natural mineral with unusual qualities. It is strong enough to resist high temperatures, chemical attacks and wear. As a poor conductor, it insulates well against heat and electricity.

Asbestos has been used in hundreds of applications and products over the past 4,500 years. The ancient Greeks wove it into oil lamp wicks, funeral shrouds and ceremonial tablecloths. During the 1800s, it insulated the hot engines, boilers and piping that powered the Industrial Revolution.

For half a century, until the 1980s, asbestos was used in office buildings, public buildings and schools. It insulated hot water heating systems, and was put into walls and ceilings as insulation against fire and sound.

Asbestos has also been widely used in transportation and electrical appliances, frequently mixed with, and encased in, other materials.

Asbestos has also been found in many products around the house. It has been used in clapboard; shingles and felt for roofing; exterior siding; pipe and boiler covering; compounds and cement, such as caulk, putty, roof patching, furnace cement and driveway coating; wallboard; textured and latex paints; acoustical ceiling tiles and plaster; vinyl floor tiles; appliance wiring; hair dryers; irons and ironing board pads; flame-resistant aprons and electric blankets; and clay pottery. Asbestos can also be present in some loose-fill vermiculite insulation.

When it became evident that regular exposure to asbestos on the job involved health risks, the public became more concerned about exposure to asbestos in offices and schools, and, eventually, about all asbestos products.



This concern has led to a dramatic decline in asbestos use since the early 1980s. The use of asbestos insulation in buildings and heating systems has virtually disappeared. Residential use, for roofing, flooring and appliances, continues to decrease.

While alternative products are being developed to replace asbestos, products sold today containing asbestos are regulated under the Hazardous Products Act. Asbestos can be used safely, and public concern has led to improved product design and manufacture.

Asbestos is now better encapsulated and sealed to reduce the escape of fibres.

UREA-FORMALDEHYDE FOAM INSULATION (UFFI)

Urea-formaldehyde foam insulation (UFFI) was developed in Europe in the 1950s as an improved means of insulating difficult-to-reach cavities in house walls. It is typically made at a construction Site from a mixture of urea-formaldehyde resin, a foaming agent and compressed air. When the mixture is injected into the wall, urea and formaldehyde unite and "cure" into an insulating foam plastic.

During the 1970s, when concerns about energy efficiency led to efforts to improve home insulation in Canada, UFFI became an important insulation product for existing houses. Most installations occurred between 1977 and its ban in Canada in 1980.

In the insulating process, a slight excess of formaldehyde was often added to ensure complete "curing" with the urea to produce the urea-formaldehyde foam. That excess was given off during the curing, almost entirely within a day or two of injection. Properly installed, UFFI might not have resulted in any problem.

Unfortunately, however, UFFI was sometimes improperly installed or used in locations where it should not have been. Enough complaints were received, particularly from people living in small, well-sealed homes, that Canadian authorities became concerned about possible health implications. The further use of UFFI was banned in 1980.

LEAD PAINT

The quantity of lead in interior paints is regulated since 1976 under the terms of the federal Law on the dangerous products.

MERCURY

Mercury can be found in some batteries, old paints, thermostats, fluorescent light tubes, old mirrors, etc. In 1991, mercury compounds in indoor latex paints were eliminated. Therefore, the Canadian Paint and Coatings Association (CPCA) removed "interior uses" from their product labels.



MOULD

Mould is found in the natural environment and mould spores are found in the air in the indoor and outdoor environments. Mould develops with moist conditions and are likely to be found in kitchens, bathrooms, and basements, especially in gypsum wallboard, carpets, wallpaper, wood, etc. Depending on the species, mould can have an impact on human health.

RADON

Radon is a colourless, odourless, radioactive and cancerogenic gas that occurs naturally in the environment and comes from the natural breakdown of uranium in soils and rocks. Radon gas can move through small spaces in the soil and rock and get into the building through dirt floors, cracks in the concrete slab or the foundation walls, concrete block walls, drains, crawlspaces, joints, openings around vent pipes, faucets, etc. Exposure to high levels of radon in some Canadian buildings may pose a health risk. To determine the presence or not of radon inside a building, it is recommended to test it.

OZONE-DEPLETING SUBSTANCES (ODS)*

“Ozone-depleting substances (ODS) generally contain chlorine, fluorine, bromine, carbon, and hydrogen in varying proportions and are often described by the general term halocarbons. Chlorofluorocarbons (CFCs), carbon tetrachloride, and methyl chloroform are important human-produced ozone-depleting gases that have been used in many applications including refrigeration, air conditioning, foam blowing, cleaning of electronics components, and as solvents. Another important group of human-produced halocarbons is the halons, which contain carbon, bromine, fluorine, and (in some cases) chlorine and have been mainly used as fire extinguishers.”

Chlorofluorocarbon (CFCs):

“Chlorofluorocarbons (CFCs) are a group of chemical substances that contain one, two or three carbon atoms and at least one atom each of chlorine and fluorine. CFCs were first developed in the 1920s to replace sulphur dioxide as a coolant gas. In the 1930s they began to replace ammonia for cooling uses. Their non-toxicity, non-flammability, stability, and heat-absorption effectiveness earned them early respect as wonder chemicals of the 20th Century. In the late 1940s they began to be used as the propellant in aerosols. This use hit its peak in the late 1970s, when CFC was identified as an ODS, and aerosols became the main target of public action. CFCs were also used in the production of packaging, insulation, and other foams. In the 1980s they were widely used as coolants in refrigerators and air conditioners, as solvents in degreasers and cleaners and to dilute sterilant gas mixtures, and as blowing agents in the production of foams.

The manufacture and use of CFCs in industry has been severely curtailed following the Montreal Protocol. They have been almost completely phased-out in developed countries, with remaining uses limited to metered-dose inhalers. Starting in 2010, developing countries need to completely phase out CFCs.



Hydrochlorofluorocarbons (HCFCs):

“Hydrochlorofluorocarbons (HCFCs) are a group of chemical substances that contain one, two or three carbon atoms and at least one atom each of hydrogen, chlorine, and fluorine. The hydrogen makes them less stable and therefore less damaging to the ozone layer. Except for a few HCFCs already in use in Canada - mainly used as refrigerants - most HCFCs have been developed for use as transitional chemicals to replace the more damaging ozone-depleting substances, mainly CFCs. HCFCs have only two to five per cent of the ozone-depleting potential of CFCs, which makes them a good temporary replacement for applications where alternatives completely safe for the ozone layer are not yet available.

HCFCs are mainly used for foam blowing, refrigeration and air conditioning, solvent cleaning and to a lesser extent, aerosols, and fire protection. At the 19th Meeting of the Montreal Protocol, it was agreed to accelerate the phase-out of HCFCs in both developed and developing countries. Developed countries agreed to phase-out the production and consumption of HCFCs by 75% in 2010, by 90% in 2015, and complete this accelerated phase-out by 2020, while allowing for the continued use of 0.5% for servicing until 2030.”

Halons:

“Halon is a group of chemical compounds containing bromine, chlorine, fluorine, or carbon in its structure. Halons are very effective for extinguishing fires. They do not leave a solid residue and are not a threat to people when used at the recommended concentrations. The combined characteristics of halons make them suitable for all types of fire-extinguishing equipment, ranging from industrial/commercial total-flooding equipment to the hand-held fire extinguishers popular for office and home use.

Although halons do not present a direct hazard to people, they have a very high ozone-depleting potential (ODP) because they contain bromine. In fact, halon 1301 - which is largely used in total-flooding systems - has the highest ODP of all known ozone-depleting substances (10 times greater than that of CFC-11).

Canada has never produced halons but has imported some to satisfy its domestic needs. The importation of newly produced halons has been banned since January 1, 1994. Developed countries no longer produce new halons but use from stockpiles for airplanes and military applications is still allowed and continues. Developing countries must completely phase-out halons by 2010.”

Bromochloromethane:

“Bromochloromethane is a chemical substance that contains chlorine, bromine, carbon, and hydrogen. It is also known as Halon 1011 or Chlorobromomethane. Total elimination of consumption and production of bromochloromethane has been in place since January 1st, 2002.”

Carbon Tetrachloride:

“Carbon tetrachloride is a chemical substance consisting of one carbon atom and four chlorine atoms. It was widely used as a raw material (feedstock) in the production of CFCs. CFCs are no longer produced in Canada, eliminating the leading use of carbon tetrachloride in Canada. Carbon tetrachloride is also used in the manufacture of other chemicals that do not deplete the ozone layer. Smaller quantities of carbon tetrachloride



were used in fire extinguishers, as a dry-cleaning agent, and as an ingredient in pesticides, pharmaceuticals, paints, and solvents.

Total elimination of consumption and production of carbon tetrachloride has been in place since January 1, 1996, with the exception of feedstock for manufacturing substances that do not deplete the ozone layer - this use not being controlled by the Montreal Protocol. Developing countries are due to achieve the same phase-out in 2010.”

Methyl bromide:

“Methyl bromide is a chemical substance containing bromine, hydrogen and carbon and is an important contributor to ozone depletion. This substance has a wide variety of agricultural uses as a fumigant. It is used for soil fumigation and fumigation of some food production facilities. Methyl bromide is also used in quarantine applications and pre-shipment applications for commodities in trade. This use of methyl bromide is not controlled under the Montreal Protocol.

Methyl bromide is not manufactured in Canada but is registered for use under the Pest Control Products Act. Developed countries were to achieve the phase-out of agricultural uses by 2005. However, alternatives are often either not well known, developed, accepted, or allowed by regulatory authorities. Therefore, there are still a number of critical use exemptions under the Protocol, meaning that significant volumes of methyl bromide continue to be used. Developing countries are scheduled to phase-out methyl bromide by 2015.

Methyl chloroform:

“Methyl chloroform is a chemical compound consisting of carbon, hydrogen, and chlorine. It was popular because of its versatility and efficiency as a solvent in cleaners, degreasers, and adhesives. It first appeared as a substitute for carbon tetrachloride in the mid-1950s, and by the 1980s was widely used by the electronics and equipment manufacturing industries. Under the Montreal Protocol, its use has been phased-out in developed countries since January 1, 1996, and developing countries have until 2015 to do the same.”

Hydrobromofluorocarbons:

“Hydrobromofluorocarbons are a group of chemical substances that contain one, two or three carbon atoms and at least one atom each of hydrogen, bromine, and fluorine. HBFCs were never commercialized in Canada. They were banned in 1996 in all countries.”

**Source : <https://www.canada.ca/en/environment-climate-change/services/air-pollution/issues/ozone-layer/depletion-impacts/substances.html>*

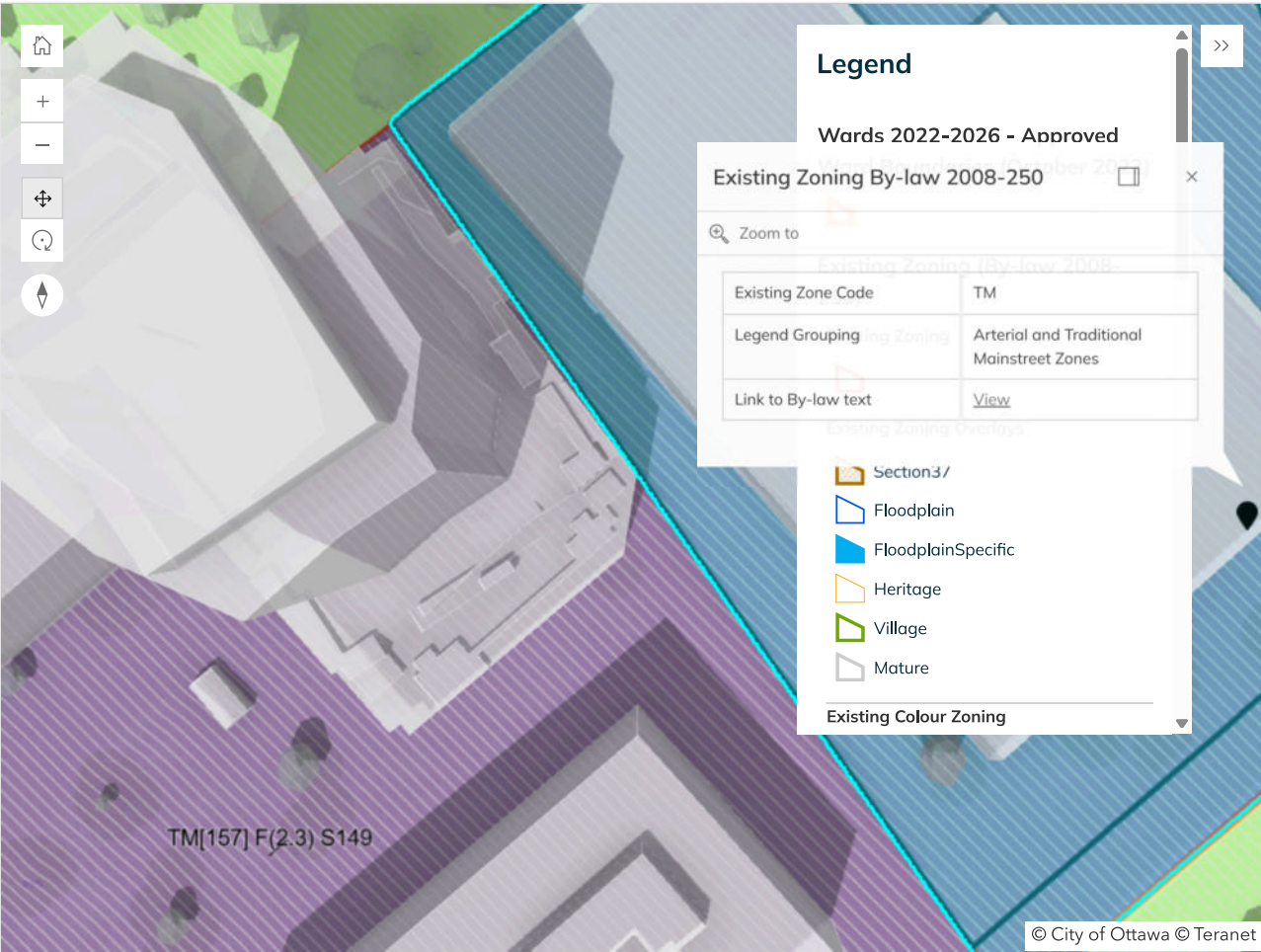


APPENDIX 11

- ❖ Other documents



	Existing Zoning (By-law 2008-250)	New Zoning By-law DRAFT
Zoning overlays	• Mature Neighbourhoods Overlay	
Link to By-law text	Existing Zoning By-law 2008-250 on Ottawa.ca	New Zoning By-law DRAFT on Engage Ottawa



Part 10 – Mixed Use/Commercial Zones (Sections 185-198)

This part comprises the zones that are applied to the urban and suburban areas of the City in accordance with the mixed-use and commercial land use designations of the Official Plan, and includes the LC- Local Commercial, GM- General Mixed Use, TM- Traditional Mainstreet, AM-Arterial Mainstreet, MC- Mixed Use Centre and MD- Mixed-Use Downtown Zones.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

AM – Arterial Mainstreet Zone (Sections 185-186)

Purpose of the Zone

The purpose of the AM – Arterial Mainstreet Zone is to:

- (1) *accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated **Arterial Mainstreet** in the Official Plan; and*
- (2) *impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.*

185. In the AM Zone:

Permitted Non-Residential Uses

- (1) The following non-residential uses are permitted subject to:
 - (a) the provisions of subsections 185(3) to (5), and
 - (b) **amusement park** being located within a building;

amusement centre
 amusement park
 animal care establishment
 animal hospital
 artist studio
 automobile dealership
 automobile rental establishment
 automobile service station
 bank
 bank machine
 bar
 broadcasting studio
 car wash
 catering establishment
 cinema
 click and collect facility (By-law 2016-289)
 community centre
 community health and resource centre
 convenience store
 day care
 diplomatic mission, see Part 3, Section 88
 drive-through facility
 emergency service
 funeral home
 gas bar
 hotel
 instructional facility
 library
 medical facility
 municipal service centre
 museum
 nightclub
 office
 park
 parking garage
 payday loan establishment (By-law 2017-302)
 personal brewing facility (By-law 2019-41)
 personal service business
 place of assembly
 place of worship
 post office
 production studio
 recreational and athletic facility
 research and development centre
 residential care facility (By-law 2011-273)
 restaurant
 retail food store
 retail store
 school
 service and repair shop
 sports arena
 storefront industry, see Part 3, Section 99 (By-law 2018-171)
 technology industry
 theatre
 training center
 urban agriculture, see Part 3, Section 82 (By-law 2017-148)

Permitted Residential Uses

- (2) The following residential uses are permitted:

apartment **dwelling**, low rise
apartment dwelling, mid rise (By-law 2014-292)
bed and breakfast, see *Part 5, Section 121*
dwelling unit
group home, see *Part 5, Section 126*
home-based business, see *Part 5, Section 127*
 home-based day care, see *Part 5, Section 129*
planned unit development, see *Part 5, Section 131*
retirement home
retirement home, converted, see *Part 5, Section 122*
rooming house
stacked dwelling, see *Part 5, Section 138 (By-law 2010-307)*
townhouse dwelling, see *Part 5, Section 138 (By-law 2012-334)(By-law 2010-307) (By-law 2014-189) (By-law 2018-206)*

Zone Provisions

- (3) The zone provisions are set out in Table 185 below.

TABLE 185 - AM ZONE PROVISIONS

I ZONING MECHANISMS			II PROVISIONS
(a) Minimum lot area			No minimum
(b) Minimum lot width			No minimum
(c) Front yard and corner side yard	(i) non-residential or mixed-use buildings	Minimum	No minimum
	(ii) residential use building	Minimum	3 m
(d) Minimum interior side yard	(i) abutting a residential zone		7.5 m
	(ii) all other cases		No minimum
(e) Minimum rear yard	(i) abutting a street		3 m
	(ii) rear lot line abutting a residential zone		7.5 m
	(iii) for a residential use building		7.5 m
	(iv) all other cases		No minimum
(f) Maximum building height	(i) in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone (By-law 2011-124)		11 m
	(ii) in any area up to and including 20 metres from a property line abutting a R4 zone (By-law 2011-124)		15 m
	(iii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)		20 metres, or as shown on the zoning map
	(iv) more than 30 metres from a property line abutting a R1 – R4 zone		30 metres but in no case greater than nine storeys, or as shown on the zoning map (By-law 2015-45)
	(v) In addition to Table 185(f)(i, ii, and iii), as applicable, the maximum building height for AM, AM1, AM4 and AM5 zones, on the following street segments: (By-law 2015-45) (By-law 2020-299)		25.0 metres, or as shown on the zoning map (By-law 2020-299)

I ZONING MECHANISMS		II PROVISIONS	
	Street Segments: i) Baseline Road from St. Helen’s Place to Merivale Road ii) Merivale Road from Baseline Road to Caldwell Avenue iii) Clyde Avenue from Doheny Street to Highway 417 iv) Bronson Avenue from Carling Avenue to Kippewa Drive v) St. Laurent Blvd. from VIA Rail right-of-way to Queen Mary Street vi) Michael Street from Tremblay Road to Kenaston Street vii) Ogilvie Road from St. Laurent Blvd. to Cyrville Road viii) Brittany Drive from Montreal Road to Kristin Way ix) Montreal Road from Shefford Road to Regional Road 174 x) Innes Road from Page Road to Tenth Line Road xi) Bank Street from VIA Rail right-of-way to Walkley Road xii) Bank Street from Walkey Road to Rail right-of-way (South of Ledbury Ave.) xiii) Bank Street from Rail right-of-way (South of Ledbury Ave.) to Lester Road) (By-law 2020-229)		
	(vi) in all other cases	30 metres but in no case greater than nine storeys, or as shown on the zoning map (By-law 2015-45) (By-law 2020-299)	
(g) Maximum floor space index (By-law 2015-45)	(i) for AM, AM1, AM4 and AM5 zones, on specific street segments as noted in clause (g) above	1. if 80% or more of the required parking is provided below grade	3.5
		2. in all other cases	2, unless otherwise shown
	(ii) in all other cases	none	
(h) Minimum width of landscaped area around a parking lot		see Section 110 – Landscaping Provisions for Parking Lots	

- (4) Outdoor storage is permitted subject to:
- (a) being located in an interior side yard or rear yard;
 - (b) being completely enclosed and screened from a public street, and from residential or institutional zone; and
 - (c) the provisions of subsection 185(4) (b) above does not apply to **automobile dealership**.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (6) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by a H suffix, schedule or exception that permits a height of 30m or greater on part of the lot, the use Apartment Dwelling, High Rise is a permitted use on that lot.
- (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by a H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys, on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)
- (7) Despite section 19, where a height suffix applies, the application of any additional setbacks or transitions still apply. (By-law 2022-103)

AM Subzones

186. In the AM Zone, the following subzones apply:

AM1 Subzone

- (1) In the AM1 Subzone:
 - (a) no greater than 50% of the maximum permitted floor space index may be used for the non-residential uses; and (By-law 2012-91)
 - (b) the provisions of subsection 186(1)(a) above do not apply to **community centre, community health and resource centre, day care and library.**

AM2 Subzone

- (2) In the AM2 Subzone:
 - (a) the following uses are prohibited:
 - amusement centre**
 - amusement park**
 - bar**
 - cinema**
 - funeral home
 - museum**
 - nightclub**
 - recreational and athletic facility**
 - sports arena**
 - theatre**

AM3 Subzone- St. Joseph Boulevard Subzone

- (3) In the AM3 Subzone:
 - (a) the following uses are prohibited:
 - automobile dealership**
 - automobile rental establishment**
 - car wash**
 - gas bar**
 - (b) the provisions of subsection 185(3) do not apply and the provisions of Table 186A below apply.

