



**PATERSON
GROUP**

December 18, 2025
File: PE7320-LET.01

CHP Management LP as Agent for Strandherd LP
700-22 St. Clair Avenue East
Toronto, Ontario
M4T 2S5

Attention: **Ms. Madeleine Barber**

Subject: **Phase I – Environmental Site Assessment Update**
4175 Strandherd Drive
Ottawa, Ontario

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) has conducted a Phase I Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA entitled, "*Phase I Environmental Site Assessment, Vacant Land – Strandherd Drive at Highway 416, Ottawa, Ontario*" prepared by Paterson Group Inc. (Paterson), dated June 24, 2015.

This report is intended to meet the requirements for an updated Phase I ESA, as per Ontario Regulation (O. Reg.) 153/04, as amended, and is to be read in conjunction with the original 2015 report.

Site Information

The 2015 Phase I ESA report, referenced above, was completed for a larger parcel of land including the Phase I Property which now forms the Gateway Industrial Park. The Phase I Property consists of approximately 5.27 hectares of the initially assessed lands and is addressed 4175 Strandherd Drive, Ottawa, Ontario, and located southwest of the Strandherd Drive and Systemhouse Street intersection. Refer to Figure 1 – Key Plan, following the text of this letter, for site contextual information.

The Phase I Property is undeveloped, not serviced with any sewer or water infrastructure, and exists within a municipal urban setting comprised primarily of commercial retail and residential land uses.





Previous Engineering Reports

- *“Phase I Environmental Site Assessment, Vacant Land – Strandherd Drive at Highway 416, Ottawa, Ontario”* prepared by Paterson Group Inc. (Paterson), dated June 24, 2015.

Based on the historical research completed as part of the previous Phase I ESA, the subject site including the Phase I Property has been undeveloped and used for agricultural purposes since the earliest known source of historical information. Following a site visit, no environmental concerns were noted with respect to the use of the subject lands. The report concluded that a Phase II ESA was not recommended.

- *“Geotechnical Investigation, Proposed Commercial Development, 4175 Strandherd Drive, Ottawa, Ontario”* prepared by Paterson Group Inc. (Paterson), dated November 24, 2015.

A geotechnical investigation was carried out for the Phase I Property by Paterson Group. The field program consisted of 39 boreholes and incorporated information from two previous investigations, including five test pits (c. 2000), and three test pits (c. 2012). Seven of the boreholes were instrumented with groundwater monitoring wells. Test hole locations are presented on Drawing PE7320-1 - Site Plan, appended to this report.

Generally, the subsurface profile on the Phase I Property consists of a layer of topsoil underlain by a very stiff brown silty clay, followed by a layer of firm to stiff grey silty clay, further underlain by glacial till deposit and further by the underlying bedrock formation. An intermittent layer of fill was encountered below the topsoil layer at some borehole locations, which largely consisted of reworked native soil with some crushed stone and is not considered to represent an environmental concern. No environmental concerns were identified on the Phase I Property during the field investigation.

Groundwater levels were measured in the monitoring wells installed on the Phase I Property on October 24th, between 1.44 and 3.36 m below ground surface. Groundwater was interpreted to flow in a southerly direction, towards the Jock River.

Historical Records Update

National Pollutant Release Inventory

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. This federally managed database provides various reports and



tracking information relating to the release of solid, liquid, or gaseous pollutants from industrial facilities into the natural environment.

A search of this database did not identify any pollutant release records for the Phase I Property or properties within the Phase I Study Area.

MECP Waste Management Records

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to waste management records for the Phase I Property. The response from the MECP indicated that no relevant records were available pertaining to the Phase I Property.

MECP Incidents

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants, or inspections maintained by the MECP for the Phase I Property. The response from the MECP indicated that no relevant records were identified pertaining to the Phase I Property.

MECP Instruments

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use, or any other similar MECP issued instruments for the Phase I Property. The response from the MECP indicated that no relevant records were identified pertaining to the Phase I Property.

MECP Submissions

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions for the initially assessed lands. The response from the MECP indicated that no relevant records were identified pertaining to the Phase I Property.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry (ESR) was carried out as part of this assessment. This database contains publicly available information on Records of Site Condition (RSCs) filed in the Province of Ontario since 2004.



A review of the ESR did not identify any RSCs filed for the Phase I Property or properties within the Phase I Study Area.

OMNRF Areas of Natural and Scientific Interest (ANSI)

A search for ANSI sites situated within the Phase I Study Area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (OMNRF) website as part of this assessment.

A review of the available mapping information did not identify any ANSI sites situated on the Phase I Property or within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA Fuels Safety Branch in Toronto was contacted electronically as part of this assessment, to inquire about current and former fuel storage tanks, spills, and historical incidents for the Phase I Property and neighbouring properties.

The response from the TSSA indicated that no records were returned pertaining to the Phase I Property. A copy of the correspondence with the TSSA has been appended to this report.

Relevant records returned included records pertaining to a retail fuel outlet with three active underground fuel storage tanks (USTs) located at 4313 Strandherd Drive. Based on the 100 m separation distance between the USTs and the Phase I Property, as well as its recent date of construction in 2016, this off-site PCA is not considered to represent an APEC on the Phase I Property.

City of Ottawa Historical Land Use Inventory (HLUI) Database

A requisition form was submitted to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI) database for any environmental records pertaining to the Phase I Property as well as any properties situated within the Phase I Study Area. The response from the City indicated that there were no pertinent land use records identified with respect to the Phase I Property. One off-site record was identified (general contractor), which is not considered to represent a PCA.

ERIS Database Report

An ERIS (Environmental Risk Information Service) Report obtained for the Phase I Property and properties within a 250 m search radius was reviewed as part of this assessment.



On-site Records:

The ERIS report identified three records pertaining to the Phase I Property, which were limited to previous ERIS historical searches.

Off-Site Records:

The ERIS report identified 7 records associated with the properties situated within the search radius.

One of the records pertains to a spill event which occurred at 4149 Strandherd Drive, the adjacent property to the south which is currently occupied by an automotive dealership and service garage. According to the record, approximately 100 L of hydraulic fluid leaked onto this property from an unknown source on May 21, 2021. The incident was reported to the MECP, which carried out a desktop review of the spill event. The MECP concluded that this spill did not pose a risk to the environment or to human health, and that no further investigation work would be required. Based on the 110 m separation distance between the service garage and the Phase I Property, the low-volume of fuel spilled, as well as its down-gradient orientation with respect to the inferred groundwater flow to the south, this spill event is not considered to pose an environmental concern to the Phase I Property.

The remaining off-site records are not considered to pose an environmental concern.

Aerial Photographs

The most recent aerial photograph reviewed as part of the 2015 Phase I ESA was taken in 2014. At that time, the Phase I Property and the adjacent lands to the north, south, and west consisted of undeveloped agricultural use land, with Strandherd Drive and some residential lots present to the east.

Updated aerial photographs were reviewed as part of this assessment, as detailed below:

2022	No significant changes are apparent with respect to the Phase I Property since the previous aerial photograph (2014). The adjacent lands to the south appear to be developed with commercial automotive dealership buildings. The adjacent lands to the north appear to be developed with commercial retail buildings, including a retail fuel outlet further north. The adjacent lands to the east and west of the Phase I Property remain unchanged since the time of the previous aerial photograph.
2025	(Google Earth) No significant changes are apparent with respect to the Phase I Property. A commercial automotive dealership building has been constructed to the south of the Phase I Property.





A copy of the above referenced aerial photographs have been appended to this report.

Water Bodies

No water bodies are present on the Phase I Property. The nearest named water body with respect to the Phase I Property is the Jock River, located approximately 1.8 km south.

Geological Maps

Geological mapping information for the Phase I Property was obtained from The Geological Survey of Canada – Urban Geology of the National Capital Area and reviewed as part of this assessment.

Based on the available mapping information, the bedrock beneath the Phase I Property consists of interbedded limestone and dolomite of the Gull River Formation, while the surficial geology consists largely of offshore marine sediments (clay and silt), with an overburden thickness between 5 to 10 m.

Topographic Maps

A topographic map of the Phase I Property was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as part of this assessment. The topographic map indicates that the general elevation of the Phase I Property is approximately 100 m above sea level, while the regional topography within the greater area is depicted as sloping down gently towards to the south, in the general direction of the Jock River. An illustration of the referenced topographic map has been appended to this report.

Physiographic Maps

A physiographic map was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as a part of this assessment.