TABLE 186A - AM3 SUBZONE PROVISIONS

I ZONING MECHANISMS			II PROVISIONS
(i) Minimum lot width	1. lot without direct vehicular access to St. Joseph Blvd		18 m
	2. lot with direct access to St. Joseph Blvd		24 m
(ii) Maximum front yard and corner side yard setbacks	1. non-residential or mixed use buildings		4 m
	2. residential use building		6 m
(iii) Maximum floor space index	1. for lots having a lot depth of 40 metres or less		1.5
	2. for lots having a lot depth greater than 40 metres		3
	3. for gateway sites with an average lot depth greater than 60 metres		3.5
(iv) Minimum building heights	1. for all gateway sites within 4 m of a lot line abutting a street		9 m
(v) Maximum building heights (By-law 2015-190)	1. for lots with a lot depth of 40 metres or less		13 m
	2. for lots with a lot depth greater than 40 metres	(i) within 20 metres from a residential zone	13 m
		(ii) beyond 20 metres from a residential zone	19 m
	3. for gateway sites with an average lot depth greater than 60 metres	(a) within 20 metres or less of a lot line abutting a residential zone	13 m
		(b) between 20 metres and 30 metres of a lot line abutting a residential zone	19 m
		(c) beyond 30 metres of a lot line abutting a residential zone	25 m
(vi) Minimum rear yard setback			7.5 metres

- (c) For the purpose of this section, a gateway site is any corner lot or any development that incorporates one or more lots and includes a corner lot and is developed under one Site Plan, located abutting the following street intersections:
- (i) St. Joseph Boulevard and Youville Drive;
 - (ii) St. Joseph Boulevard and Jeanne d'Arc Boulevard;
 - (iii) St. Joseph Boulevard and Orleans Boulevard; and
 - (iv) St. Joseph Boulevard and Place d'Orleans Drive.
- (d) Where a lot fronts on three streets, the provisions of Table 186A (ii)1. do not apply and a 4 metre yard setback must be provided for only two of the three streets, one of which must be St-Joseph Boulevard.
- (e) Where a gateway site fronts on three streets, the provisions of Table 186A (ii)1. do not apply and a maximum 4 metre yard setback must be provided from St-Joseph Boulevard and the other gateway street.
- (f) For a gateway site, a minimum of:

- (i) 75% of the width of the corner site measured at the building setback and along St. Joseph Boulevard; and
 - (ii) 50% of the width of the corner site measured at the building setback and along the other street;
- must be occupied by a building face.
- (g) For all buildings facing St. Joseph Boulevard:
 - (i) a minimum of 50% of the width of a lot, measured at the building setback, must be occupied by a building face, unless Section 186 (3) (f) applies; and
 - (ii) a minimum of 50% of the length of the ground floor elevation must consist of openings such as windows and customer entrances.

AM4 Subzone

- (4) Reserved for future use. (By-law 2015-45)

AM5 Subzone

- (5) In the AM5 Subzone:
 - (a) the following uses only are permitted:
 - apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - broadcasting studio**
 - diplomatic mission**, *see Part 3, Section 88*
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - dwelling unit**
 - emergency service**
 - home-based business**, *see Part 5, Section 127*
 - home-based day care, *see Part 5, Section 129*
 - hotel**
 - medical facility**
 - museum**
 - office**
 - planned unit development**, *see Part 5, Section 131*
 - production studio**
 - research and development centre**
 - stacked dwelling**, *see Part 5, Section 138* (By-law 2010-307)
 - technology industry**
 - training centre** (By-law 2014-189)
 - urban agriculture** (By-law 2017-148)
 - (b) the following uses are also permitted subject to:
 - (i) being in the same building or on the same lot as a use or uses listed in subsection 186(5)(a) above; and
 - (ii) the cumulative gross floor area not exceeding the total gross floor area of the use or uses listed in subsection 186(5)(a) above;

artist studio
bank
 bank machine
bar
car wash
cinema
convenience store
day care
instructional facility
library
municipal service centre
nightclub
parking garage
parking lot
payday loan establishment (By-law 2017-302)
personal service business
place of assembly
 place of worship
 post office
recreational and athletic facility
restaurant (OMB Order #PL080959 issued March 18, 2010)
 retail food store
retail store
service and repair shop
theatre

- (c) car wash, including the required queuing spaces, must be totally enclosed in a building occupied by a permitted use listed in subsection 186(5)(a);
- (d) the provisions of subsection 185(4) do not apply and storage must be completely enclosed within a building;
- (e) the provisions of Section 101 – *Minimum Parking Space Rates*, apply but the minimum rate is the maximum amount of parking permitted; and
- (f) where excess parking results from a change of use, the excess parking may be retained.

AM6 Subzone

- (6) Reserved for future use. (By-law 2015-45)

AM7 Subzone- Hazeldean Road Subzone

- (7) In the AM7 Subzone:
 - (a) the following uses are prohibited:

automobile dealership
automobile rental establishment
automobile service station
gas bar
rooming house
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)
 - (b) the minimum lot area is 600 square metres; the minimum lot width is 18 metres; the minimum rear yard setback is 10 metres and the maximum permitted lot coverage is 50%.
 - (c) the maximum permitted building height is 11 metres within 20 metres of a residential zone, and 15 metres in all other cases.

- (d) a minimum of,
 - (i) 50% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is less than 90 metres wide.
 - (ii) 30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.
- (e) if there are high voltage power lines present near the front lot line then the front yard setback requirement is 5 metres instead of 3 metres.
- (f) when an outdoor commercial patio is located in a front yard, then the front yard setback requirement is 6 metres instead of 3 metres.
- (g) in the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with subsection (d) above, provided that those requirements are satisfied upon the completion of all phases of development.
- (h) a landscaped buffer of 10 metres is required along a property line abutting a residential zone, and a landscaped buffer of 5 metres is required along a rear lot line abutting a non-residential zone.
- (i) outdoor storage accessory to the use on the lot,
 - (i) is prohibited in a front yard, and
 - (ii) Is permitted in all other yards provided it is concealed from view from abutting streets and non-commercial zones, and provided it does not cover more than 20% of the lot area.
- (j) the lot line abutting Hazeldean Road is considered to be the front lot line.
- (k) the minimum number of parking spaces required for a shopping centre may be reduced by the number of on-street parking spaces that are located within 12 metres of the lot on which a shopping centre is located.

AM8 Subzone – Bank Street Subzone

- (8) In the AM8 Subzone:
 - (a) the following uses are also permitted: apartment dwelling, high rise;
 - (b) no greater than 50% of the maximum permitted floor space index may be used for permitted non-residential uses,
 - (c) the provisions of subsection 186(1)(a) above do not apply to community centre, community health and resource centre, day care and library,
 - (d) the following maximum building heights apply:
 - (i) in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone: 11 m
 - (ii) in any area up to and including 20 metres from a property line abutting a R4 zone: 15 m
 - (iii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone: 20 metres
 - (iv) more than 30 metres from a property line abutting a R1, R2, R3 or R4 zone: 50 metres,
 - (v) in all other cases: 50 metres

- (e) for non-residential and mixed-use buildings, no minimum front yard setback applies and the maximum front yard setback along Bank Street is 3.0 metres,
- (f) for non-residential and mixed-use buildings, where overhead hydro wires and hydro poles exist, the maximum front yard setback along Bank Street is 5.0 metres,
- (g) where the building height is greater than 4 storeys the second, third or fourth storey must be stepped back a further 2.5 metres from the front wall of the storey below and each storey above the fourth storey is to have the same minimum setback as required for the fourth storey, (By-law 2018-155)
- (h) at least 70% of the lot width measured at the building setback along Bank Street must be occupied by one or more building walls, and in the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with this clause, provided that those requirements are satisfied upon the completion of all phases of development.
- (i) in a case of gas bars and where the floor area of buildings that existed on March 28, 2012 is increased up to an amount equal to 25% of the floor area that existed on that day clauses (d) and (g) above do not apply,
- (j) in the case of lots with a Bank Street frontage of 35 metres or less, clause (g) above does not apply, .
- (k) despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located. (By-law 2012-91) (Subject to By-law 2015-192) (By-law 2016-249)
- (l)
 - (i) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
 - (ii) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2012-91) (By-law 2014-292) (By-law 2016-249)

AM9 Subzone

- (9) In the AM9 Subzone:
 - (a) the minimum rear yard setback for a non-residential or mixed-use building is 10 metres.
 - (b) the maximum permitted building height is 11 metres within 20 metres of a residential zone, and 15 metres in all other cases.
 - (c) a minimum of:
 - (i) 50% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is less than 90 metres wide.
 - (ii) 30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.
 - (d) Clause (c) does not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but a maximum front yard setback of 3 metres shall apply to any building containing these uses.
 - (e) Despite (c) and (d), in the case of high voltage power lines present near the front lot line the distance of 3 metres set out within (c)(i) and (c)(ii) and the maximum front yard setback in (d) is increased to 5 metres with respect to that portion of the building wall affected by the high voltage power lines.

- (f) In the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with subsection (c) above, provided that those requirements are satisfied upon the completion of all phases of development.
- (g) For a lot containing a non-residential or mixed use building, the minimum required width of a landscaped area along a lot line is:
 - (i) where abutting a residential zone: 10 metres and an opaque screen with a minimum height of 1.5 metres must be provided between the residential zone and landscaped area;
 - (ii) where it is the rear lot line and it abuts a non-residential zone: 5 m
 - (iii) in all other cases: no minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.
- (h) outdoor storage accessory to the use on the lot,
 - (i) is prohibited in a front yard, and
 - (ii) Is permitted in all other yards provided it is concealed from view from abutting streets and non-commercial zones, and provided it does not cover more than 20% of the lot area.
- (i) the lot line abutting Hazeldean Road is considered to be the front lot line
- (j) the minimum number of parking spaces required for a shopping centre may be reduced by the number of on-street parking spaces that are located within 12 metres of the lot on which a shopping centre is located. (By-law 2014-27)

AM10 Subzone

- (10) In the AM10 Subzone:
 - (a) the lot line abutting the designated "Arterial Mainstreet", as per Schedule B of the Official Plan, is the front lot line, and in the case of a lot with more than one lot line abutting an arterial mainstreet the provisions applying to front lot line will apply to all of the lot lines abutting an arterial mainstreet regardless of it being a front or other lot line,
 - (b) despite Table 185(c), the following provisions apply;
 - (i) the minimum front and corner side yard setback for all buildings is 0 metres, and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building, and within 3.0 metres for Non-residential and Mixed use buildings; and
 - (ii) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following;
 - 1) the first phase is required to satisfy (b)(i) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase; and
 - 2) all subsequent phases are not required to comply with (b)(i) independently, provided that (b)(i) is satisfied upon the completion of all phases; and
 - 3) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase,
 - (c) despite Table 185(d)(i), the minimum interior side yard setback from a lot line abutting a residential zone is;
 - (i) 3.0 metres for the first 20 metres back from the street,

- (ii) 7.5 metres beyond 20 metres back from the street,
- (d) despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;
 - (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.
 - (ii) 7.5 metres in all other cases,
- (e) any portion of a building located within 10 metres a front lot line or corner lot line must satisfy the following minimum building heights:
 - (i) if the building is a non-residential or mixed-use building, the ground floor requires a minimum height of 4.5 metres; and
 - (ii) the minimum building height required is 7.5 metres, and must contain at least two storeys,
- (f) a building existing as of the day of the passing of the By-law may be expanded without having to comply with clause (b) above, provided the following;
 - (i) the addition does not exceed the greater of 600 m² or 20% of the gross floor area of the existing building,
 - (ii) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building,
- (g) the ground floor façade facing a public street of a building located within 4.5 metres of the front lot line or corner side lot line must include:
 - (i) a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and
 - (ii) a minimum of one active entrance in the case of a residential use building;

where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets;
- (h) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors,
- (i) clauses (b) and (e) do not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but the following must be satisfied;
 - (i) a maximum front yard setback of 3 metres is required to any building containing these uses; and
 - (ii) an automobile dealership and automobile rental establishment require a minimum building height of 7.5 metres,
- (j) despite Table 185(f) the following maximum building heights apply:
 - (i) In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone: 11 m
 - (ii) In any area up to and including 20 metres from a rear lot line abutting an R4 zone: 15 m
 - (iii) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone: 20 m
 - (iv) In any area:

- a. outside of the areas identified in (i) through (iii) above; and,
 - b. up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: 15 m
- (v) In all other cases: 30 m (By-law 2015-45)

AM11 Subzone - Innes Road (Blackburn Hamlet) Subzone

- (11) In the AM11 Subzone:
- (a) the following uses are prohibited:
 - amusement centre
 - amusement park
 - nightclub
 - personal brewing facility (By-law 2019-41)
 - sports arena
 - (b) for zoning purposes, the lot line abutting Innes Road is deemed to be the front lot line,
 - (c) despite Table 185(a) minimum lot area for an automobile dealership is 1500 m²,
 - (d) despite Table 185(c) the front yard and corner side yard provisions are as follows:
 - (i) for non-residential, mixed-use, and residential use building the minimum setback is 3.0 metres.
 - (ii) despite clause (d), at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 3.0 metres of the lot line; and
 - (iii) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following:
 - (1) the first phase is required to satisfy (b)(i) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase; and
 - (2) all subsequent phases are not required to comply with (b)(i) independently, provided that (b)(i) is satisfied upon the completion of all phases; and
 - (3) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase,
 - (e) where the building height is greater than five storeys or 18 metres, at and above the fifth storey or 18 metres whichever is lesser, a building must be setback a minimum of 2.0 metres more than the provided setback from the front lot line and corner lot line,
 - (f) the minimum height for the first storey of any building greater than 11 metres in height is 4.5 metres,
 - (g) despite clause 185(4)(a), Outdoor Storage is prohibited in any yard abutting an R1, R2 or R3 zone, except in the case of an automobile dealership,
 - (h) despite Table 185(d)(i), the minimum interior side yard setback from a lot line abutting a residential zone is;
 - (i) 3.0 metres for the first 20 metres back from the street,
 - (ii) 7.5 metres beyond 20 metres back from the street,

- (i) despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;
 - (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.
 - (ii) 10 metres in all other cases,
- (j) a building existing as of the day of the passing of the By-law may be expanded without having to comply with clause (b) above, provided the following:
 - (i) the addition does not exceed the greater of 600 m² or 20% of the gross floor area of the existing building,
 - (ii) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building,
- (k) the ground floor façade facing a public street of a building located within 3.0 metres of the front lot line or corner side lot line must include:
 - (i) a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and
 - (ii) a minimum of one active entrance in the case of a residential use building,

where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets,
- (l) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and customer or resident entrance access doors,
- (m) clause (d) does not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but the following must be satisfied:
 - (i) a maximum front yard setback of 3 metres is required to any building containing these uses; and
 - (ii) an automobile dealership and automobile rental establishment require a minimum building height of 7.5 metres.
- (n) despite Table 185(f) the following maximum building heights apply:
 - (i) In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone and a side lot line or rear lot line abutting an R1 or R2 zone: 11 m (By-law 2023-222)
 - (ii) In any area up to and including 20 metres from a rear lot line abutting an R4 zone: 15 m
 - (iii) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone and a side lot line abutting an R1 or R2 zone: 20 m (By-law 2023-222)
 - (iv) In any area:
 - (a) outside of the areas identified in (i) through (iii) above; and,
 - (b) up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: 15 m
 - (v) In all other cases: 30 m (By-law 2015-49)
- (o) Despite 186(11)(n)(i) and (iii), for the lands known municipally as 98 and 100 Bearbrook Road the provisions existing as of May 2, 2023 continue to apply. (By-law 2023-222)

AM12 Subzone

(12) In the AM12 Subzone:

(a) Only the following uses are permitted:

amusement centre
animal hospital
artist studio
automobile rental establishment
bank
bank machine
bar
broadcasting studio
catering establishment
cinema
convenience store
day care
emergency service
funeral home
hotel
instructional facility
medical facility
nightclub
office
payday loan establishment (By-law 2017-302)
personal service business
place of assembly
place of worship
post office
production studio
recreational and athletic facility
research and development centre
residential care facility
restaurant
school
service and repair shop
sports arena
technology industry
theatre
training centre
apartment dwelling, low rise
apartment dwelling, mid-high rise
bed and breakfast
dwelling unit
group home
home-based business
home-based day care
planned unit development
retirement home
retirement home, converted

(b) Retail food store and retail store are permitted uses subject to:

- (i) Being located on the ground floor of a building containing another permitted use and;
- (ii) Only permitted once 2500 square metres of gross floor area of another permitted non-residential use or uses have been located in the area to which this subzone applies

(c) where the building height is greater than six storeys, but less than or equal to 12 storeys, at and above the fourth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines;

- (d) where the building height is greater than 12 storeys, at and above the sixth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines;
- (e) For buildings over 20 metres in height or are greater than six storeys, whichever is less:
 - (i) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area;
 - (ii) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area;
- (f) where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential land uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area;
- (g) the minimum separation distance between portions of a building above four storeys is 23 metres;
- (h) the minimum separation distance between portions of a building above nine storeys is 30 metres;
- (i) the area of the wall of the first storey facing the street must have a minimum of 50 per cent of the façade consisting of transparent glazing;
- (j) Where a restaurant, retail store, or retail food store is less than 200 square metres of GFA, no parking spaces are required. Where a restaurant, retail store or retail food store is greater than 200 square metres of GFA, the minimum parking requirement is 5 spaces per 100 square metres over 200 square metres of GFA;
- (k) parking is not required for a group home
- (l) AM12 provisions: (By-law 2015-369)

TABLE 186B – AM12 SUBZONE PROVISIONS (By-law 2015-369)

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum front and corner side yard setbacks	1. for a building with residential land use at grade	5 m
	2. all other cases	No minimum
(ii) Minimum interior side yard setback	1. a building with residential land use at grade or where the interior side yard abuts a park or the building is higher than 11 m in height	3 m
	2. all other cases	1.5 m
(iii) Minimum rear yard setback	1. a building with residential land use at grade or where the rear yard abuts a residential zone	7.5 m
	2. where the rear yard abuts a park	5 m
	3. where the rear yard abuts a street	3 m
	4. all other cases	No minimum

- (m) For a Planned Unit Development:

- (i) The minimum front, corner side, rear and side yard setbacks for the planned unit development are 5 metres;
- (ii) The minimum separation distance between principal buildings within a planned unit development are as follows:
 - (1) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres;
 - (2) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building. (By-law 2015-369)

GM – General Mixed-Use Zone (Sections 187-188)

Purpose of the Zone

The purpose of the GM – General Mixed-Use Zone is to:

- (1) *allow residential, commercial and institutional uses, or mixed use development in the **General Urban Area** and in the **Upper Town, Lowertown and Sandy Hill West Character Areas** of the **Central Area** designations of the Official Plan;*
- (2) *limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
- (3) *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
- (4) *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

187. In the GM Zone,

Permitted Non-Residential Uses

- (1) The following non-residential uses are permitted subject to:
 - (a) the provisions of subsections 187(3), (4) and (5).

animal care establishment
animal hospital
artist studio
bank
 bank machine
catering establishment
 click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, *see Part 3, Section 88*
drive-through facility
emergency service
 funeral home
home-based business, *see Part 5, Section 127*
 home-based day care, *see Part 5, Section 129*
instructional facility
library
medical facility
municipal service centre
office
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
 place of worship
 post office
recreational and athletic facility
research and development centre
residential care facility (By-law 2011-273)
restaurant
 retail food store
retail store
service and repair shop
shelter, *see Part 5, Section 134* (By-law 2011-273)
storefront industry, *see Part 3, Section 99* (By-law 2018-171)
technology industry
training centre
urban agriculture, *see Part 3, Section 82* (By-law 2017-148)

Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 187(3), (4) and (5); and
 - (b) a maximum of ten guest bedrooms in a bed and breakfast.
- apartment **dwelling**, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
bed and breakfast, *see Part 5, Section 121*
dwelling unit
group home, *see Part 5, Section 125*
planned unit development, *see Part 5, Section 131*
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
townhouse dwelling, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 187 below.