According to the publication and available mapping information, the Phase I Property is situated within the St. Lawrence Lowlands area, which is rarely more than 150 m above sea level. According to the description provided: “...*the lowlands are plain-like areas that were affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.*”





Well Records

A search of the MECs website for all drilled well records within a 250 m radius of the Phase I Property was conducted as part of this assessment. The search did not identify any well records within the Phase I Study Area.

Based on the availability of municipal infrastructure, no potable drinking water wells are expected to be present within the Phase I Study Area.

Property Owner Representative Interview

Ms. Madeleine Barber, a representative of Choice REIT, was available to respond to questions regarding the environmental conditions of the Phase I Property. Ms. Barber was not aware of any potential environmental concerns associated with the current or historical use of the Phase I Property.

Site Reconnaissance

A site visit was carried out on December 16, 2025 by personnel from Paterson's environmental division. The site inspection included a review of the current use of the subject lands as well as the adjacent properties.

At the time of the site visit, the Phase I Property was undeveloped, agricultural use land.

The site topography is relatively flat, whereas the regional topography appears to slope down gently towards the south, in the general direction of the Jock River. The Phase I Property is slightly below grade with respect to the adjacent streets and neighbouring properties.

Water drainage on the property occurs primarily via infiltration throughout the site, as well as via surface run-off towards a drainage creek adjacent to the west side of the property.

At the time of the site inspection, no chemical products, above ground fuel storage tanks (ASTs), or evidence indicating the presence of any underground fuel storage tanks (USTs) were observed on the Phase I Property. Additionally, no hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, stressed vegetation, or any other indications of potential sub-surface contamination were observed on the Phase I Property.

At the time of the site inspection, no waste materials were observed to be generated, stored, or disposed of on the Phase I Property.



It should be noted that the site was snow covered at the time of the site visit. A previous site visit, carried out on March 8th, 2024 by Paterson, confirmed the site conditions with no snow coverage and are considered to be generally representative of current conditions.

A depiction of the Phase I Property is presented on Drawing PE7320-1 – Site Plan, appended to this report.

Neighbouring Properties

A visual inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was recorded as follows:

- North: Systemhouse Street, followed by commercial retail buildings and a retail fuel outlet further north.
- East: Strandherd Drive, followed by residential dwellings and parkland.
- West: Undeveloped agricultural or other use land.
- South: Automotive dealership buildings, followed by Dealership Drive.

An automotive dealership was identified on the adjacent property to the south at 4149 Strandherd Drive. Based on the 30 m separation distance between the dealership building and the Phase I Property boundary, its down-gradient orientation with respect to the anticipated groundwater flow to the south, as well as its recent date of construction in 2023, this site is not considered to pose an environmental concern to the Phase I Property.

Additionally, a retail fuel outlet was identified approximately 70 m to the north of the Phase I Property at 4313 Strandherd Drive. Based on the 100 m separation distance between its underground tank nest and the Phase I Property boundary, as well as its recent date of construction in 2016, this retail fuel outlet is not considered to pose an environmental concern to the Phase I Property.

The neighbouring land use within the Phase I Study Area is illustrated on Drawing PE7320-2 – Surrounding Land Use Plan, appended to this report.

Conceptual Site Model

Geological and Hydrogeological Setting

Based on the available mapping information, the bedrock beneath the Phase I Property generally consists of interbedded limestone and dolomite of the Gull River Formation, while



the surficial geology consists largely of offshore marine sediments (clay and silt), with an overburden ranging in thickness from approximately 5 m to 10 m.

Based on geotechnical field investigations by Paterson, the subsurface profile on the Phase I Property consists of a layer of topsoil underlain by a very stiff brown silty clay, followed by a layer of firm to stiff grey silty clay, further underlain by glacial till deposit and further by the underlying bedrock formation. An intermittent layer of fill was encountered below the topsoil layer at some borehole locations, which largely consisted of reworked native soil with some crushed stone and is not considered to represent an environmental concern.

Groundwater was measured within monitoring wells screened within the overburden at depths ranging from between 1.44 and 3.36 m below ground surface. Groundwater was interpreted to flow in a southerly direction, towards the Jock River.

Existing Buildings and Structures

No buildings or structures currently exist on the Phase I Property.

Drinking Water Wells

Based on the availability of municipal water infrastructure, no drinking water wells are known or expected to be present within the Phase I Study Area.

Subsurface Structures and Utilities

No subsurface structures or utilities are expected to be present on the Phase I Property.

Water Bodies and Areas of Natural and Scientific Interest

No water bodies or areas of natural and scientific interest are present on the Phase I Property or within the Phase I Study Area. The nearest named water body with respect to the Phase I Property is the Jock River, located approximately 1.8 km to the south.

Neighbouring Land Use

The surrounding lands within the Phase I Study Area consist largely of commercial retail buildings, residential dwellings, and vacant land.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Based on the findings of this assessment, no potentially contaminating activities or areas of potential environmental concern were identified on the Phase I Property.





Some potentially contaminating activities were identified on off-site properties situated within the Phase I Study Area, however, based on either their separation distances or their down-gradient orientation with respect to the anticipated groundwater flow to the south, none of these activities are considered to pose an environmental concern to the Phase I Property.

Contaminants of Potential Concern

No contaminants of potential concern were identified on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA Update is considered to be sufficient to conclude that there are no PCAs and APECs associated with the Phase I Property. The absence of any PCAs was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

Conclusion

A Phase I ESA was carried out for the property addressed 4175 Strandherd Drive, Ottawa (the Phase I Property) to update the environmental conditions noted in the previous Phase I ESA, prepared in 2015. A review of more recent environmental records, in conjunction with a visual inspection of the property, indicated that no significant changes have been made to the Phase I Property since the previous report. Some surrounding lands have since been developed for residential and commercial land uses, with some off-site PCAs identified with respect to the current use of some neighbouring properties. Due to the separation distances, or their down-gradient orientation with respect to the anticipated groundwater flow to the south, none of the off-site activities identified are considered to pose an environmental concern to the Phase I Property.

Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment is not required for the Phase I Property.**

Statement of Limitations

This Phase I – Environmental Site Assessment report has been prepared in general accordance with O. Reg. 153/04, as amended, and CSA Z768-01 (reaffirmed 2022). The conclusions presented herein are based on information gathered from a limited historical review of readily available geological, historical, and regulatory information, as well as a cursory review made at the time of the field assessment. The historical research relies on



information supplied by others, such as local, provincial, and federal agencies, and was limited within the scope-of-work, time, and budget of the project herein.

Should any conditions be encountered at the site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of CHP Management LP and Strandherd LP. Permission and notification from the above noted parties and Paterson will be required prior to the release of this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Regards,

Paterson Group Inc.

Vanessa Naufal, B.Eng.

Jesse Andrechek, P.Eng., QP_{ESA}



Attachments

- Figure 1 – Key Plan
- Figure 2 – Topographic Plan
- Aerial Photographs
- Site Photographs
- MECP FOI
- City of Ottawa HLUI
- TSSA Correspondence
- ERIS Database Report
- Drawing PE7320-1 – Site Plan
- Drawing PE7320-2 – Surrounding Land Use Plan

Report Distribution

- CHP Management LP and Strandherd LP
- Paterson Group Inc.