TABLE 187 - GM ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setbacks		3 m
(d) Minimum interior side yard setbacks	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 m
	(ii) for a residential use building	1. for a building equal or lower than 11 metres in height
		2. for a building higher than 11 metres in height
	(iii) all other cases	No minimum
(e) Minimum rear yard setback	(i) abutting a street	3 m
	(ii) from any portion of a rear lot line abutting a residential zone	7.5 m
	(iii) for a residential use building	7.5 m
	(iv) all other cases	No minimum
(f) Maximum building height		18 m
(g) Maximum floor space index		2, unless otherwise shown
(h) Minimum width of landscaped area	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum
(i) minimum width of landscaped area around a parking lot		see Section 110 – Landscaping Provisions for Parking Lots

- (4) Storage must be completely enclosed within a building.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (6) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30 metres or to fewer than ten storeys on the entire lot, the use Apartment dwelling, High rise is a prohibited use on that lot.

- (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15 metres or to fewer than five storeys on the entire lot, the use Apartment dwelling, Mid rise is a prohibited use on that lot. (By-law 2015-192)
- (c) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that permits a building height of 10 or more storeys or greater than 30 m, the use “apartment dwelling, high rise” is a permitted use on that lot. (By-law 2019-355)

GM SUBZONES

188. In the GM Zone, the following subzones apply:

GM1 SUBZONE

- (1) In the GM1 Subzone:
 - (a) no more than 50% of the permitted floor space index may be used;
 - (b) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
 - (c) the provision of subsection 188(1)(a) above does not apply to the following uses and the full floor space index may be used:
 - apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - community centre**
 - community health and resource centre**
 - day care**
 - dwelling** unit
 - group home**, see *Part 5, Section 125*
 - library**
 - planned unit development**, see *Part 5, Section 131*
 - residential care facility**
 - retirement home**
 - retirement home, converted**, see *Part 5, Section 122*
 - rooming house**
 - shelter**, see *Part 5, Section 134*
 - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - townhouse dwelling**, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

GM2 SUBZONE

- (2) In the GM2 Subzone:
 - (a) the uses listed under subsections 187(1) and (2) are not permitted and the following uses are permitted:

apartment **dwelling**, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
community centre
community health and resource centre
diplomatic mission, *see Part 3, Section 88*
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
dwelling unit
emergency service
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
home-based day care, *see Part 5, Section 129*
library
planned unit development, *see Part 5, Section 131*
 post office
residential care facility
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house
shelter, *see Part 5, Section 134*
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
townhouse dwelling, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)
urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

- (b) the following uses are also permitted subject to:
- (i) the permitted floor space index being limited to 50%;
 - (ii) being located on the ground floor basement of a building containing dwelling units; (By-law 2015-191)
 - (iii) animal care establishment, animal hospital, artist studio, instructional facility, and recreational and athletic facility being restricted to a maximum gross floor area of 95 square metres for each use; (By-law 2015-190)
 - (iv) the retail food store excluding the sale of fresh meat, poultry, fish, vegetables or fruits; and
 - (v) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided;

animal care establishment (By-law 2015-190)
animal hospital
artist studio
instructional facility
medical facility
office
personal service business
recreational and athletic facility
retail food store
retail store
service and repair shop

GM3 SUBZONE

- (3) In the GM3 Subzone:
- (a) Only the following residential uses are permitted:
 - bed and breakfast**, *see Part 5, Section 121*
 - dwelling unit**
 - planned unit development**, *see part 5, Section 131*
 - rooming house** (By-law 2018-206)

- (b) In addition to the uses permitted under Section 187 (1), the following non-residential uses are permitted subject to:
 - (i) the uses being completely enclosed within a building; and
 - (ii) the provisions of subsection 187(3)(h)(ii) applying but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
 - (iii) parking and loading spaces, for these uses, are not permitted in a front yard or a side yard abutting a street.

automobile dealership
automobile rental establishment
automobile service station
broadcasting studio
car wash
diplomatic mission, see Part 3, Section 88
emergency service
gas bar
hotel
kennel
production studio
 truck transport terminal
urban agriculture, see Part 3, Section 82 (By-law 2017-148)
 warehouse

- (c) the following non-residential uses are permitted subject to:
 - (i) the uses being located in a building containing an **office** or **hotel** use; and
 - (ii) the provisions of subsection 187(3)(h)(ii) applying but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided;

bank
payday loan establishment (By-law 2017-302)
personal service business
restaurant
 retail food store
retail store

GM4 SUBZONE

- (4) In the GM4 Subzone:
 - (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:

animal care establishment (By-law 2015-190)
animal hospital
artist studio
bank
 bank machine
broadcasting studio
community centre
community health and resource centre
day care
diplomatic mission, *see Part 3, Section 88*
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
emergency service
hotel
office
payday loan establishment (By-law 2017-302)
personal service business
production studio
research and development centre
technology industry
urban agriculture, *see Part 3, Section 82 (By-law 2017-148)*

- (b) a parking structure must be at least 6 metres from a residential zone but may be reduced to 3 metres if the wall that faces the residential zone contains no windows or openings;
- (c) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
- (d) the provisions of subsection 187(3)(f) do not apply and the building heights set out in Table 188A below apply. (By-law 2009-18)

TABLE 188A - MAXIMUM BUILDING HEIGHTS IN GM4 SUBZONE (By-law 2009-18)

I LAND USE / LOCATION	II MAXIMUM BUILDING HEIGHTS
(i) parking structure	11 m
(ii) for buildings located on the south side of Chamberlain Avenue, between Lyon Street and Bank Street	14 m
(iii) for buildings located on properties abutting the south side of Isabella Street	23.5 m
(iv) for buildings located on properties abutting the north side of Pretoria Street	22 m
(v) all other cases	18.5 m

GM5 SUBZONE

- (5) In the GM5 Subzone:
 - (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:

artist studio
bed and breakfast, *see Part 5, Section 121*
community centre
community health and resource centre
diplomatic mission, *see Part 3, Section 88*
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
hotel
instructional facility
medical facility
office
personal service business
place of assembly
 place of worship
recreational and athletic facility
restaurant
retail store
urban agriculture, *see Part 3, Section 82 (By-law 2017-148)*

- (b) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided.

GM6 SUBZONE

- (6) In the GM6 Subzone:
 - (a) the following uses are also permitted subject to the ground floor, excluding the lobby area, mechanical rooms and stairways, being occupied by one or more of the following uses: **bank, day care, payday loan establishment, personal service business, place of assembly, recreational and athletic facility, restaurant fast food, restaurant take-out or retail store**; (By-law 2017-302)
 - hotel**
 - parking garage**
 - (b) the cumulative total gross floor area of all **retail store** and retail food store must not exceed 23,225 square metres, and must be distributed proportionally, on a lot by lot basis, in accordance with the following formula: (lot area ÷ zone area) x 23,255 square metres;
 - (c) the lot coverage must not exceed 40%;
 - (d) the provisions of subsection 187(3)(c) do not apply and the front yard and corner side yard setback must be at least 7.5 metres;
 - (e) the provisions of subsection 187(3)(e) do not apply and the rear yard setback must be at least 3 metres;
 - (f) the provisions of subsection 187(3)(h) do not apply to the front yard, corner side yard and rear yard setbacks and they must all be landscaped;
 - (g) the provisions of subsection 187(4) do not apply and storage must be located in the principal building;
 - (h) a parking structure is permitted if it is located on a lot with another principal use and it is located in a rear yard not abutting a street; and
 - (i) required or provided parking may be used for additional parking for the sports arena in the L2[359] zone. (By-law 2010-354)

GM7 SUBZONE

- (7) In the GM7 Subzone:

- (a) the non-residential uses must not exceed a gross leasable area of 900 square metres each, except for community health and resource centre, medical facility, office, research and development centre and retail food store, which may use the full floor space index;
- (b) dwelling units and rooming houses must be located a minimum of 0.5 metres above the finished grade at the lot line abutting a street; (By-law 2018-206)
- (c) a **drive-through facility** is prohibited (By-law 2010-237)
- (d) the subzone provisions are set out in Table 188B.

TABLE 188B - GM7 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	No minimum
(ii) Minimum lot width	No minimum
(iii) Required front yard and corner side yard setbacks abutting Wellington Street and Albert Street	3 m
(iv) Required front yard and corner side yard setbacks abutting Preston Street extended	1. for that portion of the building less than 14 metres and 4 storeys above grade: 0.5 m
	2. for that portion of the building equal or greater than 14 metres or 4 storeys above grade: 3.5 m
(v) Required front yard and corner side yard setbacks abutting Booth Street	1. for that portion of the building less than 14 metres and 4 storeys above grade: 0.5 m
	2. for that portion of the building equal or greater than 14 metres or 4 storeys above grade: 2.5 m
(vi) Required front yard and corner side yard setbacks abutting any other street	1. for that portion of the building less than 14 metres and 4 storeys above grade: 0.5 m
	2. for that portion of the building equal or greater than 14 metres or 4 storeys above grade: 3
(vii) Minimum interior side yard and rear yard setbacks	No minimum
(viii) Minimum building height	1. for a building fronting on Booth Street: 14 metres and 4 storeys;
	2. in all other cases: 11 metres and 3 storeys
(ix) Maximum floor space index	No maximum (By-law 2010-237)
(x) Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped

GM8 SUBZONE (By-law 2011-124)

GM9 SUBZONE

- (9) In the GM9 Subzone:
- (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:
- animal care establishment (By-law 2015-190)
 - animal hospital**
 - bank**
 - bank machine
 - community centre**
 - community health and resource centre**
 - day care**
 - diplomatic mission**, see *Part 3, Section 88*
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - emergency service**
 - instructional facility**
 - library**
 - medical facility**
 - municipal service centre**
 - office**
 - payday loan establishment** (By-law 2017-302)
 - place of assembly**
 - research and development centre**
 - training centre**

GM10 SUBZONE

- (10) In the GM10 Subzone:
- (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted subject to:
- (i) only one **dwelling unit** per **office** occupancy that may be provided on the third floor of a building containing a **medical facility** or an **office** use;
 - (ii) no parking being required for any **dwelling unit** associated with an **office** use or **medical facility**;
- diplomatic mission**, see *Part 3, Section 88*
 - medical facility**
 - office**

GM11 SUBZONE

- (11) In the GM11 Subzone:
- (a) the following uses are also permitted:
- amusement centre**
 - cinema**
 - hotel**
 - museum**
 - sports arena**
 - theatre**

GM12 SUBZONE

- (12) In the GM12 Subzone:
- (a) the following uses are also permitted:

amusement centre
amusement park
automobile dealership
automobile rental establishment
automobile service station
bar
car wash
cinema
gas bar
hotel
nightclub
parking lot
parking garage
sports arena
theatre

GM13 SUBZONE

(13) In the GM13 Subzone:

- (a) the uses listed under subsections 187(1) and 187(2) are not permitted and the following uses only are permitted:

automobile rental establishment
automobile service station
broadcasting studio
community centre
community health and resource centre
day care
diplomatic mission, *see Part 3, Section 88*
drive-through facility
emergency service
funeral home
gas bar
hotel
medical facility
office
production studio
research and development centre
restaurant
retail food store
retail store
technology industry
training centre
urban agriculture, *see Part 3, Section 82 (By-law 2017-148)*

GM14 SUBZONE

(14) In the GM14 Subzone:

- (a) the following uses are also permitted:

automobile dealership
automobile rental establishment
automobile service station
bar
car wash
gas bar
nightclub
personal service business

- (b) the following uses are prohibited:
retail food store
retail store, except an automobile parts and accessories store, a building supply outlet, an equipment rental establishment, a furniture or appliance store, and a garden centre;
- (c) The maximum floor space index of 2.0 does not apply, and the maximum permitted gross floor area is 35,000 m²; (By-law 2008-386)

GM15 SUBZONE

- (15) In the GM15 Subzone:
 - (a) the following uses are also permitted:
automobile service station
car wash
gas bar

GM16 SUBZONE

- (16) In the GM16 Subzone:
 - (a) the following uses are also permitted:
automobile dealership
automobile rental establishment
automobile service station
car wash
gas bar

GM17 SUBZONE

- (17) In the GM17 Subzone:
 - (a) the following uses are also permitted:
 bar
 cinema
 nightclub
 theatre
 - (b) a **drive-through facility** is prohibited (By-law 2010-237)
 - (c) the subzone provisions are set out in Table 188D below

TABLE 188D - GM17 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	No minimum
(ii) Minimum lot width	No minimum

I ZONING MECHANISMS	II PROVISIONS
(iii) Required front yard, interior side yard and corner side yard setbacks	1. for buildings on lots abutting Booth Street: (i) for that portion of the building less than or equal to 14 metres and 4 storeys above grade: 0.5 m (ii) for the portion of the building greater than 14 metres or 4 storeys above grade: 2.5 m 2. for buildings on lots abutting LeBreton Boulevard or adjacent to a O1J H(21) S 94, 95 zone or a O1 S 94, 95 zone: (i) for that portion of the building less than or equal to 80 metres above sea level: 0.5 m (ii) for that portion of the building greater than 80 metres above sea level: 3.5 m
(iv) Minimum rear yard setback	1. for buildings on lots abutting Booth Street: (i) where a building is less or equal to 14 metres and 4 storeys above grade: 0.5 m (ii) where a building is greater than 14 metres or 4 storeys above grade: 3 m 2. for buildings on lots abutting LeBreton Boulevard: (i) where a building is less or equal than 20 metres and 6 storeys above grade: 0.5 m (ii) where a building is greater than 20 metres or 6 storeys above grade: 3.5 m
(v) Minimum yard setback for all other yards	No minimum
(vi) Minimum building elevation above grade	any part of a residential unit must be at least 0.6 metre above the lowest point of the front lot line
(vii) Minimum building height	1. for buildings on lots fronting on Booth Street: 14 metres and 4 storeys 2. for buildings on lots fronting on both Booth Street and LeBreton Boulevard: 20 metres and 6 storeys
(viii) Maximum floor space index	No maximum (By-law 2010-237)
(ix) Minimum landscaped area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped
(x) Minimum width of landscaped area around a parking lot	<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

- (d) principal entrances to commercial uses at grade must be recessed a minimum of 1.5 metres from the front lot line;
- (e) the required parking must be provided as follows:
 - (i) at least 70% of the required parking must be provided in a building;
 - (ii) the required parking that is not located in a building must be located in an interior yard or rear yard; and
 - (iii) not more than 30% of the required parking may be provided at grade in an interior yard or rear yard. .

GM18 SUBZONE

- (18) In the GM18 Subzone:
 - (a) the uses listed under subsections 187(1) and (2) are not permitted and the following uses are permitted:
 - apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - broadcasting studio**
 - community centre**
 - community health and resource centre**
 - diplomatic mission**, *see Part 3, Section 88*
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - dwelling unit**
 - emergency service**
 - home-based business**, *see Part 5, Section 127*
 - home-based day care, *see Part 5, Section 129*
 - hotel**
 - medical facility**
 - office**
 - planned unit development**, *see Part 5, Section 131*
 - production studio**
 - research and development centre**
 - stacked dwelling**, *see Part 5, Section 138 (By-law 2010-307)*
 - technology industry**
 - training centre**
 - urban agriculture**, *see Part 3, Section 82 (By-law 2017-148)*
 - (b) the following uses are also permitted subject to:
 - (i) they are in the same building or on the same lot as a use or uses listed in subsection 188(18)(a) above; and
 - (ii) the cumulative gross floor area does not exceed the total cumulative gross floor area of the use or uses listed in subsection 188(18)(a) above;

artist studio
bank
 bank machine
bar
car wash
cinema
convenience store
day care
instructional facility
library
municipal service centre
nightclub
parking garage
parking lot
payday loan establishment (By-law 2017-302)
personal service business
place of assembly
 place of worship
 post office
recreational and athletic facility
restaurant, full service
restaurant, take-out
 retail food store
retail store
service and repair shop
stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
theatre

GM19 SUBZONE

- (19) In the GM19 Subzone:
- (a) the uses listed under subsection 187(2) are not permitted and the following residential uses only are permitted:
- apartment **dwelling**, low rise
retirement home
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)

GM20 SUBZONE

- (20) In the GM20 Subzone:
- (a) the following uses are also permitted:
- bar**
hotel
nightclub

GM21 SUBZONE

- (21) In the GM21 Subzone:
- (a) the following residential uses listed under subsection 187(2) are prohibited:
- apartment **dwelling**, mid rise (By-law 2014-292)
bed and breakfast, see *Part 5, Section 121*
stacked dwelling

- (b) the uses listed under subsection 187(1) are not permitted and the following uses are permitted:
 - community centre**
 - community health and resource centre**
 - day care**
 - emergency services**
 - home based business**, *see Part 5, Section 127*
 - home based day care, *see Part 5, Section 129*
 - library**
 - medical facility**
 - office**
- (c) the following uses are also permitted provided they are located in a building containing an office or medical facility:
 - animal care establishment (By-law 2015-190)
 - animal hospital**
 - bank**
 - bank machine
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - payday loan establishment** (By-law 2017-302)
 - personal service business**

GM22 SUBZONE

- (22) In the GM22 Subzone:
 - (a) the uses listed under subsections 187(1) and (2) are not permitted and the following uses only are permitted subject to:
 - (i) a limit of two restaurants for a cumulative total gross floor area of 930 m²;
 - (ii) the farmer's market being limited to a combined maximum gross floor area and outdoor space of 3,720 m²; and
 - (iii) bank, payday loan establishment and accessory uses to an automobile dealership being limited to a cumulative total gross floor area of 11,150 m²; (By-law 2017-302)
 - automobile dealership**
 - automobile rental establishment**
 - automobile service station**
 - bank**
 - bank machine
 - broadcasting studio**
 - car wash**
 - drive-through facility**
 - emergency service**
 - gas bar**
 - medical facility**
 - office**
 - parking garage**
 - parking lot**
 - payday loan establishment** (By-law 2017-302)
 - production studio**
 - research and development centre**
 - restaurant**
 - retail food store, limited to a farmer's market
 - technology industry**
 - (b) the subzone provisions are set out in Table 188E below.

TABLE 188E – GM22 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	1,800 m ²
(b) Minimum lot width	30 m
(c) Minimum front yard and corner side yard setbacks	9 m, except in the case of a parking space, which may be located no closer than 6.0 m to any public street (By-law 2012-33)
(d) Minimum interior side yard setbacks	2 m
(e) Minimum rear yard setback	7.5 m
(f) Minimum yard setback from Highway 417	14 m
(g) Maximum cumulative gross floor area for automobile dealership	21,135 m ²
(h) Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped
(i) minimum width of landscaped area around a parking lot	<i>see Section 110 – Landscaping Provisions for Parking Lots</i>
(j) Parking Space Location	Despite (i) above and Section 110, Table 110(a), each dealership may use up to 25% of its frontage for display of vehicles, which may be located no closer than 1.5 metres to any public street, provided the balance of the frontage is landscaped. (By-law 2012-33)

GM23 SUBZONE

- (23) In the GM23 Subzone:
- (a) the following uses are also permitted:

automobile body shop
 automobile dealership
 automobile rental establishment
 automobile service station
 broadcasting studio
 car wash
 gas bar
 hotel
 heavy equipment and vehicle sales, rental and servicing
 kennel
 light industrial uses
 production studio
 storage yard
 warehouse
 waste processing and transfer facility (non-putrescible)

- (b) the uses listed in Section 187(2) are prohibited; and
- (c) Section 187(4) does not apply provided that accessory outdoor storage is:
 - i) fully screened from streets and adjacent properties by means of fencing or landscaping; and
 - ii) not located in a front yard or closer to a street than the front wall of a building

GM24 SUBZONE- Major Shopping Centre Subzone

(24) In the GM24 Subzone:

- (a) The following uses are also permitted:

amusement centre
 amusement park
 automobile service station
 bar
 broadcasting studio
 car wash
 cinema
 gas bar
 hotel
 nightclub
 parking garage
 parking lot
 production studio
 school
 theatre

- (b) The cumulative total gross floor area of **medical facility, office, research and development centre** and **technology industry** combined may not exceed 25% of the permitted floor space index.
- (c) A minimum of 50% of the lot width within 6 metres of the front lot line along,
 - (i) Carling Avenue between Woodroffe Avenue and Iroquois Road, and
 - (ii) St. Laurent Boulevard between Coventry Road and Highway 417
- (d) The subzone provisions are set out in Table 188F below. (By-law 2015-293)

TABLE 188F – GM24 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Front yard and corner side yard setbacks		No minimum
(b) Minimum interior side yard setbacks	(i) abutting a residential zone	15 m
	(ii) other cases	No minimum
(c) Minimum rear yard setback	(i) rear lot line abutting a residential zone	15 m
	(ii) other cases	3 m
(d) Maximum building height	(i) within 20 m from a residential zone	11 m
	(ii) in all other cases	25 m
(e) Minimum gross leasable area		50,000 m ²
(f) Minimum width of landscaped area	(i) abutting a residential or institutional zone	3 m
	(ii) all other cases	No minimum

GM25 SUBZONE

(25) In the GM25 Subzone:

- (a) Despite subsection 187(1), the following non-residential uses only are permitted:
 - artist studio**
 - bank**
 - bank machine
 - catering establishment**
 - community health and resource centre**
 - convenience store**
 - day care**
 - instructional facility**
 - library**
 - medical facility**
 - municipal service centre**
 - office**
 - payday loan establishment** (By-law 2017-302)
 - personal service business**
 - post office**
 - recreational and athletic facility**
 - full-service restaurant**
 - take-out restaurant**
 - retail food store**
 - retail store**
 - service and repair shop**
 - urban agriculture**, see *part 3, Section 82* (By-law 2017-148)
- (b) The following uses are permitted subject to:
 - (i) being prohibited within a heritage overlay;
 - (ii) being prohibited within 50m of Maxwell Bridge Road except where within 75m of March Road

- (iii) a drive-through facility only being permitted within 75m of March Road

**drive-through facility
fast-food restaurant**

- (c) The subzone provisions are set out in Table 188G below:

(By-law 2009-162)

TABLE 188G – GM25 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum yard setback from an O1 zone		3.0m
(ii) Maximum building height for any part of a building within 9m of a lot line abutting a street		11.0
(iii) Maximum floor space index	1. for all non-residential uses, except office and bank	0.3
	2. for office and bank	0.6 less the floor space index utilized by other non-residential uses
	3. for residential uses	0.4
(iv) Minimum separation between buildings	1. within a heritage overlay	15.0 m
	2. other cases	no minimum

- (d) All continuous lands within the GM25 zone are considered to be one lot for purposes of administering the zoning by-law.

(By-law 2009-162)

GM26SUBZONE

- (26) In the GM26 Subzone:

- (a) in addition to the uses listed in subsection 187(1) the following non-residential uses are permitted:
 - amusement centre**
 - amusement park**
 - automobile dealership**
 - automobile rental establishment**
 - automobile service station**
 - bar**
 - car wash**
 - cinema**
 - gas bar**
 - hotel**
 - nightclub**
 - parking garage**
 - parking lot**
 - sports arena**
 - theatre**
- (b) the uses listed in subsection 187(2) are not permitted and the following residential uses are permitted subject to 187(2)(a) and;
 - (i) no more than 50% of the permitted floor space index may be used;
 - (ii) the residential uses are in a mixed use building; and
 - (iii) residential uses are located above the ground floor:
 - apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - dwelling unit**
 - planned unit development**, *see Part 5, Section 131*
 - townhouse dwelling**, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)
- (c) all contiguous lands zoned GM26 are considered one lot for zoning purposes;
- (d) building faces must occupy at least 45% of the width of the street frontages along Earl Armstrong Road and Limebank Road within 6.0 metres of the lot lines abutting those streets;
- (e) a minimum of 50% of the area of the ground floor part of the walls facing a public street must consist of openings such as windows and customer entrances;
- (f) despite anything to the contrary in Table 187 the following provisions apply:
 - (i) minimum interior side yard abutting a residential zone: 9 metres,
 - (ii) minimum rear yard abutting a residential zone: 9 metres,
 - (iii) minimum width of landscaped area abutting a residential zone: 6 metres.
(By-law 2010-34)

GM27SUBZONE - CATHEDRAL HILL

- (27) In the GM27 Subzone:

- (a) only the following uses are permitted:
apartment **dwelling**, mid rise (By-law 2014-292)
columbarium
dwelling units
library
office
personal service
place of assembly
place of worship
restaurant
retail food store
retail store
townhouse dwelling (By-law 2012-334)
- (b) subsection 187(3) does not apply,
- (c) retail food store, retail store, personal service and restaurant uses are only permitted in shaded areas on Schedule 206,
- (d) dwelling units may take the form of an apartment dwelling, mid rise attached to non-residential buildings and townhouse dwellings attached to non-residential buildings, (By-law 2012-334) (By-law 2014-292)
- (e) despite the definition of library, a library includes a private library and archives,
- (f) minimum yard setbacks are as per Schedule 206,
- (g) maximum building heights are as per Schedule 206,
- (h) all contiguous lands zoned GM27 are considered one lot for zoning purposes.(By-law 2011-186)

GM28 SUBZONE

- (28) In the GM28 Subzone:
 - (a) in addition to the uses listed in subsection 187(1) the following non-residential uses are permitted:
amusement centre
amusement park
automobile rental establishment
automobile service station
bar
car wash
cinema
gas bar
hotel
nightclub
parking lot
parking garage
theatre

notwithstanding the list in subsection 187(1) or above the following uses are prohibited within 25 m of:

 - (i) the street shown as Area A on Schedule 269, and
 - (ii) a street that is an integrated public street and rapid transit network:

amusement park
automobile service station
car wash
drive-through facility
gas bar
parking lot
 above grade **parking garage**

- (b) the uses listed in subsection 187(2) are not permitted and the following residential uses are permitted subject to 187(2)(a) and;
 - (i) no more than 75% of the permitted floor space index may be used;
 - (ii) the residential uses are in a mixed use building;
 - (iii) residential uses are located above the ground floor;

apartment **dwelling**, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
dwelling unit
townhouse dwelling (By-law 2012-334)
- (c) building faces must occupy at least 70% of the entire length of the lot frontage along the street shown as Area A on schedule 269 within 3.0 metres of the lot lines abutting that street,
- (d) on any lot and within 3.0 metres of the lot line abutting the street, building faces must occupy at least 70% of the length of the lot frontage along a street that is an integrated public street and rapid transit network;
- (e) building faces must occupy at least 40% of the length of the lot frontages along other public streets within 6.0 metres of the lot lines, unless there are registered drainage easements;
- (f) a minimum of 75% of the area of the ground floor part of the walls facing the street shown as Area A on schedule 269 and the street that is an integrated public street and rapid transit network must consist of openings such as windows and customer entrances.
- (g) a minimum of 50% of the area of the ground floor part of the walls facing other public streets must consist of openings such as windows and customer entrances;;
- (h) for (f) above a wall will only be considered to be facing a street if it is within 8 metres of the street lot line;
- (i) for (g) above a wall will only be considered to be facing a street if it is within 20 metres of a street lot line;
- (j) parking structures must be at least 6 metres from a residential zone and be no more than 11 metres in height;
- (k) building heights are as per Schedule 269.(By-law 2011-306)

GM29 SUBZONE

- (29) In the GM29 Subzone:
 - (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:

amusement centre
amusement park, limited to an indoor entertainment facility
animal care establishment
animal hospital
artist studio
automobile service station
bank
 bank machine
broadcasting studio
catering establishment
community centre
community health and resource centre
convenience store
day care
diplomatic mission
emergency service
home-based business
home-based daycare
instructional facility
library
light industrial uses
medical facility
office
park
parking garage
parking lot
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
post office
production studio
recreational and athletic facility
research and development centre
service and repair shop
technology industry
training centre
urban agriculture (By-law 2017-148)
warehouse

- (b) the following uses are also permitted subject to;
- (i) the provisions of subsection 199(3) to (5);
 - (ii) the cumulative total gross floor area of these uses not exceeding 2,999 m², and
 - (iii) each use not exceeding 300 square metres of gross floor area;

restaurant
retail food store
retail store

- (c) the following uses are also permitted, provided the property has frontage on Heron Road:

gas bar
car wash
automobile service station

- (d) the uses listed under subsection 187(2) are not permitted and the following residential uses only are permitted subject to:
- (i) a maximum of three guest bedrooms in a bed and breakfast; and;
 - (ii) a maximum of ten residents permitted in a group home;

(iii) where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot, while the maximum height applies to each permitted dwelling type within the planned unit development.

(iv) conversions that alter an existing residential use building to create another listed permitted use in the zone are subject to the provisions of Section 122 – Conversions:

apartment dwelling, low rise

bed and breakfast, see Part 5, Section 121

detached dwelling

diplomatic mission, see Part 3, Section 88

duplex dwelling, see Part 5, Section 138

group home, see Part 5, Section 125

home-based business, see Part 5, Section 127

home-based daycare, see Part 5, Section 129

linked-detached dwelling, see Part 5, Section 138

park

planned unit development, see Part 5, Section 131

retirement home, converted, see Part 5, Section 122

retirement home

rooming house

additional dwelling unit, see Part 5, Section 133

semi-detached dwelling, see Part 5, Section 138

stacked dwelling, see Part 5, Section 138

three-unit dwelling

townhouse dwelling, see Part 5, Section 138

urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)

(e) the following maximum building heights apply to residential use, non-residential use and mixed-use buildings:

(i) in any area up to and including 20 metres from a property line abutting a R4 zone: 11 m

(ii) in any area over 20 metres from a property line abutting a R1, R2, R3, R4 residential zone: 22 metres (By-law 2012-91) (By-law 2016-336)

GM30 SUBZONE

(30) In the GM30 Subzone:

(a) In addition to the uses permitted under subsection 187(1), the following non-residential uses are permitted:

amusement centre

amusement park

automobile dealership

automobile service station

bar

car wash

cinema

gas bar

hotel

nightclub

theatre

(b) The uses listed under subsection 187(2) are not permitted and only dwelling units are permitted subject to:

(i) clause 187(2)(a);

(ii) not comprising more than 50 per cent of the permitted floor space index and,

- (iii) being located in a mixed use building above the ground floor.
- (c) Buildings must occupy at least 45 per cent of the width of the street frontage along Limebank Road within 6 metres of the lot line abutting Limebank Road;
- (d) Buildings must occupy at least 20 per cent of the width of the street frontage along Earl Armstrong Road within 6 metres of the lot line;
- (e) A minimum of 25 percent of the total area of the ground floor facades facing the streets must consist of glazing, with at least 7 per cent of the total area being transparent glazing. (By-law 2015-283) (By-law 2015-371)

GM31 SUBZONE

(31) In the GM31 Subzone:

- (a) the following uses are also permitted:

cinema
hotel
museum
theatre.

- (b) the following uses are prohibited:

drive-through facility
townhouse dwelling
stacked dwelling

- (c) where the building contains more than four storeys but less than 13 storeys, at and above the fourth storey a building must be setback a minimum of an additional 2 metres more than the provided setback from the front and corner side lot lines;
- (d) For buildings over 20 metres in height or that are greater than six storeys, whichever is less:
 - (i) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area;
 - (ii) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area;
- (e) where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area;
- (f) the minimum separation distance between portions of a building above four storeys is 23 metres;
- (g) the minimum separation distance between portions of a building above nine storeys is 30 metres;
- (h) where non-residential uses are located on the first storey of a building, the area of the wall of the first storey facing the street must have a minimum of 50 per cent of the façade consisting of transparent glazing;
- (i) with the exception of Planned Unit Developments and dwelling units within an apartment, the principal entrance door is required to face the front or corner side lot line
- (j) The minimum building height is two storeys;

- (k) For a Planned Unit Development:
 - (i) the minimum front, rear and side yard setbacks for the planned unit development are 5 metres;
 - (ii) The minimum separation distance between principal buildings within a planned unit development are as follows:
 - (1) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres;
 - (2) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building.
- (l) A maximum of one driveway is permitted for each lot having a frontage of 45 metres or less;
- (m) The minimum driveway width for parking lots and parking garages is 3 metres;
- (n) The maximum driveway width for parking lots and parking garages with less than 20 parking spaces is 3.6 metres;
- (o) The maximum driveway width for parking lots and parking garages with 20 or more parking spaces is 6 metres;
- (p) A driveway may be situated equally or in part between two abutting lots where those lots only contain non-residential or mixed-use buildings;
- (q) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor;
- (r) where a restaurant, retail store, or retail food store is less than 200 square metres of GFA, no parking spaces are required. Where a restaurant, retail store or retail food store is greater than 200 square metres of GFA, the minimum parking requirement is 5 spaces per 100 square metres over 200 square metres of GFA;
- (s) parking is not required for a group home and the minimum number of parking spaces required for a shelter is 1/200 square metres of GFA;
- (t) despite item h) in Table 187, no landscaped area is required abutting a street for buildings with no required front or corner side yard setback; (By-law 2015-369)

TABLE 188H – GM31 SUBZONE PROVISIONS (By-law 2015-369)

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum front and corner side yard setbacks	1. for a building with residential land use at grade	5 m
	2. all other cases	0 m
(ii) Maximum setback	1. despite row (i)1. above, for those lots east of Codd's road where they abut Hemlock Road	2 m
	2. all other cases	n/a
(iii) Minimum interior side yard setback	1. a building with residential land use at grade or where the minimum interior side yard abuts a park or the building is higher than 11 m in height	3 m
	2. all other cases	1.5 m
(iv) Minimum rear yard setback	1. a building with a residential land use at grade or where the rear yard abuts a residential zone	7.5 m
	2. where a rear yard abuts a park	5 m
	3. where the rear yard abuts a street	3 m
	4. all other cases	No minimum
Maximum floor space index		No maximum

LC – Local Commercial Zone (Sections 189-190)**Purpose of the Zone**

The purpose of the LC – Local Commercial Zone is to:

- (1) *allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the **General Urban Areas** and in the Residential Character Areas of the **Central Area** designations of the Official Plan;*
- (2) *restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would meet the needs of the surrounding residential areas;*
- (3) *provide an opportunity to accommodate residential or mixed uses development; and*
- (4) *impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.*

189. In the LC Zone:**Permitted Non-residential Uses**

- (1) The following non-residential uses are permitted subject to:
 - (a) the provisions of Table 189(3), (4) and (5);
 - (b) each separate occupancy not exceeding 900 square metres in gross leasable area; and

- (c) the total area occupied by all the separate occupancies combined not exceeding a gross leasable area of 3,000 square metres;

animal care establishment
animal hospital
artist studio
bank
 bank machine
 click and collect facility (By-law 2016-289)
community health and resource centre
convenience store
day care
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
instructional facility
library
medical facility
municipal service centre
office
personal brewing facility (By-law 2019-41)
personal service business
post office
recreational and athletic facility
restaurant
retail food store
retail store
service and repair shop
urban agriculture, see *Part 3, Section 82* (By-law 2017-148) (By-law 2019-338)

Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 189(3), (4) and (5);
 - (b) a maximum of ten guest bedrooms in a bed and breakfast.
- apartment **dwelling**, low rise
bed and breakfast, see *Part 5, Section 121*
dwelling unit
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
 home-based day care, see *Part 5, Section 129*
planned unit development, see *Part 5, Section 131*
retirement home
retirement home, converted, see *Part 5, Section 122*
rooming house
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307) (2008-341)
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 189 below.

TABLE 189 – LC ZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	No minimum
(b) Minimum lot width	No minimum
(c) Minimum front yard and corner side yard setbacks	3 m

I ZONING MECHANISMS		II PROVISIONS
(d) Minimum interior side yard setbacks	(i) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a lot line abutting a residential zone	5 m
	(ii) for a residential use building	1.2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setbacks	(i) abutting a street	5 m
	(ii) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a rear lot line abutting a residential zone	7.5 m
	(iii) for a residential use building	7.5 m
	(iv) other cases	No minimum
(f) Maximum building height		12.5 m
(g) Maximum floor space index		No maximum
(h) Minimum width of landscaped area	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum
(i) minimum width of landscaped area around a parking lot		<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

- (4) Storage must be completely enclosed within a building.
- (5) In the LC zone in Areas B, X and Y on Schedule 1A, no parking spaces are required for the following uses:
- (a) bank
 - (b) convenience store
 - (c) day care
 - (d) municipal service centre
 - (e) personal service business
 - (f) retail store
 - (g) retail food store
 - (h) service and repair shop (By-law 2016-249)
- (6) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions. (By-law 2016-249)

LC Subzones

190. In the LC Zone, the following subzones apply:

LC1 Subzone

- (1) In the LC1 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:
- animal care establishment
 - artist studio
 - bank
 - bank machine
 - community health and resource centre
 - convenience store
 - day care
 - instructional facility
 - library
 - medical facility
 - personal brewing facility** (By-law 2019-41)
 - personal service business
 - post office
 - restaurant
 - retail food store
 - retail store
 - service and repair shop
 - urban agriculture (By-law 2017-148) (By-law 2019-338)
- (b) the provisions of clause 189(1)(b) do not apply and each single occupancy must not exceed 300 square metres of gross leasable floor area;
- (c) the provisions of clause 189(1)(c) do not apply and the total area occupied by all separate occupancies combined must not exceed a gross leasable area of 1000 square metres;
- (d) Sub-sections 85(3), (4) and (6) do not apply where the total cumulative total gross leasable floor area of all non-residential uses on the lot is less than 100 square metres, and Outdoor Commercial Patio is limited to a maximum of 10 square metres and must be located in the front yard and / or corner side yard; and,
- (e) despite section 101, parking is not required for a non-residential use. (By-law 2015-197)

LC2 Subzone

- (2) Reserved for Future Use (By-law 2015-197)

LC3 Subzone

- (3) Reserved for Future Use (By-law 2015-197)

LC4 Subzone

- (4) Reserved for Future Use (By-law 2015-197)

LC5 Subzone

- (5) In the LC5 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:
- bank**
 - bank machine
 - community health and resource centre**
 - convenience store**
 - day care**
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - instructional facility** (By-law 2017-302)
 - library**
 - medical facility**
 - municipal service centre**
 - office**
 - payday loan establishment** (By-law 2017-302)
 - personal service business**
 - recreational and athletic facility**
 - restaurant, take out**
 - retail food store**
 - retail store**
 - service and repair shop**
 - urban agriculture**, *see Part 3, Section 82* (By-law 2017-148)

LC6 Subzone

- (6) In the LC6 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted; and
- (b) A community health and resource centre, day care, instructional facility, library, municipal service centre, place of worship and a school: (By-law 2017-302)
- (i) must be in the same lot or in a building containing one of the permitted uses; and
 - (ii) cannot be developed prior to a permitted use:
- community health and resource centre**
 - convenience store**
 - day care**
 - drive through facility**
 - gas bar**
 - library**
 - medical facility**
 - municipal service centre**
 - office**
 - personal service business**
 - place of worship
 - restaurant**
 - retail food store**
 - retail store**
 - school**
 - urban agriculture**, *see Part 3, Section 82* (By-law 2017-148)

LC7 Subzone

(7) In the LC7 Subzone

- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:

artist studio
bank
bank machine
community health and resource centre
convenience store (By-law 2009-302)
day care
drive through facility
instructional facility (By-law 2017-302)
library
medical facility
municipal service centre
office
payday loan establishment (By-law 2017-302)
personal service business
post office
recreational and athletic facility
restaurant, full service
restaurant, take out
retail food store
retail store
urban agriculture, *see Part 3, Section 82* (By-law 2017-148)

LC8 Subzone (By-law 2013-205)

(8) In the LC8 Subzone:

- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted subject to the provisions of subsections 189(4) and (5), and the following provisions:
- (i) The provisions of subsections 189(1)(b) and (c) do not apply and a maximum of two non-residential occupancies are permitted in one stand-alone building per lot with a permitted combined total gross leasable floor area no greater than 500 square metres
 - (ii) The permitted non-residential uses must be located on the ground floor, in the basement of the building, or any combination thereof (By-law 2015-191)
 - (iii) A maximum of two dwelling units are permitted in a mixed-use building
 - (iv) An urban agriculture or park is not subject to the provisions of Table 190(8)(a), however, will be subject to the subzone provisions for a detached dwelling as detailed in Table 190(8)(b) (By-law 2017-148)

animal care establishment
 animal hospital
 artist studio
 day care
 instructional facility
 medical facility
 office
 park
 personal service business
 production studio
 service and repair shop
 urban agriculture (By-law 2017-148)

- (b) The subzone provisions for non-residential uses and mixed use are set out in Table 190(8)(a).

TABLE 190(8)(a) – LC8 SUBZONE NON-RESIDENTIAL AND MIXED USE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setbacks		3 m
(d) Minimum interior side yard setback	(i) from that portion of a lot line abutting a residential zone	5 m
	(ii) other cases	No minimum
(e) Minimum rear yard setback	(i) abutting a street	5 m
	(ii) from that portion of a rear lot line abutting a residential zone	7.5 m
	(iii) other cases	No minimum
(f) Minimum width of landscaped area	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum
(g) Minimum width of landscaped area around a parking lot		<i>See Section 110 – Landscaping Provisions for Parking Lots</i>

- (c) The residential uses listed under subsection 189(2) are not permitted and only the following residential uses are permitted, subject to the provisions of subsections 189(4) and (5) and the following provisions:
- (i) a maximum of three guest bedrooms in a bed and breakfast;
 - (ii) a maximum of four dwelling units is permitted; (By-law 2017-148)
 - (iii) a maximum of ten residents is permitted in a group home; and
 - (iv) a maximum of ten residents is permitted in a retirement home, converted.

- (v) For a planned unit development, the provisions of Section 131 apply, and the provisions identified in Table 190(8)(b) affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks, apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
- (vi) A group home is subject to the subzone provisions for a detached dwelling.
- (vii) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
- (viii) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.
- (ix) Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
- (x) Minimum total interior side yard setback for a detached or linked-detached dwelling is 1.8 m, with one minimum yard no less than 0.6 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
- (xi) For front and corner side yard setbacks, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of a building front wall or side wall, or a covered porch or veranda that is at least 2.5m wide.
- (xii) For rear yard and interior side yard setbacks within a planned unit development, the required minimum yard setback for a yard abutting a lot line of an adjacent lot in any zone is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m.

bed and breakfast
 detached dwelling
 dwelling unit
 duplex dwelling
 group home
 home-based business
 home-based day care
 linked-detached dwelling
 planned unit development
 retirement home
 retirement home, converted
 additional dwelling unit
 semi-detached dwelling
 three-unit dwelling
 townhouse dwelling (By-law 2017-148)

- (d) The subzone provisions for residential uses are set out in Table 190(8)(b).