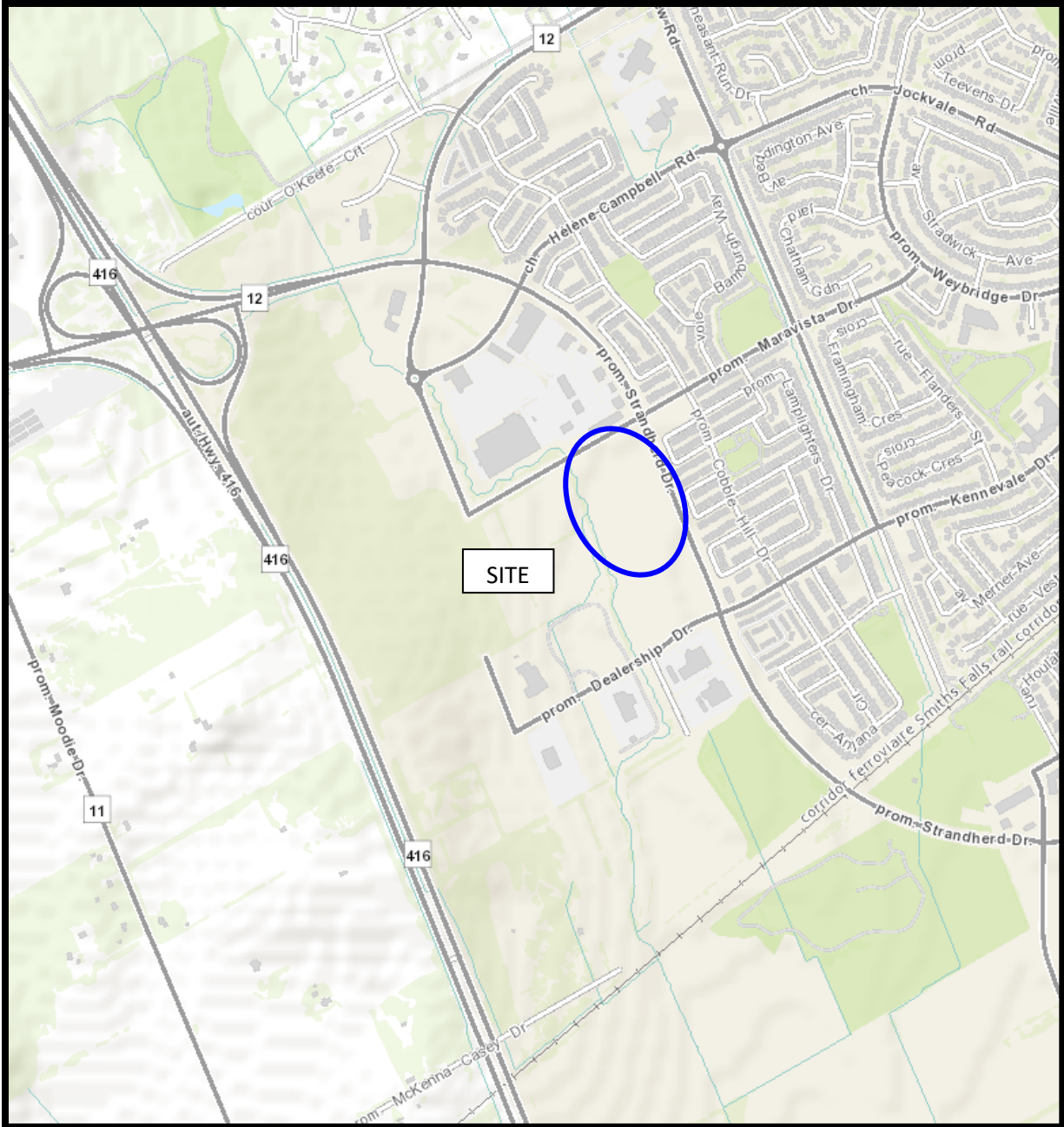


FIGURE 1
KEY PLAN

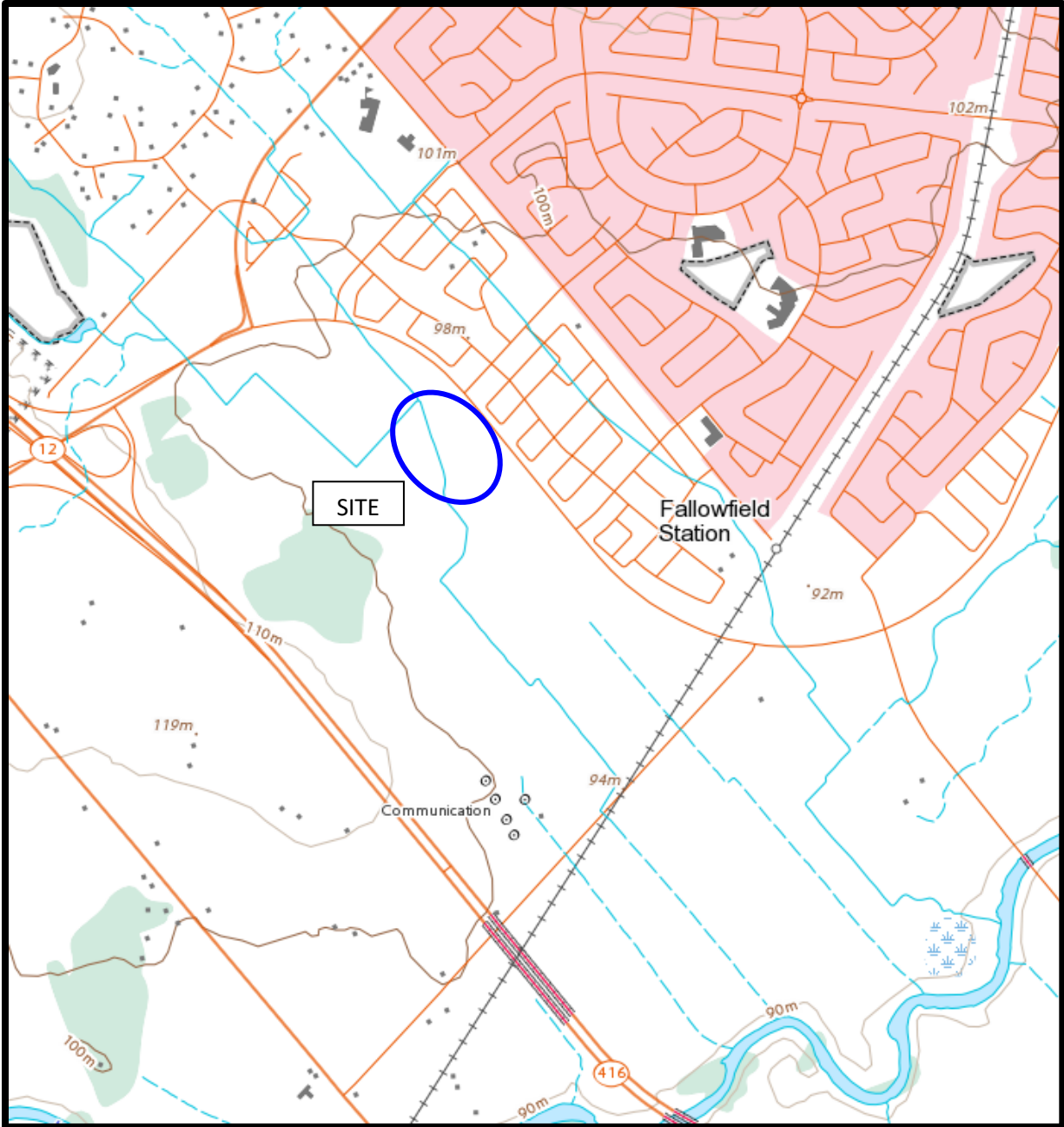
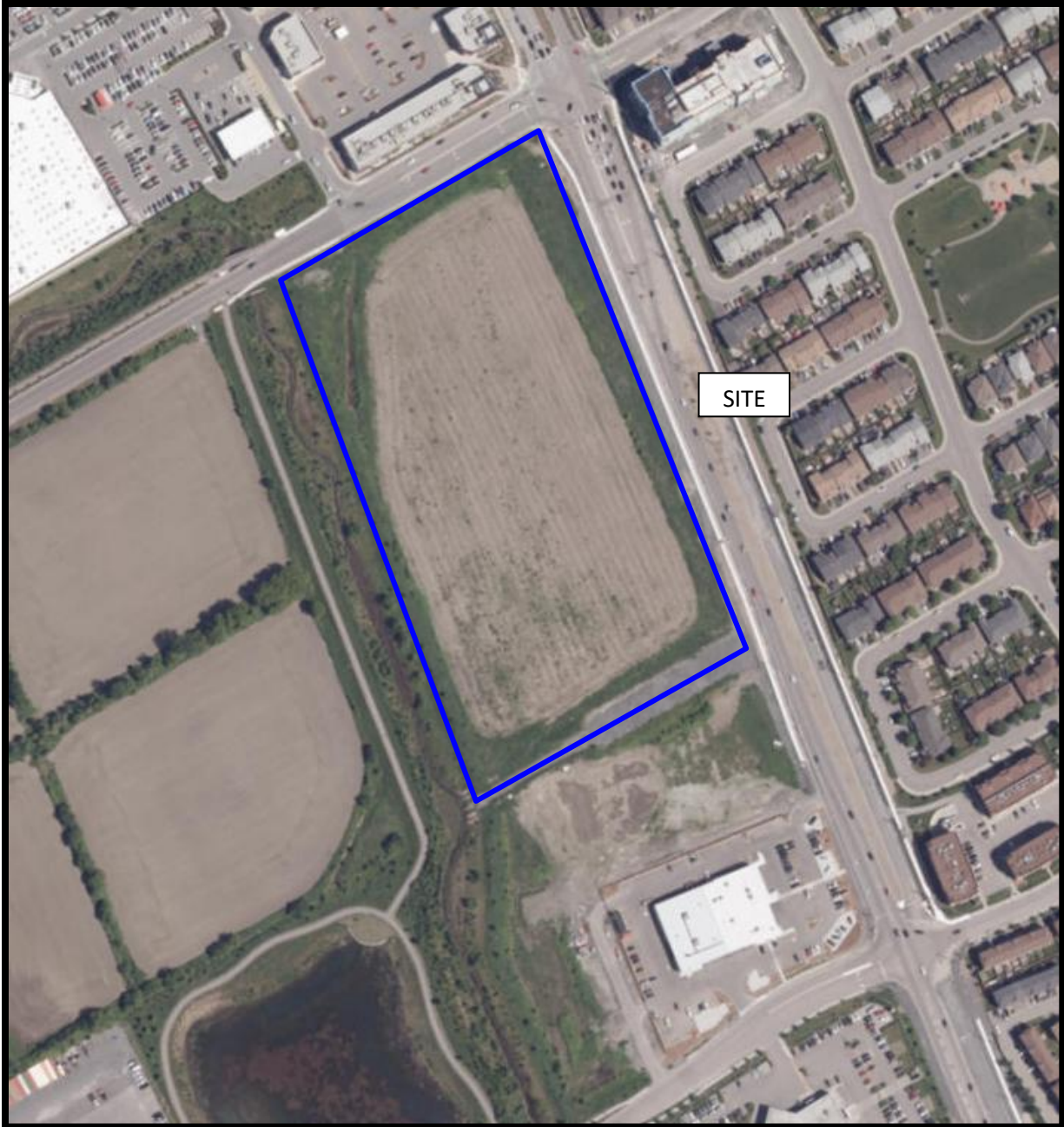
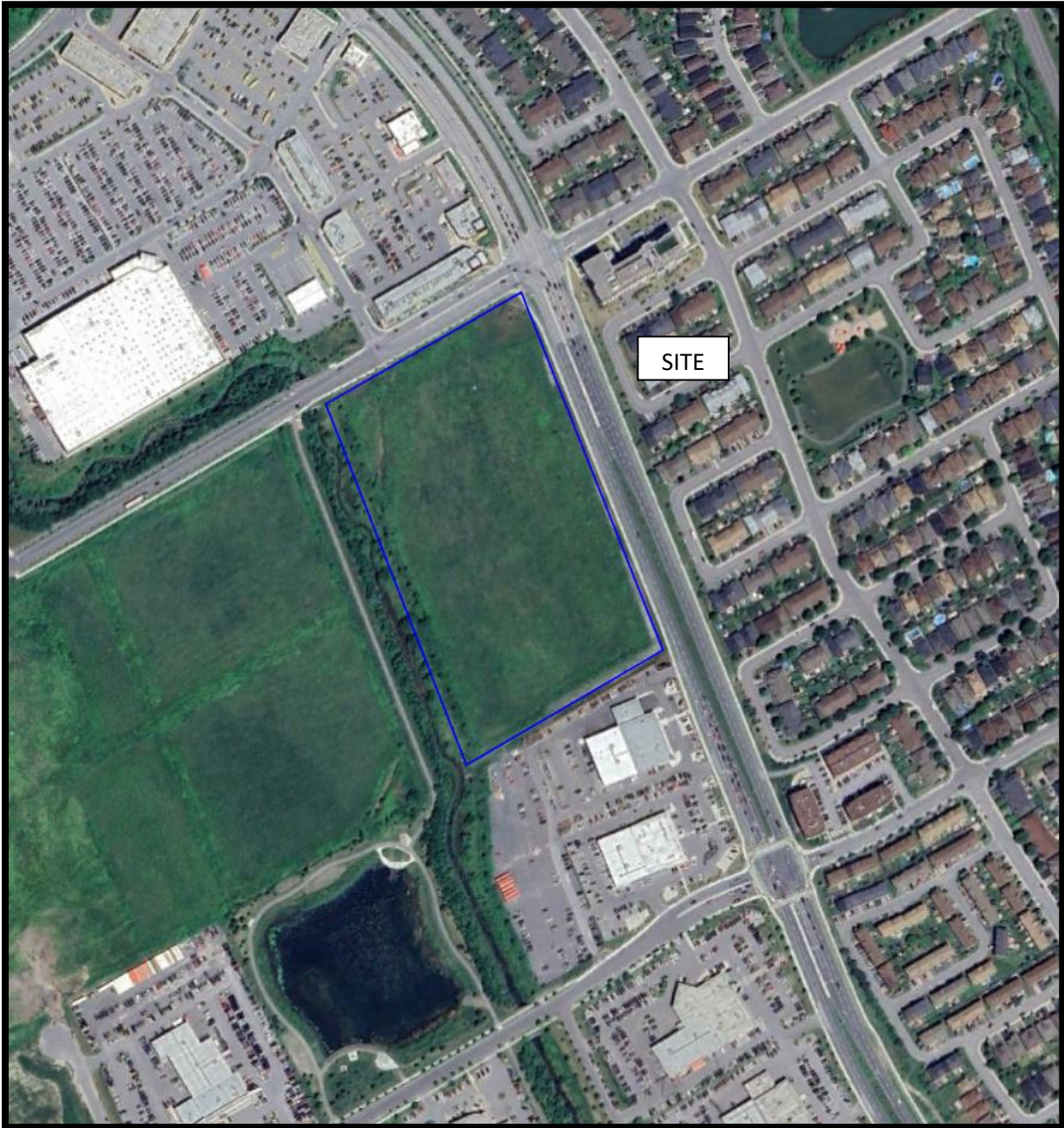