TABLE 190(8)(b) – LC8 SUBZONE RESIDENTIAL PROVISIONS

I Principal Dwelling Type	II Minimum	III Minimum	IV Minimum	V Minimum Corner Side	VI Minimum Rear	VII Minimum Interior Side
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	Lot Width (m)	Lot Area (m ²)	Front Yard Setback (m)	Yard Setback (m)	Yard Setback (m)	Yard Setback (m)
Planned Unit Development	18	1,400	3	3	varies (refer to 190(8)(c)(xii))	varies (refer to 190(8)(c)(xii))
Three Unit	18	450	3	3	6	1.2
Duplex	14	380	3	3	6	1.2
Detached, Linked-detached	9	240	3	3	6	varies (refer to 190(8)(c)(x))
Semi-Detached	7	190	3	3	6	0.9
Townhouse	6	150	3	3	6	1.2
Retirement home	18	540	3	3	9	3

MC – Mixed-Use Centre Zone (Sections 191-192)

Purpose of the Zone

The purpose of the MC – Mixed-Use Centre Zone is to:

- (1) *ensure that the areas designated Mixed-Use Centres in the Official Plan, or a similar designation in a Secondary Plan, accommodate a combination of transit-supportive uses such as offices, secondary and post secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, day care centres, retail uses, entertainment uses, service uses such as restaurants and personal service businesses, and high- and medium-density residential uses; (By-law 2015-293)*
- (2) *allow the permitted uses in a compact and pedestrian-oriented built form in mixed-use buildings or side by side in separate buildings; and*
- (3) *impose development standards that ensure medium to high profile development while minimizing its impact on surrounding residential areas.*

191. In the MC Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections (2) to (4); and
 - (b) **principal use parking lots** other than rapid-transit network park and ride facilities, being located at least 600 metres from a rapid transit station;

amusement centre
animal care establishment
animal hospital
apartment dwelling, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
artist studio
bank
bank machine
bar
broadcasting studio
cinema
 click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
court house
day care
 diplomatic mission, *see Part 3, Section 88*
drive-through facility
dwelling units
emergency service
 group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
 home-based day care, *see Part 5, Section 129*
hospital
hotel
instructional facility
library
medical facility
municipal service centre
museum
nightclub
office
parking garage
parking lot
 payday loan establishment (By-law 2017-302)
 personal brewing facility (By-law 2019-41)
personal service business
place of assembly
 place of worship
planned unit development, *see Part 5, Section 131*
 post office
post-secondary educational institution
production studio
recreational or athletic facility
research and development centre
residential care facility
restaurant
 retail food store
retail store
retirement home
 retirement home, converted, *see Part 5, Section 122*
rooming house,
 school
service and repair shop
 shelter, *see Part 5, Section 134*
sports arena
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
storefront industry, *see Part 3, Section 99* (By-law 2018-171)
technology industry

theatre
 townhouse dwelling , see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)
 training centre
 urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)

Zone Provisions

(2) The zone provisions are set out in Table 191 below.

TABLE 191 - MC ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(d) Minimum interior side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setback	(i) rear lot line abutting a lot in a residential zone	6 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(f) Maximum floor space index		No maximum; unless otherwise shown on the zoning map
(g) Minimum building height	(i) for all uses within 400 metres of a rapid transit station, other than a gas bar where it is permitted by an exception	6.7 m
	(ii) other cases	No minimum
(h) Maximum building heights	(i) in any area up to and including 20 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)	11 m
	(ii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 residential zone (By-law 2011-124)	20 m

	(iii) in all other cases	No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable
(i) Minimum width of landscaped area		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped

- (3) Storage must be completely enclosed within a building.
- (4) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, and Part 4 – Parking, Queuing and Loading Provisions.
- (5) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
- (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)

MC SUBZONES

192. In the MC Zone, the following subzones apply:

MC1 SUBZONE (By-law 2022-103)

TABLE 192A - MC1 SUBZONE PROVISIONS

I MECHANISMS	II PROVISIONS
(i) Location of buildings	All buildings situated above ground level must be located within the areas which are not shaded on Schedule 169. Motor vehicle ramps and mechanical venting equipment may be located within the most westerly shaded area shown on Schedule 169, and mechanical venting equipment may be located within the most easterly shaded area shown on Schedule 169.
(ii) Maximum building height	As shown on Schedule 169
(iii) Maximum gross floor area	1. Townhouse dwelling, group home, high-rise apartment building, low-rise apartment building, residential care facility, retirement home, rooming house and shelter: (By-law 2012-334) (a). Area A on Schedule 170: 11 612 m ² (b). Area B on Schedule 170: 47 564 m ² 2. Other uses: maximum: 109,157 m ² Total uses: 120,770 m ²
(iv) Minimum landscaped areas	4,885 m ²

MC2 SUBZONE

- (2) In the MC2 Subzone:
- (a) 50% of the ground floor of a residential use building must be occupied by a non-residential use;
 - (b) despite the provisions of section 191(2), the following provisions apply:
 - (i) minimum front yard, corner side yard, interior side yard and rear yard setbacks: no minimum;
 - (ii) maximum front yard, corner side yard and rear yard setbacks: 3.5 metres;
 - (iii) minimum front yard and corner side yard setbacks for surfaced parking: 10 metres;
 - (iv) floor space index: minimum: 0.75, maximum: 2.0;
 - (v) minimum building separation on a lot:
 - 1. between main buildings:
 - (a) between facing walls, both of which contain room windows: 12 metres,
 - (b) between facing walls, one of which contains room windows: 6.5 metres,
 - (c) between facing walls, neither of which contain room windows: 3.5 metres;
 - 2. between a main building and a parking garage:
 - (a) where the main building contains room windows: 6.0 metres,
 - (b) where the main building contains no room windows: 3.5 metres;
 - 3. between a main building and an accessory building: 3.5 metres;
 - 4. minimum main building setback from an approach:
 - (a) between an approach and a building wall that contains room windows: 3 metres;
 - (c) for accessory buildings, Section 55 does not apply and the following provisions apply:
 - 1. minimum rear yard and interior side yard setback: 1.5 metres,
 - 2. maximum building height: 4 metres;
 - (d) townhouse dwellings are prohibited. (By-law 2012-334)

MC3 SUBZONE

- (3) In the MC3 Subzone:
- (a) the provisions of subsection 191(2)(h) do not apply and the following maximum building heights apply:
 - (i) within 90 metres from Katimavik Road: 18.2 metres; and
 - (ii) in all other cases: 30.7 metres.
 - (b) the following landscaped strip provisions apply:
 - (i) minimum width along a lot line abutting a residential zone or separated from a residential zone by a street: 9 metres,
 - (ii) minimum width between a parking lot of 4 or more spaces and:
 - 1. a street or an adjacent lot: 4.5 m,

- 2. a residential zone: 9 m;
- (iii) minimum width along a lot line abutting Katamavik Road: 10.5 m;
- (iv) minimum width between a main building wall and an unenclosed parking lot: 2.4 m;
- (c) minimum landscaped open space: 20% of the lot, except where two or more lots are intended to be developed together or two or more lots are considered as a unit for planning purposes, then the total required open space can be allocated between the lots, provided that:
 - (i) total amount of landscaped open space provided is a minimum of 20% coverage of all the affected lands,
 - (ii) an agreement regarding this shared allocation is entered into between the owner(s) of the affected lands and the City and registered on title;
- (d) yard provisions:
 - (i) minimum front and corner side yard setbacks:
 - 1. 6 metres from the lot line to the main wall of the first storey of the building, exclusive of columns or posts used to support upper floors;
 - 2. 3 metres from the lot line to the main wall of any higher floor of the building, except where the building height exceeds 15.2 m, the minimum yard setback is equal to $\frac{1}{2}$ the height of the building
 - (ii) no part of any minimum required yard shall be used for storage. Parking or loading of any motor vehicle except that accesses or emergency fire lanes are permitted to cross a minimum yard perpendicularly, but are not permitted to run along the length of a minimum yard;
 - (iii) except as permitted in 192(3)(d) (i) no building projection may encroach upon a minimum required yard except that sills, belt courses, cornices, pilasters, eaves, canopies, window bays, and awnings are permitted to project a maximum of 0.9 metres into a minimum required yard and that pedestrian concourses elevated above the first storey of any building are permitted to project completely into any required yard provided that the concourse is established as a link between adjacent buildings;
 - (iv) no building, including any projection, may encroach beyond the lot line except for pedestrian concourses acting as links between adjacent buildings and elevated above the first storey;
 - (v) minimum lot area: 929 m²;
 - (vi) minimum lot width: 15.2 m;
 - (vii) maximum lot coverage provisions:
 - 1. mixed use and non-residential uses: 60%, and 80% if covered, enclosed or multi-storey parking structures are provided;
 - 2. - residential use buildings: 40%, and 60% if covered, enclosed or multi-storey parking structures are provided;
- (e) accessory building provisions:
 - (i) maximum permitted size: 9.3 m²;
 - (ii) maximum permitted height: 3.7 m;
 - (iii) maximum site coverage: 5% minimum yard setbacks as set out in 192(3)(d).

MC4 SUBZONE (By-law 2022-103)

MC5 SUBZONE

- (5) In the MC5 Subzone:
- (a) each retail food store and **retail store** is limited to a gross leasable area of 500 square metres;
 - (b) despite the provisions of section 191(2), the following provisions apply:
 - (i) minimum front yard, corner side yard, interior side yard and rear yard setbacks: no minimum, except where the building wall contains room windows, the minimum rear yard adjacent to the windows must be 6 metres and the minimum interior side yard setback adjacent to the windows must be 3.5 metres;
 - (ii) maximum front yard and corner side yard setbacks: 3.5 metres;
 - (iii) minimum front yard and corner side yard setbacks for surfaced parking: 10 metres;
 - (iv) floor space index: minimum: 0.75; maximum: 2.0, the non residential component of the floor space index must be a minimum of 0.75;
 - (v) main building may be oriented to a front or corner side yard.
 - (vi) minimum building separation on a lot:
 - 1. between main buildings:
 - (a) between facing walls, both of which contain room windows: 12 metres,
 - (b) between facing walls, one of which contains room windows: 6.5 metres,
 - (c) between facing walls, neither of which contain room windows: 3.5 metres;
 - 2. between a main building and a parking garage:
 - (a) where the main building contains room windows: 6.5 metres,
 - (b) where the main building contains no room windows: 3.5 metres;
 - 3. between a main building and an accessory building: 3.5 metres;
 - 4. minimum main building setback from an approach;
 - 5. between an approach and a building wall that contains room windows to a residential use: 3 metres;
 - (c) for accessory buildings, Section 55 does not apply and the following provisions apply:
 - 1. minimum rear yard and interior side yard setback: 1.5 metres,
 - 2. maximum building height: 4 metres;
 - (d) townhouse dwellings are prohibited. (By-law 2012-334)

MC6 SUBZONE

- (6) In the MC6 Subzone:
- (a) the following uses only are permitted:

animal care establishment (By-law 2015-190)
animal hospital
 apartment **dwelling**, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
bank
 bank machine
broadcasting studio
club
day care
diplomatic mission, *see Part 3, Section 88*
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
dwelling unit
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
 home-based day care, *see Part 5, Section 129*
instructional facility
medical facility
office
payday loan establishment (By-law 2017-302)
planned unit development, *see Part 5, Section 131*
production studio
research and development centre
residential care facility
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house
shelter, *see Part 5, Section 134*
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
technology industry
townhouse dwelling, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)
 (By-law 2018-206)

MC7 SUBZONE

- (7) In the MC7 Subzone:
- (a) the following additional uses are permitted:
 - automobile body shop**
 - catering establishment**
 - garden nursery
 - heavy equipment and vehicles sales, rental and servicing**
 - kennel**, *see Part 3, Section 85*
 - light industrial uses**
 - printing plant**
 - storage yard**
 - truck terminal
 - warehouse
 - (b) **medical facility** and **office** must not exceed a cumulative total of 8,800 square metres of gross leasable area within the MC7 subzone;
 - (c) the total gross leasable area must not exceed 35,000 square metres within the MC7subzone;
 - (d) parking must be provided at a rate of at least 5 parking spaces for every 100 square metres of gross leasable area;
 - (e) surface parking is limited to the minimum required parking plus 15%;
 - (f) parking provided above the maximum established for surface parking must be provided below ground or in a parking garage; and

- (g) if a parking garage is provided, the ground floor around the perimeter of the of parking garage must be occupied by any of the following uses:

bank

bank machine

personal service business

post office

restaurant

retail store

retail food store(Subject to By-law 2023-342)

MC8 SUBZONE

- (8) In the MC8 Subzone:

- (a) no building may be located within the area shown shaded on Schedule 339;
- (b) The cumulative total gross floor area measured in square metres of all uses except apartment dwelling low-rise, apartment dwelling mid-high rise, artist studio, bank machine, community centre, day care, diplomatic mission, hotel, instructional facility, library, museum, park, personal service business, recreational and athletic facility, service and repair shop, restaurant, fast-food, restaurant, full-service, restaurant, take-out, retail store, group home, townhouse dwelling, and utility installation may not exceed the amount arrived at by multiplying the lot area by 2 and then subtracting the sum of 18,580 plus the product of the lot area multiplied by 0.1;
- (c) At least 80% of the cumulative total gross floor area used for the following permitted uses must be on the ground floor within the area shown hatched on Schedule 340:
- artist studio
bank machine
bank
payday loan establishment (By-law 2017-302)
personal service business
service and repair shop
restaurant, fast food
restaurant, full-service
restaurant, take-out
retail food store
retail store
- (d) The maximum permitted cumulative gross floor area for all uses within Area 'A' on Schedule 341 may not exceed 81,600 square metres.
- (e) parking must be provided for offices as follows:
- (i) where the cumulative total gross floor area of the offices is less than the lot area, parking must be provided at the rate of one space per 47.5 square metres of gross floor area
- (ii) where the cumulative total gross floor area of the offices is between 1.0 times the lot area and 1.5 times the lot area, parking must be provided at the rate of one space per 70 square metres of gross floor area, and
- (iii) where the cumulative total gross floor area of the offices is more than 1.5 times the lot area, parking must be provided at the rate of one space per 95 square metres of gross floor area (By-law 2015-190)
- (f) a cumulative total of at least 5% of the total gross floor area must be used for one or more of the following uses:

apartment dwelling, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
 diplomatic mission, see Part 3, Section 88
 dwelling unit
 group home, see Part 5, Section 125
 shelter, see Part 5, Section 134
 stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
 townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)

- (g) the following uses may not occupy a total gross floor area of more than 9,290 square meters:

artist studio
 community centre
 day care
 hotel
 instructional facility
 library
 museum
 park
 recreational or athletic facility
 restaurant
 service and repair shop

- (h) the following uses must not occupy a total gross floor area of more than 9,290 square metres:

bank
 bank machine
 personal service business
 retail food store
 retail store

- (i) the total gross floor area of the medical facility, office, post office, research and development centre, and technology industry uses may only exceed 40% of the total permitted gross floor area if at least 2,300 square metres of the gross floor area is used by one or more of the following uses:

bank
bank machine
personal service business
retail food store
retail store
restaurant

- (j) parking provided for the office, research and development centre, post office and technology industry uses may be used to satisfy the parking requirements for the following uses:

artist studio
bank
bank machine
instructional facility
museum
personal service business
recreational or athletic facility
restaurant
retail food store
retail store
service and repair shop

- (k) at least 85% of all the required parking must be located in a building if the total gross floor area of office, research and development centre, post office and technology industry uses exceeds 1.5 times the lot area;
- (l) all lands within the MC8 subzone are considered one lot for zoning purposes; (By-law 2015-190)
- (m) no building may exceed the maximum heights shown on Schedule 135;
- (n) the following apply at such time as the symbol h¹ is removed by City Council by amendment to this by-law:
 - (i) the following uses are permitted if they occupy a cumulative total gross floor area of less than 2,790 square metres:
 - artist studio
 - bank
 - bank machine
 - instructional facility
 - parking garage
 - parking lot
 - payday loan establishment (By-law 2017-302)
 - personal service business
 - restaurant, full service
 - restaurant, take-out
 - retail store, except for a department store, furniture store or appliance store having a gross floor area greater than 1,400 square metres
 - service and repair shop
 - (ii) the following uses are permitted if they occupy a cumulative total gross floor area of less than 2,790 square metres:
 - hotel
 - medical facility
 - museum
 - office
 - post office
 - recreational or athletic facility
 - research and development centre
 - restaurant, fast food
 - technology industry
 - (iii) the following uses are permitted if a cumulative total of less than 30 dwelling units are provided:
 - apartment dwelling, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - apartment **dwelling**, high rise (By-law 2014-292)
 - diplomatic mission, see Part 3, Section 82
 - dwelling unit
 - group home, see Part 5, Section 125
 - home-based business, see Part 5, Section 127
 - home-based day care, see Part 5, Section 129
 - stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
 - townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)
- (o) the following apply at such time as the symbol h² is removed by City Council by amendment to this by-law:
 - (i) the following uses may be provided if they occupy a cumulative total gross floor area of 2,790 square metres or more:

artist studio
 bank machine
 instructional facility
 parking garage
 parking lot
 personal service business
 restaurant, full service
 restaurant, take-out
 retail store, except for a department store furniture store or appliance store
 having a gross floor area greater than 1,400 square metres
 service and repair shop

- (p) the following apply at such time as the symbol h³ is removed by City Council by amendment to this by-law:
- (i) the following uses may be provided if they occupy a cumulative total gross floor area of 2,790 square metres or more:
- bank
 hotel
 medical facility
 museum
 office
 post office
 recreational or athletic facility
 research and development centre
 restaurant, fast food
 technology industry
- (ii) the following uses are permitted is a cumulative total of 30 dwelling units or more are provided:
- apartment dwelling, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
 diplomatic mission, see Part 3, Section 88
 dwelling unit
 group home, see Part 5, Section 125
 home-based business, see Part 5, Section 127
 home-based day care, see Part 5, Section 129
 shelter, see Part 5, Section 134
 stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
 townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2015-190)

MC9 SUBZONE

- (9) In the MC9 Subzone:
- (a) the provisions of subsection 33(1) do not apply and all lands are considered as one lot for zoning purposes;

- (b) the following uses must be located within 200 metres from the rapid transit station:
apartment dwelling, low-rise
apartment **dwelling**, mid rise (By-law 2014-292)
apartment **dwelling**, high rise (By-law 2014-292)
diplomatic mission, see Part 3, Section 88
dwelling unit
group home, see Part 5, Section 125
planned unit development, see Part 5, Section 121
retirement home, converted
retirement home see Part 5, Section 122
rooming house
shelter, see Part 5, Section 134
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
office (By-law 2018-206)
- (c) the uses listed in Section 191(1) are permitted, with the exception of townhouse dwellings and the uses in 192(9) (b) above, if located within a shopping centre or the ground floor of a residential or an office building; (By-law 2012-334)
- (d) no individual uses may exceed a total gross leasable floor area of 5,000 square metres; (By-law 2011-124)
- (e) the provision of subsection 192(9)(d) above does not apply to the following uses:
apartment **dwelling**, low rise
apartment **dwelling**, mid rise (By-law 2014-292)
apartment **dwelling**, high rise (By-law 2014-292)
cinema
community centre
community health and resource centre
court house
day care
emergency service
group home, see *Part 5, Section 125*
hospital
library
municipal service centre
museum
park
place of worship
planned unit development, see *Part 5, Section 131*
post-secondary educational facility
residential care facility
retail store, limited to a department store
retirement home
retirement home, converted, see *Part 5, Section 122*
rooming house
school
shelter, see *Part 5, Section 134*
sports arena
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
theatre
urban agriculture, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)
- (f) all individual uses of 2,000 square metres of gross leasable floor area or more must not amount to a total gross leasable floor area of more than 50% of the permitted total gross leasable floor area; the provisions do not apply to the following uses:
cinema, hotel, park, parking garage, parking lot, and **retail store** limited to a department store;
- (g) all **retail stores** and service uses of 500 square metres of gross leasable floor area or less must amount to a total gross leasable floor area of at least 25% of the permitted total gross leasable floor area;

- (h) the provisions of subsections 191(2) (c) to (e) and (h) do not apply and the following provisions apply:
 - (i) minimum lot coverage: with surface parking: 60%; with parking structure above or below grade: 80%;
 - (ii) minimum front yard, corner side yard, interior yard and rear yard setbacks: 6 metres;
 - (iii) maximum separation distance between buildings located on the same side of a pedestrian pathway or a vehicular roadway is 8.5 metres;
 - (iv) maximum building heights: within 3 metres of Earl Grey Drive and Lord Byng Way: 11 metres; in all other cases: 34 metres; and
 - (v) a **shopping centre** must have a minimum of 35,000m² and a minimum site area of 10 hectares, but may be composed of more than one lot and may be constructed in phases, subject to the provisions of this By-law.