FIGURE 2
TOPOGRAPHIC MAP



AERIAL PHOTOGRAPH
2022



AERIAL PHOTOGRAPH
2025

Site Photographs

PE7320

4175 Strandherd Drive, Ottawa ON

December 16, 2025



Photograph 1: View from the northeast corner of the Phase I Property, facing south.



Photograph 2: View from the northwest corner of the Phase I Property, facing east.

Site Photographs

PE7320

4175 Strandherd Drive, Ottawa ON

December 16, 2025



Photograph 3: View from the southeast corner of the Phase I Property, facing northwest.



Photograph 4: View from the southern portion of the Phase I Property, facing north.

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



March 21, 2024

Nick Sullivan
Paterson Group
9 Auriga Drive
Ottawa, Ontario K2E 7T9
nsullivan@patersongroup.ca

Dear Nick Sullivan:

RE: MECP FOI A-2024-01394, Your Reference PE6464 – Decision Letter

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 4175 Strandherd Drive Ottawa.

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned.

The ministry's Client Services and Permission Branch has advised that there may be inactive records in the Records Centre, Mississauga. If you would like us to retrieve these files, please submit a separate request quoting this file number. The \$5 application fee will be applied towards any costs incurred with the retrieval of the records from the Records Centre. Please note there is no guarantee that any records will be located responsive to your request.

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

If you have any questions, please contact Amina Shah at 437-339-1251 or amina.shah@ontario.ca.

Yours truly,

A handwritten signature in cursive script that reads "Rampino S".

for
Josephine DeSouza
Manager (A), Access and Privacy Office

Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

***Site Address or Location:**

** Mandatory Field*

Applicant/Agent Information:

Name:

Mailing Address:

Telephone: Email Address:

Registered Property Owner Information: Same as above

Name:

Mailing Address:

Telephone: Email Address:

Site Details

Legal Description and PIN:

What is the land currently used for?

Vacant Land

Lot frontage: m Lot depth: m Lot area: _____ m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

Required Fees

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

Planning Fee

\$181.00
~~\$102.00~~

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer
For use with HLUI Database

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

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

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

Signed: 

Dated (dd/mm/yyyy): 18/03/2024

Per: Nick Sullivan

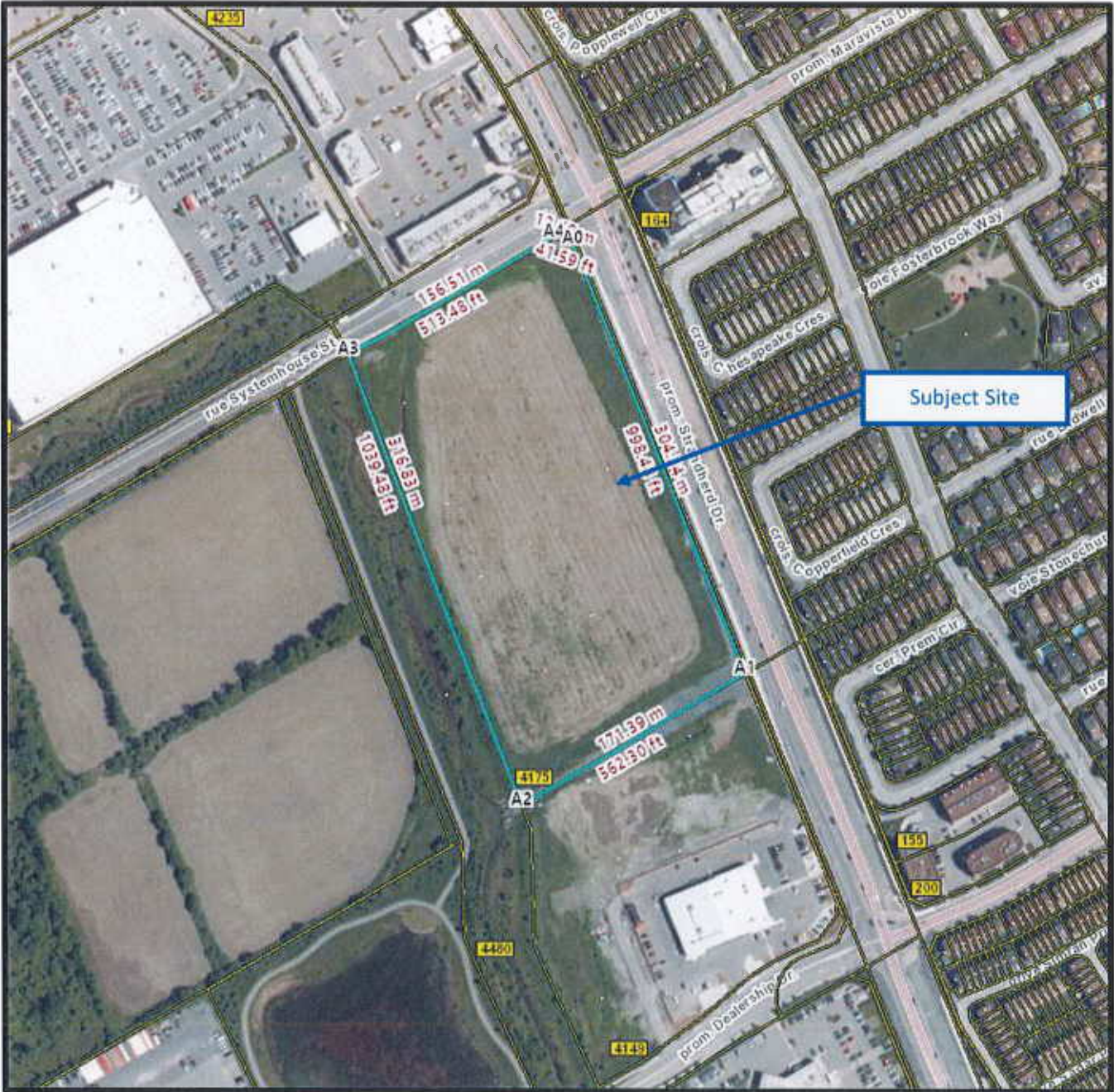
(Please print name)

Title: Environmental Specialist

Company: Paterson Group Inc.

HLUI Search Request – Subject Site Location

4175 Strandherd Drive, Ottawa, Ontario



Paterson Group Inc.
9 Auriga Drive, Ottawa, Ontario, K2E 7T9

Nick Sullivan (613-913-3608) – nsullivan@patersongroup.ca



PATERSON GROUP

March 13, 2024
File: PE6464-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Subject: **Authorization Letter: HLUI Search
Phase I - Environmental Site Assessment
4175 Strandherd Drive
Ottawa, Ontario**

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9
Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir/Madame

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I - Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner: Zena Investment Corporation

Name of Representative: Dave Johnston

Signature: 

Date: March 14, 2024

HLUI Search Request – Subject Site Location

4175 Strandherd Drive, Ottawa, Ontario



Paterson Group Inc.

9 Auriga Drive, Ottawa, Ontario, K2E 7T9

Nick Sullivan (613-913-3608) – nsullivan@patersongroup.ca

28 March 2024

Nick Sullivan
Paterson Group Inc.

Sent via email nsullivan@patersongroup.ca

Dear Nick,

**Re: Information Request
4175 Strandherd Drive, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- **Environmental Remediation Unit:** The City’s Environmental Remediation Unit has two Phase I Environmental Site Assessment reports (Paterson, 2009 & 2015) that include this property. Please contact ERU-UAE@ottawa.ca to obtain copies of the reports if required.
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website:
<https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx>
- **Sewer Use Program:** The City’s Sewer Use Program has found no information pertaining to the subject property.
- **Solid Waste Services:** The subject property is not within 5 kilometers of a Solid Waste Services facility.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet (‘HLUI Summary report.xlsx’), please refer to the [Overview and User Guide.](#)”

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <https://ero.ontario.ca/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: [Public Health Inspections - Ottawa Public Health](#)

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Timurul Hoque Kazi

Student Planner

Per:

Michael Boughton, MCIP, RPP

Senior Planner

Development Review East

Planning Services

Planning, Infrastructure and Economic Development Department

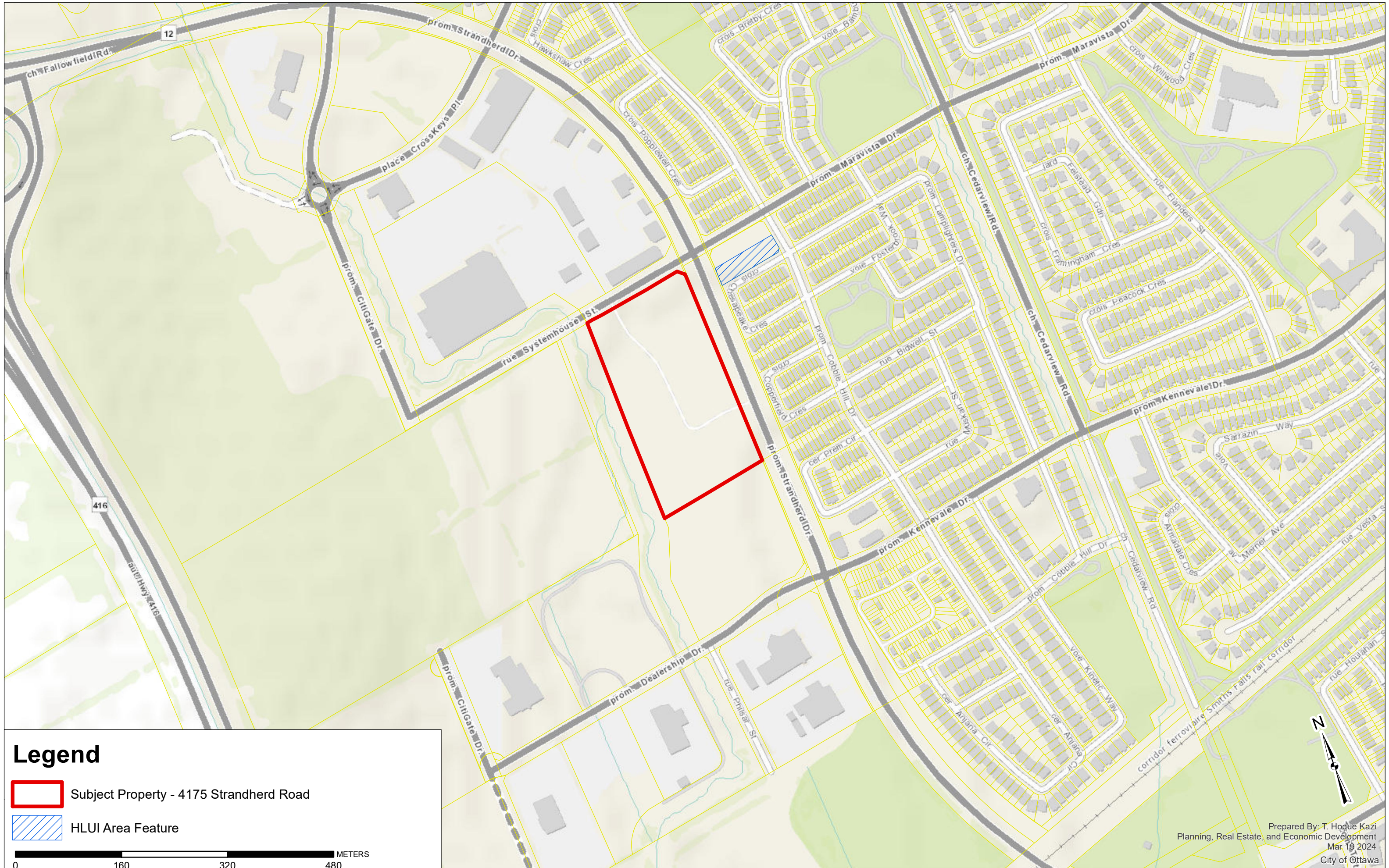
MB / **THK**

Enclosures: (2)



1. HLUI Map
2. HLUI Summary Report

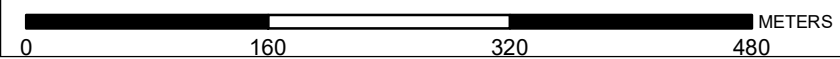
cc: File no. D06-03-24-0024

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



Legend

-  Subject Property - 4175 Strandherd Road
-  HLUI Area Feature



Jesse Andrechek

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: December 17, 2025 3:33 PM
To: Jesse Andrechek
Subject: RE: Search Records Request (PE7324)

External Email: Do not click on links or open attachments unless you trust the sender.