MC10 SUBZONE

- (10) In the MC10 Subzone:

- (a) the following uses are only permitted on the ground floor closest to the level of the finished grade of Castlefrank Road of a building containing a **broadcasting studio**, an **office** use, a **production studio**, a **research and development centre**, a residential use or a **technology industry**, and that each individual use do not exceed 200 square metres in gross leasable floor area:

animal care establishment
bar
convenience store
instructional facility
personal brewing facility (By-law 2019-41)
personal service business
 post office
restaurant, fast food
restaurant, full service
 retail food store
retail store
service and repair shop

- (b) the provisions of subsection 192(10)(a) above do not apply to a **retail store** or a **service and repair shop** which is related to and operated by the primary occupant of the building in which it is located and they may exceed a gross leasable floor area of 200 square metres provided they are located on the floor closest to the level of the finished grade of Kanata Avenue of a building containing primarily office uses.
- (c) the provisions of subsections 191(2)(a), (c) to (e) and (h) do not apply and the following provisions apply:
 - (i) no minimum lot area;
 - (ii) no minimum front yard, corner side yard, interior side yard and rear yard setbacks;
 - (iii) maximum building heights for the main buildings: within 3 metres of Kanata Avenue : 11 metres; in all other cases: 34 metres;
 - (iv) maximum building height for a parking garage: 12 metres;
 - (v) for surface parking:
 1. minimum front yard setback : 3 metres from Kanata Avenue,
 2. minimum corner side yard setback: 10 metres;

- (vi) minimum building separation on a lot:
 - 1. between main buildings;
 - (a) between facing walls, both of which contain room windows: 12 metres,
 - (b) between facing walls, one of which contains room windows: 6.5 metres,
 - (c) between facing walls, neither of which contain room windows: 3.5 metres;
 - 2. between a main building and a parking garage:
 - (a) where the main building contains room windows: 6.5 metres,
 - (b) where the main building contains no room windows: 3.5 metres,
 - (c) between a main building and an accessory building: 3.5 metres;
 - 3. between an approach and a building wall that contains room windows to a residential use: 3 metres.
- (d) for accessory buildings, Section 55 does not apply and the following provisions apply:
 - 1. minimum rear yard and interior side yard setback: 1.5 metres,
 - 2. maximum building height: 4 metres;
- (e) townhouse dwellings are prohibited, (By-law 2012-334)
- (f) a pedestrian way is permitted between Kanata Avenue and the adjacent MC9 H(34) zone, and this pedestrian way may be enclosed provided it is physically connected to a permitted building in the MC10 H(34) zone. Despite Section 192 (10) (a), the uses listed in Section 192 (10) (a), are permitted on the same level as the pedestrian way, provided their principal access is from the pedestrian way.

MC11 SUBZONE

- (11) In the MC11 Subzone:
 - (a) the following uses are permitted subject to:
 - (i) being located within 200 metres from a rapid transit station;
 - apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - apartment **dwelling**, high rise (By-law 2014-292)
 - group home**, see *Part 5, Section 125*
 - retirement home**
 - retirement home, converted**, see *Part 5, Section 122*
 - rooming house**
 - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307) (By-law 2018-206)

MC12 SUBZONE- Scott/ Wellington Subzone

- (12) In the MC12 Subzone:
 - (a) The following uses are prohibited:
 - amusement centre**
 - bar**
 - nightclub**
 - parking garage**
 - parking lot**
 - shelter**

**sports arena
townhouse dwelling (By-law 2012-334)**

MC13 SUBZONE

- (13) (Reserved for future use) (By-law 2012-33)

MC14 SUBZONE- Orleans Town Centre Subzone

- (14) In the MC14 Subzone:
- (a) For the purposes of calculating required parking, a theatre lobby is not considered to constitute gross floor area.
 - (b) The following parking space rates apply:
 - (i) artist studio- 2.7 spaces per 100m2 of gross floor area
 - (ii) office- 2.3 spaces per 100m2 of gross floor area
 - (iii) place of assembly- 1 space for every 4 persons to be accommodated according to maximum permitted capacity
 - (iv) recreational and athletic facility- 1 space for every 4 persons to be accommodated according to maximum permitted capacity
 - (v) residential care facility- 1 space for each 6 persons that can be accommodated at capacity plus 1.0 space per each 4 employees
 - (c) Parking spaces required or provided in the MC14 Subzone may be available for parking purposes to any land use located within the MC14 Subzone.
 - (d) Parking spaces may be located in a front yard or corner side yard.
 - (e) Section 110 (Landscaping Provisions for Parking Lots) and Section 113 (Loading Space Rates and Provisions) do not apply.
 - (f) Parking spaces may be shared between uses in the MC14 Subzone, and the cumulative total of parking spaces required for those uses may be reduced from that required in Section 101 to the amount calculated using the tables below.
 - (i) The number of required parking spaces is the maximum of the parking required for the time periods shown on Table 192B.
 - (ii) The number of required parking spaces for each time period on Table 192B is the sum for a time period of the listed percentage of normal parking requirements for the types of uses comprising the development.
 - (g) Additional permitted use: park (By-law 2008-326)

**TABLE 192B – SHARED PARKING AS PERCENTAGE OF REQUIRED PARKING
DURING REPRESENTATIVE TIME PERIODS**

I Land Use	II A.M.	III NOON	IV P.M.	V EVENING
Weekday Period/ Percentage of Required Parking				
(a) Office	100	90	95	10
(b) Retail Store, Bank and Personal Service Business	50	75	75	65
(c) Restaurant	20	50	50	100
(d) Place of Assembly	60	60	60	75

I Land Use	II A.M.	III NOON	IV P.M.	V EVENING
Weekday Period/ Percentage of Required Parking				
(e) Cinema	0	0	0	100
(f) Hotel	100	30	40	100
(g) Residential Use-Building	85	60	60	100
Weekend Period/ Percentage of Required Parking				
(h) Office	15	20	10	5
(i) Retail Store, Bank and Personal Service Business	50	85	100	60
(j) Restaurant	10	45	45	100
(k) Place of Assembly	60	70	70	100
(l) Cinema	0	0	70	100
(m) Hotel	90	30	40	100
(n) Residential Use-Building	100	70	70	100

MC15 SUBZONE-

(15) In the MC15 subzone:

(a) The following non-residential uses only are permitted:

artist studio
 broadcasting studio
 community centre
 community health and resource centre
 court house
 day care
 diplomatic mission, *see Part 3, Section 88*
 instructional facility
 library
 medical facility
 municipal service centre
 museum
 office
 park
 post-secondary educational institution
 production studio
 research and development centre
 residential care facility (By-law 2012-349)
 school
 technology industry
 training centre
 urban agriculture, *see Part 3, Section 82 (By-law 2017-148)*

(b) The following non-residential uses are permitted:

- (i) subject to them being limited to locations below the fifth storey of a building where the floor space index is equal to or greater than 0.75 for uses listed in clauses 192(15)(a) and (c); (By-law 2013-86)
- (ii) provided the maximum size of each **retail store** and **retail food store** is 500m² of gross floor area;
- (iii) subject to the following provisions for a **parking garage**:
 1. a parking garage may be located on any floor, but where located on the ground floor of a building, that part of the ground floor of the building measuring 80% of the length of the wall facing a public street and for a depth of 10 metres must be occupied by other uses listed under clauses 192(15)(a), (b), or (c); (By-law 2013-54) (By-law 2013-86)
 2. a **parking garage**, where located above grade, shall be set back a minimum of 10 metres from a lot line abutting a street;
 3. A **parking garage** may be located on any floor.

amusement centre
 animal care establishment
 animal hospital
 bank
 bank machine
 bar
 cinema
 convenience store
 nightclub
 parking garage
 payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
 personal service business
 place of assembly
 place of worship
 post office
 recreational and athletic facility
 restaurant
 retail food store
 service and repair shop
 theatre

- (c) The following residential uses only are permitted subject to:
 - (i) The floor space index being equal to or greater than 1.5 for the non-residential uses listed in clause 192(15)(a);
 - (ii) A **stacked dwelling** being restricted to a maximum of 50% of the total dwelling units

apartment dwelling, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
 dwelling unit
 group home, *see Part 5, Section 125*
 home-based business, *see Part 5, Section 127*
 home-based daycare, *see Part 5, Section 129*
 planned unit development, *see Part 5, Section 131*
 retirement home
 retirement home, converted, *see Part 5, Section 122*
 rooming house
 shelter, *see Part 5, Section 134*
 stacked dwelling (By-law 2012-349) (By-law 2018-206)

- (d) The subzone provisions are set out in Table 192C below.

Table 192C- MC15 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Maximum setback from a building wall to a lot line abutting a street for the entire length of the building wall nearest a lot line abutting a street for:	1. a parking garage	No maximum
	2. all other buildings	4.5 metres
(ii) Minimum floor space index of uses listed in clause 192(15)(a) or (c)		0.75
(iii) Minimum building height		6.7 metres
(iv) Minimum building separation, on same lot or abutting lots, between portions of a building wall and	1. portions of another building wall greater than 15m in height	12.0 metres
	2. portions of another building wall equal to or less than 15m in height where one or both buildings contain dwelling units or rooming units	3.0 metres
	3. an underground parking garage	0 metres
	4. a driveway or aisle if building contains dwelling units or rooming units	3.0 metres
(v) Maximum gross floor area of any storey above 15m in height		2500 square metres (By-law 2013-86)
(vi) Minimum landscaped area on a lot with at least 10 dwelling or rooming units		30% of the lot area
(vii) Required parking for any non-residential use listed in subclause 192(15)(b), excluding restaurant, where the gross floor area of the use is less than 150 square metres		None required

- (e) Driveways and aisles leading to parking spaces, and required parking spaces may be located on an abutting lot in the MC15 zone, provided the parking spaces are not required parking spaces on the abutting lot
- (f) Despite subsection 111(11), 100% of bicycle parking may be vertical spaces.
- (g) All non-residential uses located on the ground floor must have separate and direct access from a public street.
- (h) 50% of the length of any ground floor wall facing a public street must consist of windows and/or entrances.
- (i) In Areas A, B, C, D, and E on Schedule 246
- (i) subclause 192(15)(c)(i) does not apply;
 - (ii) Despite Table 101, the minimum parking requirement for an apartment dwelling, mid-high rise; apartment dwelling, mid-rise; apartment dwelling, high-rise; or apartment dwelling, low-rise is 0.9 spaces per dwelling unit. (By-law 2016-249)
 - (iii) Despite Schedule 1A, the minimum visitor parking space requirements are as per Table 102, Column II.(By-law 2016-249)
 - (iv) Total required parking for non-residential uses and visitor parking shall be the greater of required:
 1. non-residential use parking, and

2. visitor parking

Where a minimum of 30% of the parking spaces must be dedicated to non-residential uses and 30% of parking spaces must be dedicated to visitor parking.

- (v) A minimum of 90% of the required parking must be located within a **parking garage**.
- (vi) Despite Section 107, minimum required two-way drive aisle width is 6.1m within a **parking garage**.
- (vii) Despite any other provisions of this by-law, where a site plan agreement pursuant to the *Planning Act* is registered against a block or lot, and where the block or lot is legally divided into parts, each part of the block or lot shall be deemed to comply with this by-law;
- (viii) A **recreational and athletic facility** that is ancillary to a permitted residential use listed in clause 192(15)(c) is subject to the following:
 - 1. A **restaurant** may be included within the building; and
 - 2. Clause 192(15)(b)(i) does not apply to a **recreational and athletic facility**, or a **restaurant** located in the same building as an ancillary **recreational and athletic facility**.

(By-law 2009-207)

- (j) If site plan approval has been given pursuant to the provisions of the *Planning Act* for development that meets the minimum floor space index, then, notwithstanding the requirement for a minimum floor space index, the development may be constructed in phases.(By-law 2013-86)

MC16 SUBZONE- Parkdale Park Subzone

- (16) In the MC16 Subzone:

- (a) the following uses are prohibited:
 - amusement centre
 - bar
 - nightclub
 - parking garage
 - parking lot
 - shelter
 - sports arena
 - townhouse dwelling
- (b) for any lot that abuts Hinton Avenue the lot line abutting Hinton Avenue is deemed to be the front lot line,
- (c) the maximum building height for the Areas F and H on Schedule 371 is 27 metres or 8 storeys whichever is less, (By-law 2017-148)
- (d) minimum ground floor setback from façade facing a public street: 2.0m,
- (e) minimum building step back above the 3rd storey when building height is over 4 storeys is 2.0m from a wall facing the front lot line, (By-law 2017-302)
- (f) minimum rear yard setback is 3.0 metres for storeys 1 to 3 of a building and 7.5 metres for storeys 4 to 8 of a building,
- (g) maximum gross floor area per unit of retail, retail food store, personal service business, restaurant, bar, convenience store, service and repair shop, **personal brewing facility** : 200 m², (By-law 2019-41)

- (h) maximum gross floor area per unit of office use on the ground floor only: 200 m² , no maximum on any other floor,
- (i) The following provisions apply to parking in the MC16 Subzone:
 - (i) parking spaces required or provided in the MC16 Subzone may be available for parking purposes to any land use located within the MC16 Subzone and the TM11 subzone,
 - (ii) uses of less than 150 square metres gross floor area that are located on the ground floor are not required to provide parking.
 - (iii) despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot in the MC16 zone, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located.
- (j) Section 110 (Landscaping Provisions for Parking Lots) and Section 113 (Loading Space Rates and Provisions) do not apply,
- (k) for through lots, the lot lines abutting the street are considered a front lot line. (OMB Order File #PL110686, issued October 24, 2012),(By-law 2011-216)

MD – Mixed-Use Downtown Zone (Sections 193-194)

Purpose of the Zone

The purpose of the MD – Mixed-Use Downtown Zone is to:

- (1) *support the **Central Area**, as designated in the Official Plan, as the central place in the region for employment and shopping while also allowing residential, cultural and entertainment uses;*
- (2) *ensure that the Character Areas in the **Central Area**, namely the Core Area, the Parliamentary Precinct, the ByWard Market, the Rideau/Congress Centre, the Canal Area, Lowertown, Upper Town, Sandy Hill West, LeBreton Flats and the four Business Improvement Areas, Rideau, Sparks, ByWard Market and Bank Streets, continue to serve as primary business or shopping areas and maintain their distinct character;*
- (3) *facilitate more intense, compatible and complementary development to ensure that the active, pedestrian-oriented environment at street level, particularly along Bank Street, Sparks Street and Rideau Street is sustained; and*
- (4) *impose development standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings and be in keeping with the existing scale, character and function of the various Character Areas and Business Improvement Areas in the Central Area while having regard to the heritage structures of the Central Area.*

193. In the MD Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 193(2) to (6);
 - (b) **car wash** being located in a building containing another permitted use;
 - (c) a **parking garage** being permitted if 100% of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed under subsection 193(2) below, for a minimum depth of 3 metres;
 - amusement centre**
 - animal care establishment**

apartment **dwelling**, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
artist studio
bank
 bank machine
bar
bed and breakfast, *see Part 5, Section 121*
broadcasting studio
catering establishment
cinema
 click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
 court house
day care
diplomatic mission, *see Part 3, Section 88*
dwelling unit
emergency service
group home, *see Part 5, Section 125*
home-based business *see Part 5, Section 127*
home-based day care, *see Part 5, Section 129*
hotel
instructional facility
library
medical facility
municipal service centre
museum
nightclub
office
park
parking garage
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
 place of worship
post office
production studio
recreational and athletic facility
research and development centre
residential care facility
restaurant
retail food store
retail store
retirement home
retirement home, converted *see Part 5, Section 122*
rooming house (By-law 2018-206)
school
service and repair shop
shelter, *see Part 5, Section 134*
sports arena
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
storefront industry, *see Part 3, Section 99* (By-law 2018-171)
technology industry
theatre
training centre
urban agriculture, *see Part 3, Section 82* (By-law 2017-148)

- (2) At least 50% of the ground floor of any building must be occupied by one or more of the following uses subject to:
- (a) not applying to a building occupied by a court house, diplomatic mission, emergency service, place of worship and a school;
 - (b) having separate and direct access to the street when located at ground floor abutting a street; and (By-law 2019-41)
 - (c) occupying 100% of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3.0 metres, when abutting one of the following streets:
 - (i) Rideau Street,
 - (ii) Bank Street,
 - (iii) Sparks Street, between Elgin Street and Bank Street, and
 - (iv) Elgin Street, between Sparks Street and Queen Street.

amusement centre
artist studio
bank
 bank machine
bar
cinema
community centre
community health and resource centre
convenience store
hotel
instructional facility
library
medical facility
municipal service centre
museum
nightclub
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
 post office
recreational and athletic facility
restaurant
 retail food store
retail store
service and repair shop
theatre

Zone Provisions

- (3) The zone provisions are set out in Table 193 below.

TABLE 193 - MD ZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	No minimum
(b) Minimum lot width	No minimum
(c) Minimum front yard and corner side yard	No minimum

I ZONING MECHANISMS	II PROVISIONS
(d) Minimum interior side yard	No minimum
(e) Minimum rear yard	No minimum
(f) Maximum building height	(as per Schedules)
(g) Maximum floor space index	Not applicable unless otherwise shown
(h) Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped
(i) Minimum width of landscaped area around a parking lot	<i>see Section 110 – Landscaping Provisions for Parking Lots</i>
(j) Provisions for buildings 10 storeys and higher	(i) for the purposes of this section, a tower is that portion of a building over six storeys; (ii) minimum lot area for a corner lot: 900 m ² (iii) minimum lot area for an interior lot: 1350 m ² (iv) minimum interior side and rear yard setback for a tower: 7.5 m (v) minimum separation distance between towers on the same lot: 15m (vi) lands shown in Schedule 401 are not subject to Clause (j).(By-law 2019-353)

- (4) In addition to the regulations that apply to a nightclub or bar, the following regulations apply to these uses located within the area shown on Schedule 7: (By-law 2008-343)
- (a) a nightclub or bar must not exceed a gross floor area of 500m², and
 - (b) a nightclub or bar with a gross floor area greater than 250m² must be at least 100m from:
 - (i) another nightclub or bar with a gross floor area greater than 250m², or
 - (ii) An I1, I2, R1, R2, R3, R4 or R5 primary zone, subzone or exception zone, and
 - (c) a nightclub or bar may not abut another nightclub or bar along a street frontage, and
 - (d) where adjoining nightclubs or bars are connected by internal passageways used by patrons or staff, the total gross floor area of all the connected uses must be calculated for the purposes of this subsection.
- (5) Outdoor storage is not permitted.
- (6) All parking spaces, whether principal, accessory, required or provided must be located in a parking garage.
- (7) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (8) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)

- (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot.(By-law 2014-292)

MD SUBZONES

194. In the MD Zone, the following subzones apply:

MD1 SUBZONE

- (1) In the MD1 Subzone:
- (a) the following uses only are permitted:
- broadcasting studio**
 - court house**
 - airport limited to a heliport
 - library**
 - museum**
 - office**
 - park**
 - parking garage**
 - place of assembly**
 - production studio**
- (b) the following additional uses are permitted subject to:
- (i) being on the same lot as any one or more of the uses listed in subsection 194(1)(a) above;
 - (ii) their cumulative total gross floor area not exceeding 10% of the cumulative total gross floor area occupied by any one or more of the uses permitted in subsection 194(1)(a); and
 - (iii) being located in the interior of the lot in such a way that they are not visible from a street;
- artist studio**
 - bank**
 - bank machine
 - bar**
 - convenience store**
 - day care**
 - dwelling** unit, limited to a unit for a caretaker
 - payday loan establishment** (By-law 2017-302)
 - personal service business**
 - place of worship
 - post office
 - recreational and athletic facility**
 - restaurant, full service**
 - restaurant, take-out**
 - retail food store
 - retail store**
 - service and repair shop**
- (c) the provisions of subsection 193(2) do not apply; and
- (d) despite Section 100 – *General Provisions, Parking, Queuing and Loading Provisions*, the following provisions apply:

- (i) required parking for any use may locate on any lot in this zone; and
- (ii) required parking may be located in the front yard or corner side yard.