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [Training \(tssa.org\)](#) for instructions on how to use the portal. Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,



Slavka Zahrebelny | Public Information & Records Agent

Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3585 | Fax: +1 416-734-6242 | E-Mail: szahrebelny@tssa.org
www.tssa.org



Winner of 2025 5-Star Safety Cultures Award

From: Jesse Andrechek <JAndrechek@patersongroup.ca>
Sent: December 17, 2025 3:16 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search Records Request (PE7324)

[CAUTION]: THIS EMAIL ORIGINATED OUTSIDE THE ORGANISATION.
PLEASE DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU RECOGNISE THE SOURCE OF THIS EMAIL AND KNOW THE CONTENT IS SAFE.

Good afternoon,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other incidents/infractions for the following addresses in Ottawa ON:

Strandherd Drive: 4175, 4149, 4225, 4235, 4123
Citigate Drive: 444
Fallowfield Drive: 4480

Thank you,

Best regards,
Jesse Andrechek, P.Eng., QP_{ESA}



JESSE ANDRECHEK, P.Eng., QP_{ESA}
PROJECT MANAGER - ENVIRONMENTAL
TEL: (613) 226-7381 ext. 228
DIRECT: (613) 696-9663
CELL: (613) 913-3381
9 AURIGA DRIVE
OTTAWA ON K2E 7T9
patersongroup.ca

TEMPORARY SHORING DESIGN SERVICES ARE NOW AVAILABLE, PLEASE CONTACT US TO SEE HOW WE CAN HELP!
NEW OFFICE OPEN IN THE GREATER TORONTO AREA WITH OUR EXPANSIVE LIST OF SERVICES NOW AVAILABLE!

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.



DATABASE REPORT

Project Property: *Phase i ESA
4175 Strandherd Drive
Nepean ON K2J 5L4*

Project No: *PO# 59587 / Project Number PE6464*

Report Type: *Standard Report*

Order No: *24030701112*

Requested by: *Paterson Group Inc.*

Date Completed: *March 12, 2024*

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

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Executive Summary

Property Information:

Project Property: *Phase i ESA
4175 Strandherd Drive Nepean ON K2J 5L4*

Project No: *PO# 59587 / Project Number PE6464*

Coordinates:

Latitude: *45.2664633*
Longitude: *-75.7801168*
UTM Northing: *5,012,847.77*
UTM Easting: *438,800.53*
UTM Zone: *18T*

Elevation: *315 FT
95.88 M*

Order Information:

Order No: *24030701112*
Date Requested: *March 7, 2024*
Requested by: *Paterson Group Inc.*
Report Type: *Standard Report*

Historical/Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	1	1
ECA	<i>Environmental Compliance Approval</i>	Y	0	4	4
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	3	0	3
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPR2	<i>National Pollutant Release Inventory 1993-2020</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory - Historic</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PFCH	<i>NPRI Reporters - PFAS Substances</i>	Y	0	0	0
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	1	1
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		<hr/>			
		<i>Total:</i>	3	7	10

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	EHS		4175 Strandherd Drive Nepean ON K2J	-/0.0	0.00	14
1	EHS		4175 Strandherd Drive Nepean ON K2J	-/0.0	0.00	14
1	EHS		4175 Strandherd Drive Nepean ON K2J	-/0.0	0.00	14

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
2	EBR	Zena Investment Corporation	4149 Strandherd Drive Ottawa, ON Canada ON	SSE/164.4	-0.20	14
2	ECA	Zena Investment Corporation	4149 Strandherd Dr Ottawa ON K2C 0A6	SSE/164.4	-0.20	15
2	SPL		4149 Strandherd Dr, Ottawa OTTAWA ON	SSE/164.4	-0.20	15
2	ECA	Zena Investment Corporation	Ottawa ON K2C 0A6	SSE/164.4	-0.20	16
3	HINC		303 COPPERFIELD CRESCENT OTTAWA ON	ENE/220.9	0.00	16
4	ECA	Strandherd Road Inc.	4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Ottawa ON K2C 0P9	N/239.2	1.00	17
4	ECA	Strandherd Road Inc.	4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Ottawa ON K2C 0P9	N/239.2	1.00	17

Executive Summary: Summary By Data Source

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Jan 31, 2024 has found that there are 1 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Zena Investment Corporation	4149 Strandherd Drive Ottawa, ON Canada ON	SSE	164.37	<u>2</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Jan 31, 2024 has found that there are 4 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Strandherd Road Inc.	4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Ottawa ON K2C 0P9	N	239.21	<u>4</u>
Strandherd Road Inc.	4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Ottawa ON K2C 0P9	N	239.21	<u>4</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Zena Investment Corporation	Ottawa ON K2C 0A6	SSE	164.37	<u>2</u>
Zena Investment Corporation	4149 Strandherd Dr Ottawa ON K2C 0A6	SSE	164.37	<u>2</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Dec 31, 2023 has found that there are 3 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	4175 Strandherd Drive Nepean ON K2J	-	0.00	<u>1</u>
	4175 Strandherd Drive Nepean ON K2J	-	0.00	<u>1</u>
	4175 Strandherd Drive Nepean ON K2J	-	0.00	<u>1</u>

HINC - TSSA Historic Incidents

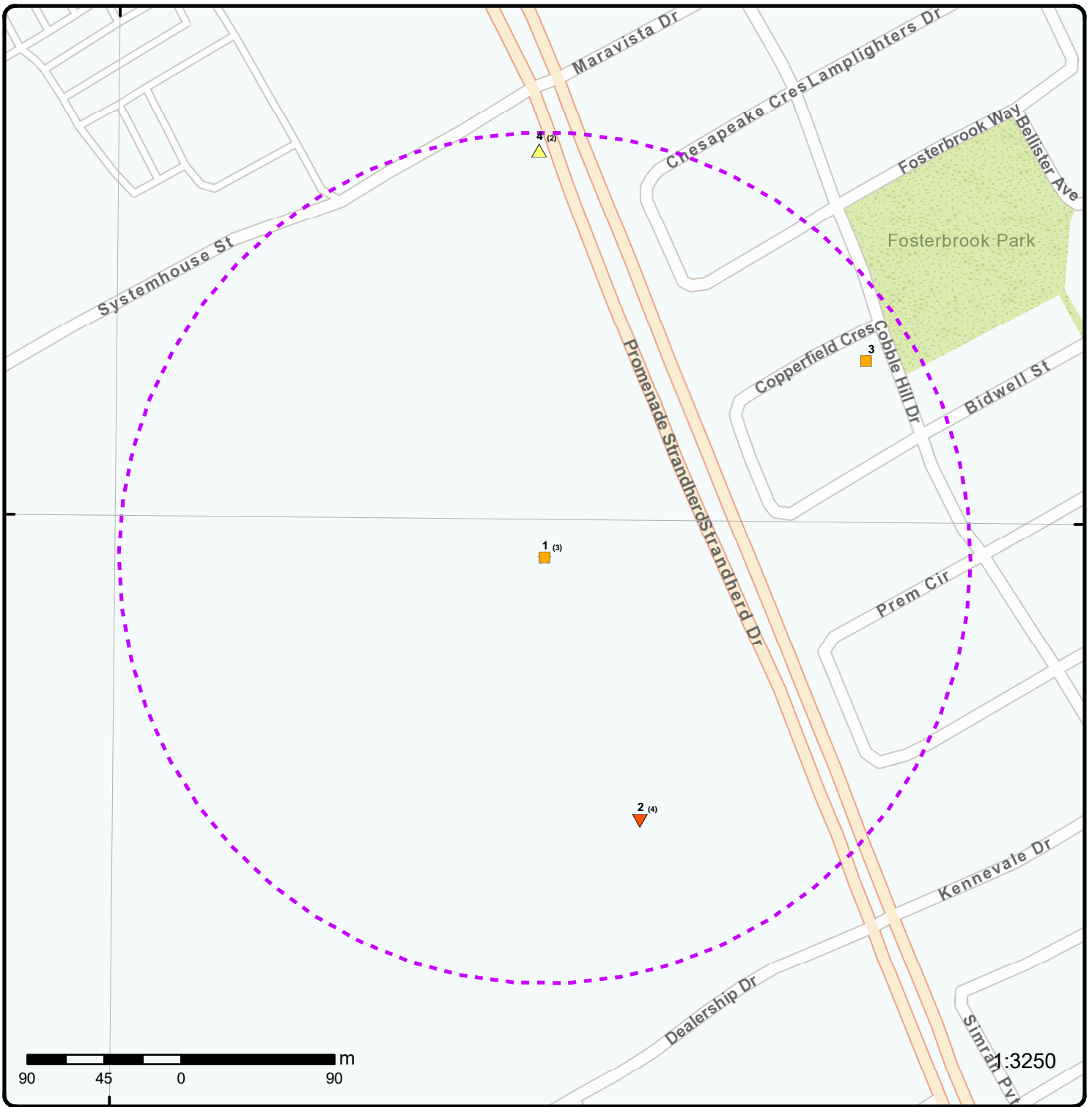
A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	303 COPPERFIELD CRESCENT OTTAWA ON	ENE	220.88	<u>3</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jan 2023; May 2023-Dec 2023 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	4149 Strandherd Dr, Ottawa OTTAWA ON	SSE	164.37	<u>2</u>



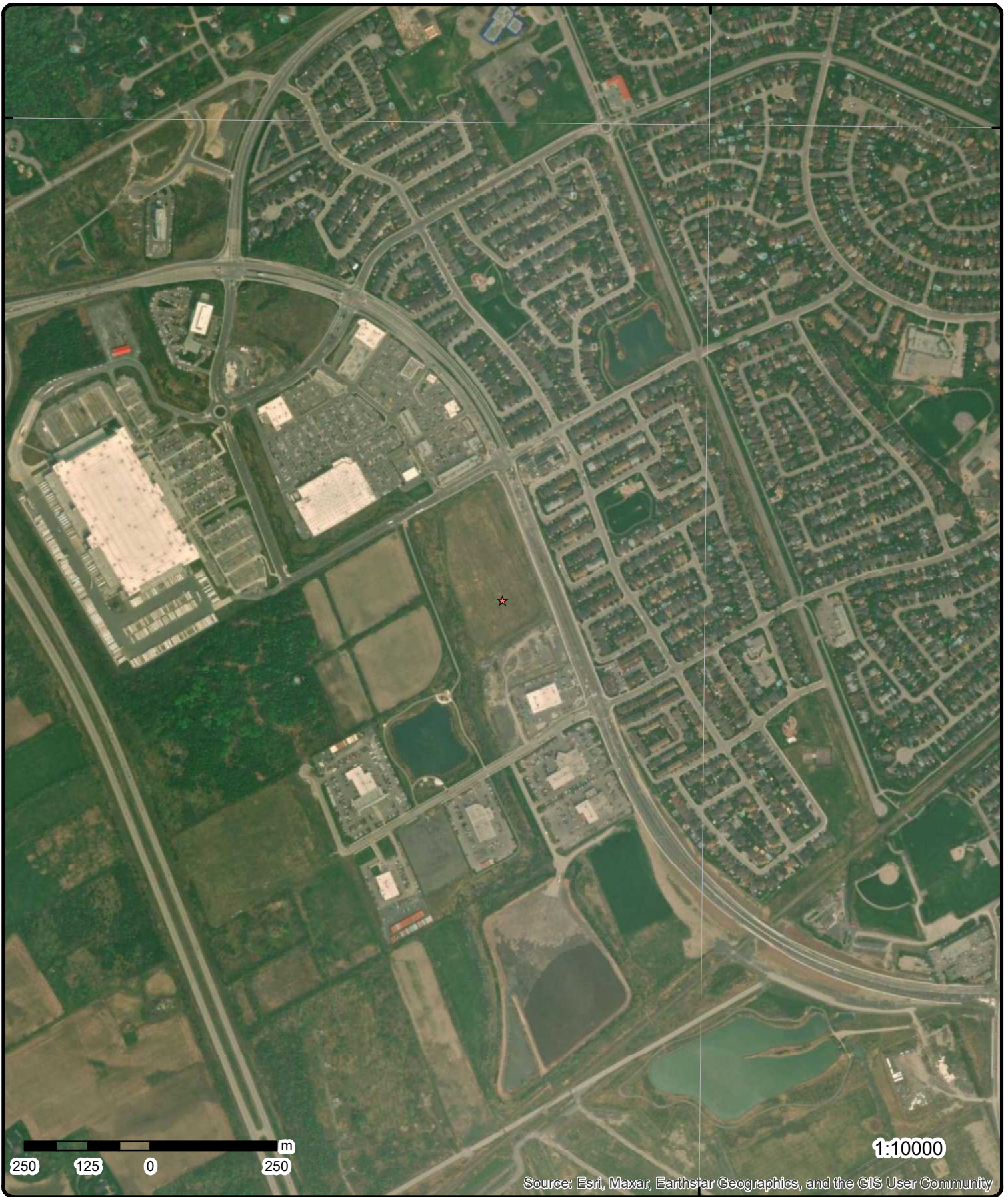
Map: 0.25 Kilometer Radius

Order Number: 24030701112

Address: 4175 Strandherd Drive, Nepean, ON



★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⋯ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (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: 2403070112

Address: 4175 Strandherd Drive, Nepean, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