MD2 SUBZONE

(2) In the MD2 Subzone:

- (a) 100% of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3.0 metres, may only be occupied by one or more of the following uses:

artist studio
bank
 bank machine
bar
broadcasting studio
convenience store
hotel
municipal service centre
museum
nightclub
personal service business
production studio
restaurant
 retail food store
retail store
service and repair shop

- (b) the cumulative total gross floor area of lobbies, mechanical rooms and access to other floors must not exceed 50% of the gross floor area of the ground floor of the building;
- (c) the maximum width of any permitted uses on the ground floor must be in accordance with Table 194A, and measured as follows:
 - (i) for the purpose of subsection 194(2)(c) above, the width of a use is calculated by measuring the length of the longest line drawn parallel to the building façade that faces the street and extending from the centerline of either exterior walls or party walls, as the case may be, enclosing the use; and

TABLE 194A - MAXIMUM WIDTH OF USES AT GROUND FLOOR

I STREET	II BLOCK	III MAXIMUM WIDTH OF USES
1. Murray Street	between Sussex Drive and Dalhousie Street	21 m
2. Clarence Street	between Sussex Drive and Parent Street	21 m
3. Clarence Street	between Parent Street and Dalhousie Street	12 m
4. York Street	between Sussex Drive and Dalhousie Street	21 m
5. York Street (north side)	between Dalhousie Street and a point measured 87.78 m east of Dalhousie Street	11 m

I STREET	II BLOCK	III MAXIMUM WIDTH OF USES
6. York Street (north side)	between By Ward Market Square and William Street	15 m
7. George Street	between Sussex Drive and Dalhousie Street	21 m
8. Parent Street	between Clarence Street and mid-block between St. Patrick Street and Murray Street	15 m
9. By Ward Market Square (west side)	between Clarence Street and York Street	15 m
10. By Ward Market Square (west side)	between York Street and George Street except for corner occupancies	10 m
11. By Ward Market Square (west side)	between York Street and George Street for corner occupancies	20 m
12. By Ward Market Square (east side)	between York Street and George Street	10 m
13. By Ward Market Square (east side)	between Clarence Street and York Street	20 m
14. William Street (west side)	between York Street and George Street	10.5 m
15. William Street (east side)	between Clarence Street and York Street	21 m
16. William Street (east side)	between York Street and George Street	6 m
17. Sussex Drive (east side)	between George Street and St. Patrick Street	21 m
18. Dalhousie Street	between St. Patrick Street and George Street	16 m

- (d) the provision of Subsection 193(3)(c) does not apply and the maximum front yard and corner side yard is 1 metre.

MD3 SUBZONE

- (3) In the MD3 Subzone:
- (a) 100% of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3.0 metres, may only be occupied by one or more of the following uses: (By-law 2013-108)
- retail food store**
retail store, limited to the sale of arts and crafts. (By-law 2013-108)

MD4 SUBZONE

- (4) In the MD4 Subzone:
- (a) the following uses only are permitted subject to:

- (i) artist studio and retail store being located only on the ground floor or basement of a building containing dwelling units; (By-law 2015-191)
- (ii) **retail store**, limited to the sales of art, art supplies, books and stationery;

apartment **dwelling**, low rise

artist studio

bed and breakfast, see *Part 5, Section 121*

day care

detached **dwelling**

diplomatic mission, see *Part 3, Section 88*

duplex dwelling, see *Part 5, Section 138* (By-law 2010-307)

dwelling unit

group home, see *Part 5, Section 125*

home-based business, see *Part 5, Section 127*

home-based day care, see *Part 5, Section 129*

park

place of worship

planned unit development, see *Part 5, Section 131*

residential care facility

retail store

retirement home

retirement home, converted, see *Part 5, Section 122*

rooming house

additional dwelling unit

semi-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)

shelter, see *Part 5, Section 134*

stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)

three-unit **dwelling**

townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

- (b) the provisions of subsection 193(3) do not apply and the provisions of Table 194B below apply.

TABLE 194B – MD4 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		No minimum
(ii) Minimum lot width		No minimum
(iii) Front yard and corner side yard	1. minimum	3 m
	2. maximum	4 m
(iv) Minimum interior side yard		1.2 m
(v) Minimum rear yard		3 m
(vi) Maximum building height		(as per Schedules)
(vii) Maximum floor space index		No maximum
(viii) Minimum width of landscaped area		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped

I ZONING MECHANISMS	II PROVISIONS
(ix) Minimum width of landscaped area around a parking lot	<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

- (c) for other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.

MD5 SUBZONE

- (5) In the MD5 Subzone:
- (a) Area A as shown on Schedule 332 is one lot for zoning purposes;
 - (b) Area B as shown on Schedule 332 is one lot for zoning purposes;
 - (c) Area C as shown on Schedule 332 is one lot for zoning purposes;
 - (d) Despite a, b, and c above, required parking may be located on any lot within the MD5 subzone;
 - (e) Where two or more buildings or parts of buildings on the same lot are greater than nine storeys in height, those parts of the buildings higher than nine storeys tall must be a minimum of 15 metres away from each other;
 - (f) Maximum building heights as per Schedule 332;
 - (g) The maximum number of buildings over nine storeys for Area A as shown on Schedule 332 is four;
 - (h) The maximum number of buildings over nine storeys, for Area B as shown on Schedule 332 is two; and
 - (i) The maximum total floor area, with no exclusions, for each portion of the building over the ninth-storey is 700 square metres. (OMB Order File #PL141340, issued November 17, 2015) (By-law 2014-395)

TD – Transit Oriented Development Zone (Sections 195 - 196) (By-law 2012-406)

Purpose of the Zone

The purpose of the TD – Transit Oriented Development Zone is to:

- (1) *Establish minimum density targets needed to support Light Rail Transit (LRT) use for lands within Council approved Transit Oriented Development Plan areas;*
- (2) *Accommodate a wide range of transit-supportive land uses such as residential, office, commercial, retail, arts and culture, entertainment, service and institutional uses in a compact pedestrian-oriented built form at medium to high densities;*
- (3) *Locate higher densities in proximity to LRT stations to create focal points of activity and promote the use of multiple modes of transportation; and,*
- (4) *Impose development standards that ensure the development of attractive urban environments that exhibit high-quality urban design and that establish priority streets for active use frontages and streetscaping investment.*

195. In the TD Zone:

Permitted Uses:

- (1) The following non-residential uses are permitted:
- amusement centre**
 - animal care establishment**
 - animal hospital**
 - artist studio**
 - bank**
 - bank machine
 - bar**
 - broadcasting studio**
 - cinema**
 - click and collect facility (By-law 2016-289)
 - community centre**
 - community health and resource centre**
 - convenience store**
 - court house
 - day care**
 - diplomatic mission, *see Part 3, Section 88*
 - drive-through facility**
 - emergency service**
 - group home, *see Part 5, Section 125*
 - home-based business**, *see Part 5, Section 127*
 - home-based day care, *see Part 5, Section 129*
 - hospital
 - hotel**
 - instructional facility**
 - library**
 - medical facility**
 - municipal service centre**
 - museum**
 - nightclub**
 - office**
 - park (By-law 2019-41)
 - payday loan establishment** (By-law 2017-302)
 - personal brewing facility** (By-law 2019-41)
 - personal service business**
 - place of assembly**
 - place of worship
 - post office
 - post-secondary educational institution**
 - production studio**
 - recreational or athletic facility**
 - research and development centre**
 - residential care facility**
 - restaurant**
 - retail food store**
 - retail store**
 - school**
 - service and repair shop**
 - shelter, *see Part 5, Section 134*
 - sports arena**
 - storefront industry**, *see Part 3, Section 99* (By-law 2018-171)
 - technology industry**
 - theatre**
 - training centre**
 - urban agriculture, *see Part 3, Section 82* (By-law 2017-148)

- (2) The following residential uses are permitted:
- apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - apartment **dwelling**, high rise (By-law 2014-292)
 - dwelling unit**
 - planned unit development**, see *Part 5, Section 131*
 - retirement home**
 - retirement home, converted**, see *Part 5, Section 122*
 - rooming house**
 - stacked dwelling**, see *Part 5, Section 138*
 - townhouse dwelling**, see *Part 5, Section 138* (By-law 2018-206)
- (3) The following non-residential use is permitted subject to:
- (a) being in the same building or on the same lot as a use or uses listed in 195 (1) or (2);
- parking garage**

Zoning Provisions

- (4) The zone provisions are set out on Table 195 below:

TABLE 195 – TD ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone	3 metres
	(ii) abutting the rapid transit corridor	2 metres
	(iii) parking garage that is not incorporated into another building	10 metres
	(iv) residential use building	3 metres
	(v) all other cases	0.5 metres
(d) Minimum interior side yard setback	(i) abutting a lot in a residential zone	3 metres
	(ii) abutting the rapid transit corridor	2 metres
	(iii) all other cases	No minimum
	(iv) despite (i), (ii) and (iii) above that part of a building more than 6 storeys in height	12 metres
(e) Minimum rear yard setback	(i) rear lot line abutting a lot in a residential zone	6 metres
	(ii) rear lot line abutting the rapid transit corridor	2 metres

	(iii) all other cases	No minimum
	(iv) despite (i), (ii) and (iii) above that part of a building more than 6 storeys in height	12 metres
(f) Minimum building height		6.7 metres and 2 storeys
(g) Maximum building height	(i) in any area up to and including 15 metres from a property line abutting a R1, R2 or R3 zone	14.5 metres
	(ii) in all other cases	as shown by the suffix "H" on a zoning map, or specified in a subzone or exception where applicable
(h) Minimum width of landscaped area		no minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped

- (5) outdoor storage is prohibited.
- (6) where the wall of the 1st storey of a building is within 10 metres of a lot line abutting a public street and where the building is more than 6 storeys in height the wall facing the street must be stepped back at either the 2nd, 3rd, 4th, 5th, 6th or 7th storey at least a further 2.5 metres from the wall of the storey below. (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)
- (7) where two buildings on the same lot are both more than 6 storeys in height that part of the buildings greater than 6 storeys tall must be a minimum of 24 metres away from each other.
- (8) for lots greater in area than 1250 m², 2% of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with any amenity area requirements.
- (9) Column III of Table 103 - Maximum Number of Parking Spaces Permitted in Section 103 applies to all land zoned TD despite the location of the land on Schedules 1, 2A and 2B. (By-law 2016-336)
- (10) Despite clauses 100(1)(a) and (c), in the TD Zone parking spaces required or provided under this by-law may be available for use by any other land use located either on or off site, but these spaces are not intended to serve as the required parking for these other land uses.
- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, and Part 4 – Parking, Queuing and Loading Provisions.

Active Frontage Street Areas

- (12) The following provisions apply to lots abutting active frontage street areas shown as Area A on Schedules 293, 294 and 295, 314, 315 and 316. (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)
 - (a) minimum building setback from an active frontage street on:
 - (i) Schedule 293
 - 1 residential use building: 3.0 metres,
 - 2 non-residential and mixed use building: 1.5 metres,
 - (ii) Schedules 294, 295, 314, 315 and 316 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)

1. residential use building: 3.0 metres,
 2. non-residential and mixed use building: 0.5 metres,
- (b) maximum building setback from an active frontage street on:
- (i) Schedule 293: 6.0 metres
 - (ii) Schedules 294, 295, 314, 315 and 316 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)
 1. residential use buildings: 6.0 metres
 2. non-residential and mixed use building: 3.0 metres,
- (c) at least 50% of the lot width measured at the building setback along the active frontage street must be occupied by one or more building walls,
- (d) a minimum of 50% of the surface area of the ground floor façade of non-residential and mixed use buildings facing an active frontage street must be comprised of transparent glazing,
- (e) the ground floor façade of non-residential and mixed use buildings facing an active frontage street must include a customer entrance access door from each individual occupancy to the active frontage street,
- (f) no person may park a motor vehicle in a required and provided yard abutting an active frontage street,
- (13) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
- (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)

TD SUBZONES

196. In the TD Zone, the following subzones apply:

TD1 SUBZONE

- (1) In the TD1 Subzone:
- (a) minimum number of residential units per hectare required for residential use:
 - (i) on lots greater in area than 0.125ha: 150 units/hectare
 - (ii) on lots 0.125ha in area or less: no minimum,
 - (b) minimum floor space index for non-residential use:
 - (i) on lots greater in area than 0.125ha: 0.5 f.s.i.
 - (ii) on lots 0.125ha in area or less: no minimum,
 - (c) in the case of a mixed use building, clauses (a) or (b) above only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either, residential or non-residential, is not calculated,
 - (d) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and each phase must comply with:

- (i) the minimum densities as per 196(1) (a),(b) and (c), and
 - (ii) the outdoor communal space as per 195(8)
- but only for the portion of the property shown in that phase,
- (e) subclause (g)(i) of Table 195 applies and in all other cases the maximum building height is: 20 metres,

TD2 SUBZONE

- (2) In the TD2 Subzone:
 - (a) minimum number of residential units per hectare required for residential use:
 - (i) on lots greater in area than 0.125ha: 250 units/hectare
 - (ii) on lots 0.125ha in area or less: no minimum,
 - (b) minimum floor space index for non-residential use:
 - (i) on lots greater in area than 0.125ha: 1.0 f.s.i.
 - (ii) on lots 0.125ha in area or less: no minimum,
 - (c) in the case of a mixed use building clauses (a) or (b) above only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either, residential or non-residential, is not calculated,
 - (d) in the case of a phased development all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and each phase must comply with:
 - (i) the minimum densities as per 196(2) (a), (b) and (c), and
 - (ii) the outdoor communal space as per 195(8)
 - but only for the portion of the property shown in that phase,
 - (e) subclause (g)(i) of Table 195 applies and in all other cases the maximum building height is: 60 metres,

TD3 SUBZONE

- (3) In the TD3 Subzone:
 - (a) minimum number of residential units per hectare required for residential use:
 - (i) on lots greater in area than 0.125ha: 350 units/hectare
 - (ii) on lots 0.125ha in area or less: no minimum,
 - (b) minimum floor space index for non-residential use:
 - (i) on lots greater in area than 0.125ha: 1.5 f.s.i.
 - (ii) on lots 0.125ha in area or less: no minimum,
 - (c) in the case of a mixed use building clauses (a) or (b) above only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either, residential or non-residential, is not calculated,
 - (d) in the case of a phased development all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and each phase must comply with:
 - (i) the minimum densities as per 196(3) (a), (b) and (c), and
 - (ii) the outdoor communal space as per 195(8)

but only for the portion of the property shown in that phase.

- (e) subclause (g)(i) of Table 195 applies and in all other cases the maximum building height is: 90 metres (By-law 2012-406)

TM – Traditional Mainstreet Zone (Sections 197-198)

Purpose of the Zone

The purpose of the TM – Traditional Mainstreet Zone is to:

- (1) *accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated **Traditional Mainstreet** in the Official Plan;*
- (2) *foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;*
- (3) *recognize the function of Business Improvement Areas as primary business or shopping areas; and*
- (4) *impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.*

197. In the TM Zone:

Permitted Non-Residential Uses

- (1) The following non-residential uses are permitted subject to:
 - (a) the provisions of subsections 197(3) to (14); (By-law 2019-410)
 - (b) where in a commercial or mixed use building and located on the ground floor abutting a street having direct pedestrian access to that street, residential, **office** and **research and development centre** uses must not be located within a depth of six metres of the front wall of the main building abutting the street ;
 - (c) a minimum of 50% of the ground floor façade facing the main street, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of the main street and an intersecting side street, it is deemed to face the main street;(By-law 2015-190)
 - (d) parking garage, provided that 100% of the ground floor fronting on the street excluding any related mechanical room or pedestrian or vehicular access, is occupied for a depth of three metres by other uses permitted to be located on the ground floor; and
 - (e) provision 197(1)(c) does not apply to places of worship.

amusement centre (By-law 2017-302)
 animal care establishment
 animal hospital
 artist studio
 bank
 bank machine
 catering establishment
 cinema
 click and collect facility (By-law 2016-289)
 community centre
 community health and resource centre
 convenience store
 day care
 diplomatic mission, *see Part 3, Section 88*
 emergency service
 hotel
 instructional facility
 library
 medical facility
 municipal service centre
 museum
 office
 park
 parking garage
 payday loan establishment (By-law 2017-302)
 personal brewing facility (By-law 2019-41)
 personal service business
 place of assembly
 place of worship
 post office
 recreational and athletic facility
 research and development centre
 residential care facility (By-law 2011-273)
 restaurant
 retail food store
 retail store
 school
 service and repair shop
 storefront industry, *see Part 3, Section 99* (By-law 2018-171)
 theatre
 training centre
 urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2019-410)

Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 197(3) to (8) and (14); (By-law 2019-410)
- apartment **dwelling**, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
bed and breakfast, *see Part 5, Section 121*
dwelling units
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127* (By-law 2019-410)
 home-based day care, *see Part 5, Section 129* (By-law 2019-410)
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 197 below.

TABLE 197 – TM ZONE PROVISIONS

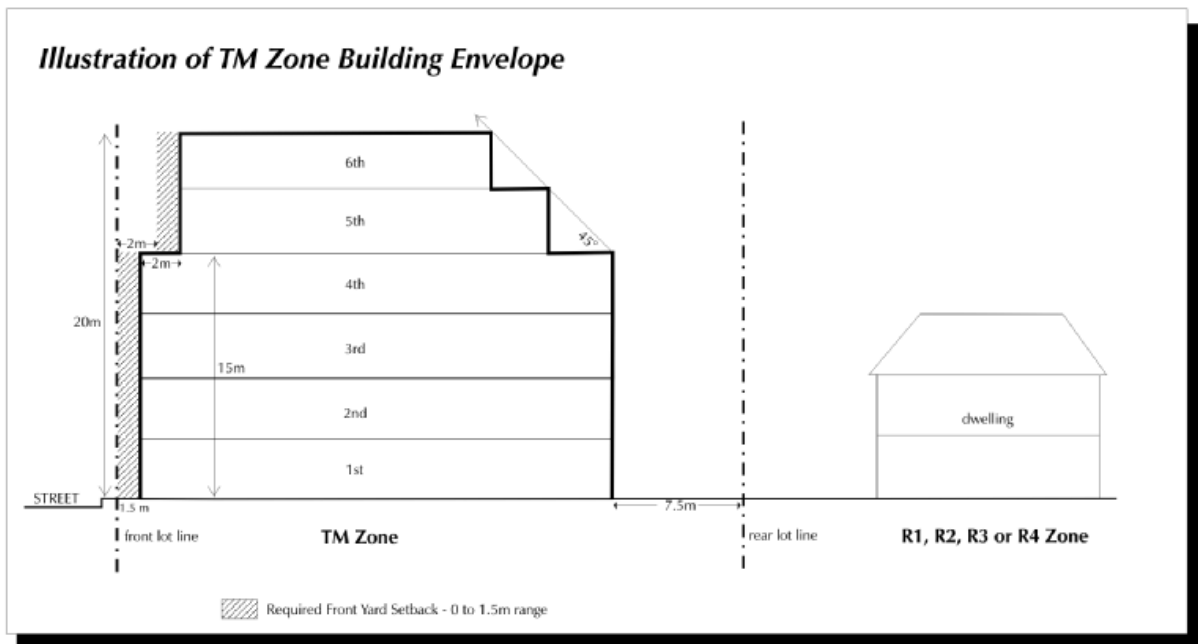
I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Maximum front yard setback		2 m, subject to the provisions of subsection 197(4) below.
(d) Interior side yard setbacks	(i) Maximum	3 metres between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces
	(ii) Minimum	The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply: (1) 3 metres for a non-residential use building or a mixed-use building abutting a residential zone, and (2) 1.2 metres for a residential use building All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)
(e) Minimum corner side yard setback		3 m, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided
(f) Minimum rear yard setback	(i) rear lot line abutting a residential zone	7.5 m
	(ii) rear lot line abutting a public laneway	4.5 m
	(iii) for residential use building	7.5 m
	(iv) other cases	No minimum
(g) Building height	(i) minimum	6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5) below
	(ii) maximum	(1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps

I ZONING MECHANISMS		II PROVISIONS
		(2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line (3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line (see illustration below). (By-law 2012-349)
(h) Maximum floor space index		No maximum
(i) Minimum width of landscaped area	(i) abutting a residential zone	3 m; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided
	(ii) in all other cases	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped
(j) minimum width of landscaped area around a parking lot		<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

- (4) The provisions of subsection 197(3)(c) above do not apply to the following:
- (a) an area used for the balcony of a residential dwelling unit located on or above the 2nd floor;
 - (b) when a building must be located further from the lot line to provide a required corner lot triangle;
 - (c) when an outdoor commercial patio accessory to a restaurant use is located in a front yard of a corner lot, the maximum front yard setback is 3 metres;
 - (d) any part of a building above 15 metres, for which a minimum front yard setback of 2 metres must be provided; and
 - (e) in the case of a hydro pole, the setback may be 2 metres, and from a high voltage power line, the setback may be 5 metres for that portion of the building affected by the high voltage power line.
- (5) For the purpose of determining the front yard setback, a lot that abuts any of the following streets designated “Traditional Mainstreet” in the Official Plan is to be treated as though it fronts that street:

- | | | |
|-----|---|---|
| (a) | Rideau Street, | from King Edward Avenue to the Rideau River |
| (b) | Montreal Road, | from the Rideau River to St. Laurent Boulevard |
| (c) | Beechwood Avenue, | from the Vanier Parkway to Corona Avenue |
| (d) | McArthur Avenue, | from North River Road to St. Laurent Boulevard |
| (e) | Main Street, | from Echo Drive to Clegg Street (By-law 2015-59) |
| (f) | Elgin Street, | from Lisgar Avenue to Catherine Street |
| (g) | Bank Street, | from Gloucester Street to the Rideau River |
| (h) | Bronson Avenue, | from Gloucester Street to Carling Avenue |
| (i) | Preston Street, | from Wellington Street to Carling Avenue |
| (j) | Gladstone Avenue, | from the CPR railway to Bank Street |
| (k) | Somerset Street, | from Wellington Street West to Elgin Street |
| (l) | Wellington Street West | from Island Park Drive to Somerset Street West |
| (m) | Richmond Road, | from Ottawa River Parkway to Island Park Drive |
| (n) | Scott Street, | from Churchill Avenue to Island Park Drive |
| (o) | Merivale Road, | from Carling Avenue to Caldwell Avenue |
| (p) | Stittsville Main Street,
(By-law 2015-264) | from Hazeldean Road to Bell Street |
| (q) | Dalhousie Street | from St. Patrick Street to Bolton Street |
| (r) | King Edward Avenue, | from Rideau Street to Bruyère Street (By-law 2014-24) |
| (s) | Westside of Holland Avenue, | from Wellington Street West to Scott Street (By-law 2014-20) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64) |
| (t) | Eastside of Parkdale Avenue | from Wellington Street West to Scott Street (By-law 2014-24) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64) |
| (u) | Southside of Scott Street | from Parkdale Avenue to Merton Street (By-law 2014-24) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64) |
- (6) Storage must be completely enclosed in a building.
- (7) A maximum of one private approach may be provided for each property having a lot frontage of 45 metres or less.
- (8) Despite Section 107 – *Aisle and Driveway Provisions for Parking Lots and Parking Garages*, the minimum driveway width is :
- (a) 3 metres for parking lots with less than 20 parking spaces; and

- (b) 6 metres for parking lots with 20 or more parking spaces.
- (9) Despite Section 100(1) – *General Provisions, Parking, Queuing and Loading Provisions*, a driveway may be situated equally or in part between two abutting commercial or mixed-use lots.
- (10) Despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located. (By-law 2010-354)
- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (12)
 - (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by a H suffix, schedule or exception that permits a height of 30m or greater on part of the lot, the use Apartment Dwelling, High Rise is a permitted use on that lot.
 - (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys, on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)
- (13) The façade facing the main street must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor (By-law 2015-190)
- (14) Parking exemptions in the TM zone in Areas B, C and D on Schedule 1A. (By-law 2017-148)
 - (a) a restaurant use that legally existed on June 25, 2008 and located on the ground floor of a building requires no parking spaces for the first 280 square metres of gross floor area and 10 spaces per 100 square metres over 280 square metres gross floor area.
 - (b) any other restaurant use located on the ground floor of a building requires no parking spaces for the first 150 square metres of gross floor area and 10 spaces per 100 square metres over 150 square metres gross floor area.
 - (c) a retail use located on the ground floor of a building requires no parking spaces for the first 150 square metres of gross floor area and 2.5 per 100 square metres of gross floor area over 150 square metres.
 - (d) any other use located on the ground floor of a building and that has a gross floor area of less than 150 square metres requires no parking spaces. (By-law 2016-249)



TM Subzones

198. In the TM Zone, the following subzones apply:

TM1 Subzone – Elgin Street Subzone

- (1) In the TM1 Subzone:
 - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
 - (i) being in a building containing one or more of the permitted non-residential uses;

dwelling unit
group home
retirement home
retirement home, converted
rooming house
 (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2018-206)
 - (b) the following use is also permitted:

hotel
 - (c) all uses located on the ground floor of a building, with the exception of a place of worship, are limited to a maximum gross floor area of 600 square metres;
 - (d) the provisions of subsection 197(3)(f) do not apply to lots having a depth of less than 20 metres and the minimum rear yard setback must be at least 3 metres, within which a 1.4 metre opaque screen must be provided;
 - (e) all uses located at the ground floor, must not exceed a width of 20 metres for a minimum depth of 3 metres from the building façade that faces the street;

- (f) in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height; and
- (g) in the case of lots fronting on Elgin Street:
 - (i) the maximum front yard setback is 1 metre;
 - (ii) restaurants may only be located on the ground floor, and
 - (iii) the maximum permitted height is 15 metres and 4 storeys.

TM2 Subzone

- (2) In the TM2 Subzone:
 - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
 - (i) being in a building containing one or more of the permitted non-residential uses;
 - dwelling unit**
 - rooming house** (By-law 2018-206)
 - (b) each retail food store and retail store is limited to 600 square metres of gross leasable area; and
 - (c) in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height

TM3 Subzone

- (3) In the TM3 Subzone:
 - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
 - (i) being in a building containing one or more of the permitted non-residential uses;
 - dwelling unit**
 - rooming unit**
 - (b) the following uses are also permitted:
 - broadcasting studio
 - cinema
 - funeral home
 - hotel
 - museum
 - place of assembly
 - recording studio
 - theatre (By-law 2013-318) (By-law 2017-302)

TM4 Subzone

- (4) Reserved for Future Use (By-law 2013-318)

TM5 Subzone

- (5) In the TM5 Subzone:
- (a) the following uses are also permitted subject to:
- (i) the ground floor being occupied by a use permitted in subsection 197(1);
- hotel**
parking garage

TM6 Subzone- Rideau Street Subzone

- (6) In the TM6 Subzone:
- (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
- (i) being in a building containing one or more of the permitted non-residential uses;
- dwelling unit**
rooming house (By-law 2018-206)
- (b) **utility installation** is not permitted on the ground floor;
- (c) the following are the only permitted uses in the first 6 metres of the building depth at the ground floor that abuts Beausoleil Drive, Besserer Street and Tormey Street:
- apartment **dwelling**, low rise
apartment **dwelling**, mid rise (By-law 2014-292)
artist studio
bed and breakfast, see *Part 5, Section 121*
dwelling unit
retirement home
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
- (d) where the gross floor area of a building, or group of buildings designed as one development, exceeds 2,000 square metres, 50% of the gross floor area over 2,000 square metres must be used for the following uses:
- dwelling unit**
group home
low-rise apartment dwelling (By-law 2014-189)
retirement home
retirement home, converted, see *Part 5, Section 122*
rooming house
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
(By-law 2009-184) (By-law 2018-206)
- (e) the provisions of subsections 197(3)(c) to (g) do not apply and the provisions of Table 197A below apply:

TABLE 197A – PROVISIONS FOR THE TM6 SUBZONE

I ZONING MECHANISM	II PROVISIONS
	In addition to the front yard setback requirements of subsections 197(4)(a), (b), (c) and (e), the following also applies: (By-law 2009-392)
(i) Minimum front yard setback	1. 3 m

I ZONING MECHANISM	II PROVISIONS
	2. for buildings on lots abutting Rideau Street: (i) and located between Augusta Street and Cummings Bridge: 1 m (ii) and located between King Edward Avenue and Augusta Street: 0 m 3. for that part of a building above the 6 th storey the minimum is the setback provided at ground level plus 2 metres
	In addition to the front yard setback requirements of subsections 197(4)(a), (b), (c) and (e), the following also applies: (By-law 2009-392)
(ii) Maximum front yard setback	1. for buildings on lots abutting Rideau Street: (i) between Augusta Street and Cummings Bridge: 2 m (ii) between King Edward Avenue and Augusta Street: 1 m 2. see Section 197(4)(c) for an outdoor commercial patio 3. no maximum for any part of a building over the 3 rd storey
(iii) Minimum side yard setback	1. abutting an R1, R2, R3 or R4 zone or subzone: 7.5 m 2. abutting an R5 zone or subzone: 3 m 3. for buildings on lots abutting Rideau Street: (i) corner side yard: 1 m (ii) corner side yard for 292 Rideau Street: 3 m 4. other cases - no minimum
(iv) Maximum side yard setback	1. for buildings on lots abutting Rideau Street: (i) corner side yard: 4 m (ii) corner side yard for 292 Rideau Street: 6 m 2. other cases - no maximum
(v) Minimum rear yard setback	1. abutting a rear yard in a residential zone except R5P to R5T: (i) 7.5 m (ii) for that part of the building above the 3 rd storey where the maximum permitted building height is 16 metres or less: 10.5 m (iii) for that part of the building above the 4 th storey where the maximum permitted building height is greater than 16 metres: 10.5 m 2. other cases: 3 m
(vi) Minimum building height	10 m, except for the following properties where a minimum of 5 metres applies: (i) 323 Rideau Street, Lot 11 Rideau North, Plan 43586 (ii) 362 Rideau Street, East Part Lot 20 Rideau South, Plan 6

I ZONING MECHANISM	II PROVISIONS	
	(iii)	364 Rideau Street, West Part Lot 21 Rideau South, Plan 6
	(iv)	366 Rideau Street, East Part Lot 21 Rideau South, Plan 6
	(v)	377 Rideau Street, Part 5, Plan 4R-15768
	(vi)	390 Rideau Street East Part Lot 24 Rideau South, Plan 6
	(vii)	418 Rideau Street, Lot 28 Rideau South, Plan 6
	(viii)	487 Rideau Street, South Part Lot 31 Rideau South, Plan 43586
	(ix)	506 Rideau Street, Parts 1 & 2, Plan 5R-8257
	(x)	508 Rideau Street, Parts 3, 4, and 5, Plan R5-8257
	(xi)	510 Rideau Street, West Part Lot 40 Rideau South, Plan 6
	(xii)	511 Rideau Street, Carleton Condominium Plan 609
	(xiii)	541 Rideau Street, Part 1, Plan R5-5528 and Part 4, Plan R5-5754
	(xiv)	589 Rideau Street, Carleton Condominium Plan 586

- (f) the floor to ceiling measurement of the ground floor must exceed the floor to ceiling measurement of any floor above the ground floor, except the top floor, by a minimum of 1 metre; and
- (g) a parking lot and parking spaces must be located at least 4.5 metres from a property line abutting Beausoleil Drive, Besserer Street or Tormey Street.

TM7 Subzone

- (7) In the TM7 Subzone:
 - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
 - (i) being in a building containing one or more of the permitted non-residential uses;
 - dwelling unit**
 - rooming house** (By-law 2018-206)

TM8 Subzone - Beechwood Avenue Subzone

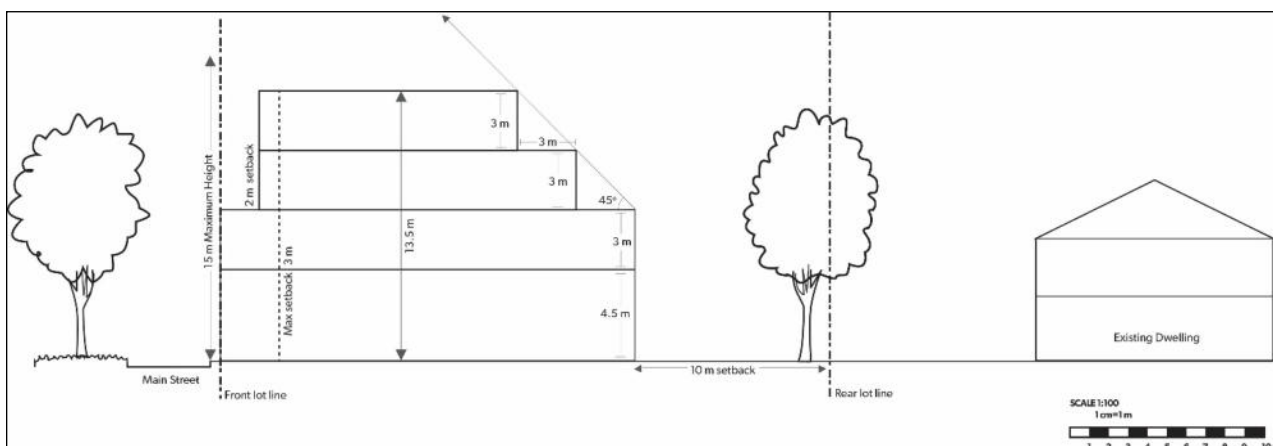
- (8) In the TM8 Subzone:
 - (a) The following use is also permitted provided it is not located on the ground floor of a building:
 - (i) **parking garage**
 - (b) The required front, corner side and rear yard setbacks for lots abutting Beechwood Avenue are as follows:

- (i) front yard setback: a minimum of 0 metres for the first three storeys and above the third storey, a minimum of 2 metres more than the setback of the first three storeys; despite Section 197(3)(c), no maximum above the third storey;
- (ii) corner side yard setback: for the first three storeys, a minimum of 1 metre and a maximum of 3 metres; above the third storey, a minimum of 2 metres more than the setback of the first three storeys;
- (iii) minimum rear yard setback:
 - 1. where abutting a residential zone,
 - 5 metres for the first three storeys, except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width
 - 7.5 metres above the third storey,
 - 2. where abutting a street, 3 metres for the first three storeys; above the third storey, a minimum of 2 metres more than the setback of the first three storeys, and
 - 3. in all other cases, no minimum.
- (c) The required front, interior side and rear yard setbacks for lots not abutting Beechwood Avenue are as follows:
 - (i) front yard setback- minimum of 3 metres, no maximum;
 - (ii) minimum interior side yard setback - 3 metres abutting a residential zone, and no minimum in other cases; and
 - (iii) minimum rear yard setback: same as subsection (b)(iii) above.
- (d) Despite Section 197(5), residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Barette Street and the uses must face Barette Street. If the ground floor of a building that faces Barette Street is used for a non-residential use, then no vehicular entrances are permitted on the ground floor and a maximum of 10% of the area of the façade can be windows.
- (e) Despite Subsection (b) above, Section 197(4) applies to the maximum front yard and corner side yard setbacks in the TM8 Subzone.

TM9 Subzone- Stittsville Main Street Subzone

- (9) In the TM9 Subzone,
 - (a) the following uses are also permitted:
 - bar
 - funeral home
 - parking lot
 - stacked dwelling
 - townhouse dwelling
 - planned unit development (By-law 2017-302)
 - (b) Section 197(1)(b) does not apply:
 - (c) (i) A minimum of 50 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is less than 90 metres wide;

- (ii) A minimum of 30 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is 90 metres in width or wider.
- (d) At least 80 per cent of the windows and doors facing Stittsville Main Street must consist of transparent glazing.
- (e) Sections 197(3)(c),(d)(i),(ii)(1),(e) and (f) do not apply and the following yard setbacks apply: (By-law 2016-288)
 - (i) maximum front yard setback: 3 metres
 - (ii) maximum corner side yard setback: 3 metres
 - (iii) minimum interior side yard setback for a non-residential use building or a mixed-use building abutting a residential, open space or environmental protection zone: 7.5 metres
 - (iv) minimum rear yard setback:
 - (a) where the rear lot line abuts a TM9 Zone: 3 metres
 - (b) all other cases: 10 metres
- (f) The maximum front yard and corner side yard setbacks in Section 198(9)(e)(i)(ii) does not apply in the following instances:
 - (i) an area used for the balcony of a residential dwelling unit located on or above the second floor;
 - (ii) when a building is located further from the lot line to provide a required corner lot triangle;
 - (iii) when an outdoor commercial patio accessory to a restaurant use is located in a front or corner side yard, the maximum setback for that same yard is 6 metres;
 - (iv) any part of a building above 7.5 metres, for which a minimum front and corner side yard setback of 2 metres must be provided;
 - (v) if there are high voltage power lines present near the front or corner side lot line then the maximum setback requirement is 5 metres;
 - (vi) the maximum setback requirement may be increased to 4.5 metres where a porch is provided;
 - (vii) where the requirements of 198(9)(c)(i) or (ii) have been met and where on a corner lot at least one building meets the required corner side yard setback.
- (g) Section 197(3)(g)(ii) does not apply and in addition to the maximum permitted height limit:
 - (i) no building may be more than 4 storeys in height;
 - (ii) any part of a building subject to the minimum building height set out in Table 197(g)(i) and located within 10 metres of the corner side lot line abutting the following streets (Carp Road, Hobin Street, Wintergreen Drive, Abbott Street, Orville Street, Elm Crescent and Carleton Cathcart Street) must also be a minimum of 2 storeys.
 - (iii) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 7.5 metres from a point 10 metres from the rear lot line, projecting upwards towards the front lot line (see illustration below). (By-law 2015-264)



TM10 Subzone (OMB order dated September 25, 2008- File # PL070727)

- (10) Despite anything to the contrary in this by-law, for the lands zoned TM10 Subzone the following provisions shall apply:
- (a) A maximum of one high-rise apartment, including ground floor commercial uses is permitted on the property subject to the following regulations:
 - (i) Notwithstanding the building height provisions of Table 197(g), the high-rise apartment must not exceed a height of 38.0 metres (12 storeys).
 - (ii) The setbacks established in Table 197 and subsection 197(4) do not apply and the following yard setbacks shall apply:
 - (b)
 - (i) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
 - (ii) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)

I ZONING MECHANISM	II REGULATIONS	
(i) Front yard setback	Minimum	No Minimum
	Maximum	3.0 m
	An added 2.0 metre setback from the provided front yard setback at grade shall occur above the 5 th storey or 18 metres whichever is the lessor for the middle 1/3 of the length of the front building façade, otherwise the added 2.0m setback from the provided front yard setback at grade shall apply above the 4 th storey or 15.0m.	
	Minimum	No Minimum

I ZONING MECHANISM	II REGULATIONS	
(ii) Corner side yard setback	Maximum	3.0 m
(iii) Interior Side Yard setback	Minimum	9.0 m
	An added 2.0 m setback from the provided interior side yard setback at grade shall apply above the 4th storey or 15.0m, whichever is the lessor; An added 22.3m setback shall apply above the 8th storey or above 27.0m whichever is the lessor, although an enclosed exit corridor, not to exceed 2.5m in height, and 3m in width, shall be permitted to exceed the 8 storey/27.0 m height limit within this setback.	
(iv) Rear Yard Setback	Minimum	No minimum

TM11 Subzone- Wellington Street Subzone

- (11) In the TM11 Subzone,
- (a) maximum front yard setback: 3.0m,
 - (b) despite 197(3)(g) – building height:
 - (i) the maximum building height is 20 metres,
 - (ii) for a building that is over 4 storeys in height that part of the building above the 3rd storey or above 12.0 metres has a minimum front yard setback of 2 metres,
 - (c) parking spaces required or provided in the TM11 Subzone may be available for parking purposes to any land use located within the TM11 subzone and MC16 Subzone.(OMB Order File #PL110686, issued October 24, 2012),(By-law 2011-216)

TM12 – Subzone

- (12) In the TM12 subzone,
- (a) the following uses are also permitted:
 - detached dwelling**
 - duplex dwelling**
 - semi-detached dwelling**
 - stacked dwelling (By-law 2015-43)**
 - three-unit dwelling**
 - townhouse dwelling**
 - (b) for the purposes of Table 197 (d), (f) and (g), a lot in the TM12 subzone that abuts a lot containing one of the uses listed in subsection 198(12)(a) will be considered to abut a residential zone, and subclause 197(g)(ii)(3) applies. (By-law 2014-24)

TM13 Subzone

- (13) In the TM13 subzone,
- (a) the following uses are also permitted:

detached dwelling
duplex dwelling
additional dwelling unit
semi-detached dwelling
three-unit dwelling
townhouse dwelling

- (b) for the purposes of Table 197 (d), (f) and (g), a lot in the TM13 subzone that abuts a lot containing one of the uses listed in subsection 198(13)(a) will be considered to abut a residential zone, and subclause 197(g)(ii)(3) applies. (By-law 2014-20) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64)

TM14 – Subzone

(14) In the TM14 subzone,

- (a) Any use listed in subsection 197(1)(e), other than office, is limited to a maximum gross floor area of 225 square metres;
- (b) The following additional uses are also permitted:
- detached dwelling**
duplex dwelling
semi-detached dwelling
stacked dwelling
three-unit dwelling
townhouse dwelling
- (c) Despite clause 197(1)(b), permitted residential uses and office are allowed to occupy any part of the ground floor; and,
- (d) Despite clause 197(g)(ii), the maximum building height is 14.5 metres, except where otherwise provided for by an H suffix, exception or schedule. (By-law 2015-44)

TM15 – subzone

(15) In the TM15 subzone,

- (a) No residential uses are permitted except:
dwelling unit
- (b) The following uses are prohibited:
payday loan establishment
- (c) The following additional uses are permitted:
bar (By-law 2021-92)
- (d) Despite section 19, where a height suffix applies, the application of any additional setbacks or transitions still apply. (By-law 2022-103)

TM16 Subzone – Bank Street in the Glebe Subzone

(16) In the TM16 Subzone,

- (a) The minimum rear yard setback is as follows:
- (i) Where the rear yard abuts a residential zone, the minimum rear yard setback is:

1. For the portion of the lot aligning with a required rear yard of the abutting lot: 7.5m.
 2. All other cases: 3m.
- (ii) Where the rear yard abuts a lane that abuts a residential zone, the minimum rear yard setback is per a) above, minus the width of the laneway but in no case be less than 0m.
- (iii) For all other cases, the rear yard setbacks are as in Table 197.
- (b) Where the building height is greater than four storeys or 15 m, at and above the fourth storey or 15 m whichever is the lesser a building must be setback a minimum of 3 m more than the provided setback from the front lot line as set out under subsection 197(5) and from the side lot line abutting a street. (By-law 2021-405)