75°48'W

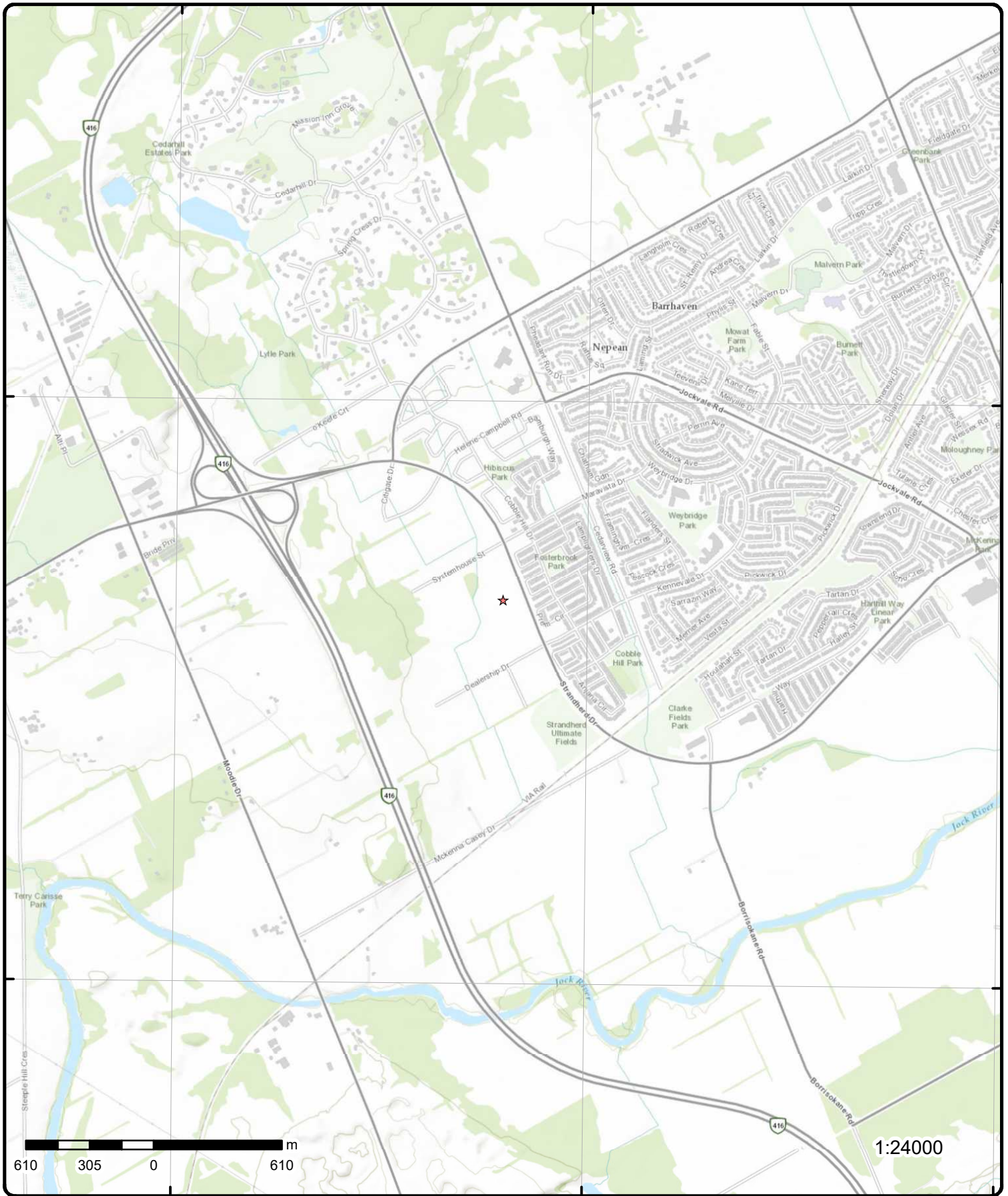
75°46'30"W

45°16'30"N

45°16'30"N

45°15'N

45°15'N



Topographic Map

Address: 4175 Strandherd Drive, ON

Source: ESRI World Topographic Map

Order Number: 2403070112



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 3	-/0.0	95.9 / 0.00	4175 Strandherd Drive Nepean ON K2J	EHS
Order No: 23060900012 Status: C Report Type: Custom Report Report Date: 14-JUN-23 Date Received: 09-JUN-23 Previous Site Name: Lot/Building Size: Additional Info Ordered: City Directory		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.78052472 Y: 45.26704413			
<u>1</u>	2 of 3	-/0.0	95.9 / 0.00	4175 Strandherd Drive Nepean ON K2J	EHS
Order No: 23060900012 Status: C Report Type: Custom Report Report Date: 14-JUN-23 Date Received: 09-JUN-23 Previous Site Name: Lot/Building Size: Additional Info Ordered: City Directory		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.78052472 Y: 45.26704413			
<u>1</u>	3 of 3	-/0.0	95.9 / 0.00	4175 Strandherd Drive Nepean ON K2J	EHS
Order No: 23060900012 Status: C Report Type: Custom Report Report Date: 14-JUN-23 Date Received: 09-JUN-23 Previous Site Name: Lot/Building Size: Additional Info Ordered: City Directory		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.78052472 Y: 45.26704413			
<u>2</u>	1 of 4	SSE/164.4	95.7 / -0.20	Zena Investment Corporation 4149 Strandherd Drive Ottawa, ON Canada ON	EBR
EBR Registry No: 019-3984 Ministry Ref No: 5334-C22RRF Notice Type: Instrument Notice Stage: Decision Notice Date: Proposal Date: July 12, 2021 Year: 2021 Instrument Type: Environmental Compliance Approval (sewage) Off Instrument Name: Environmental Compliance Approval (sewage) (OWRA s.53) Posted By: Ministry of the Environment, Conservation and Parks		Decision Posted: September 2, 2021 Exception Posted: Section: Part II.1 (20.3 or 20.5) Act 1: Environmental Protection Act, R.S.O. 1990 Act 2: Environmental Protection Act Site Location Map: 45.264854,-75.777804			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
---------	-------------------	----------------------------	------------------	------	----

Company Name:
Site Address: 4149 Strandherd Drive Ottawa, ON Canada
Location Other:
Proponent Name: Zena Investment Corporation
Proponent Address: Zena Investment Corporation 1200 Baseline Road Ottawa, ON K2C 0A6 Canada
Comment Period: July 12, 2021 - August 26, 2021 (45 days) Closed
URL: <https://ero.ontario.ca/notice/019-3984>

Site Location Details:

2	2 of 4	SSE/164.4	95.7 / -0.20	Zena Investment Corporation 4149 Strandherd Dr Ottawa ON K2C 0A6	ECA
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Approval No:	7347-C5XHCZ	MOE District:	null
Approval Date:	2021-08-31	City:	
Status:	Approved	Longitude:	null
Record Type:	ECA	Latitude:	null
Link Source:	IDS	Geometry X:	-8450881.4824999999
SWP Area Name:	null	Geometry Y:	5675516.1209999993
Approval Type:	ECA-INDUSTRIAL SEWAGE WORKS		
Project Type:	INDUSTRIAL SEWAGE WORKS		
Business Name:	Zena Investment Corporation		
Address:	4149 Strandherd Dr		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/5334-C22RRF-14.pdf		
PDF Site Location:	4149 Strandherd Drive City of Ottawa, ON K2K 3K2		

2	3 of 4	SSE/164.4	95.7 / -0.20	4149 Strandherd Dr, Ottawa OTTAWA ON	SPL
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Ref No:	1-GHE8E	Municipality No:	
Year:		Nature of Damage:	
Incident Dt:	5/21/2021 10:30:00 AM	Discharger Report:	
Dt MOE Arvl on Scn:		Material Group:	
MOE Reported Dt:	5/21/2021 12:15:54 PM	Health/Env Conseq:	0 No Impact
Dt Document Closed:	6/14/2021 12:17:30 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:	4149 Strandherd Dr, Ottawa		
Site Region:			
Site Municipality:	OTTAWA		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			
Site Map Datum:			
Northing:			
Easting:			
Incident Cause:			
Incident Event:	Leak/Break		
Environment Impact:	1 Minor Impact		
Nature of Impact:			
Contaminant Qty:	100 litre (L)		
System Facility Address:			
Client Name:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Client Type: Source Type: Other (specify) Contaminant Code: Contaminant Name: HYDRAULIC OIL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Incident Reason: Unknown Incident Summary: Bellai Brothers: hydraulic oil on ground and 1 catch basin, contained Activity Preceding Spill: Construction or repair Property 2nd Watershed: Lower Ottawa Property Tertiary Watershed: O2LA-Rideau Sector Type: RESIDENTIAL BUILDING CONSTRUCTION SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004333902","PR00004306465"],"wkts":["POINT (-75.7474780000 45.2700502000)","POINT (-75.7778035000 45.2648542000)"],"creation_date":"2021-05-21"}					
2	4 of 4	SSE/164.4	95.7 / -0.20	Zena Investment Corporation Ottawa ON K2C 0A6	ECA
Approval No: 4328-CYFP3C Approval Date: December 19, 2023 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Rideau Valley Approval Type: ECA-INDUSTRIAL SEWAGE WORKS Project Type: INDUSTRIAL SEWAGE WORKS Business Name: Zena Investment Corporation Address: null Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4584-CVVQQM-14.pdf PDF Site Location: 4149 Strandherd Drive City of Ottawa, ON K2K 3K2					
3	1 of 1	ENE/220.9	95.9 / 0.00	303 COPPERFIELD CRESCENT OTTAWA ON	HINC
External File Num: FS INC 0812-07794 Fuel Occurrence Type: CO Release Date of Occurrence: 12/13/2008 Fuel Type Involved: Natural Gas Status Desc: Completed - Causal Analysis(End) Job Type Desc: Incident/Near-Miss Occurrence (FS) Oper. Type Involved: Multi-unit Residential Service Interruptions: Yes Property Damage: No Fuel Life Cycle Stage: Utilization Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:Yes Management:No Human Factors:Yes Reported Details: Fuel Category: Unknown Occurrence Type: Incident Affiliation: Emergency Services (Fire, Police,etc) County Name: Ottawa Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	1 of 2	N/239.2	96.9 / 1.00	Strandherd Road Inc. 4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Ottawa ON K2C 0P9	ECA
<p>Approval No: 3198-AY8KJJ Approval Date: 2018-05-22 Status: Revoked and/or Replaced 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: Strandherd Road Inc. Address: 4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/2489-AXSHE6-14.pdf PDF Site Location:</p>					

4	2 of 2	N/239.2	96.9 / 1.00	Strandherd Road Inc. 4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Ottawa ON K2C 0P9	ECA
<p>Approval No: 1689-BPZPFP Approval Date: 2020-06-02 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: Strandherd Road Inc. Address: 4123, 4225, 4337, 4433, and 4501 Strandherd Dr 4175 Strandherd Drive for Sanitary and Storm Amendment Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/9962-BPMPMP-14.pdf PDF Site Location:</p>					

Unplottable Summary

Total: 12 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Gerry Clarke	Strandherd Dr Lots 14/15, Concession 3	Ottawa ON	
CA	NEPEAN CITY-LOTS 15 & 16, CONC. 2 & 3	STRANDHERD DR/STORMWATER MANAG	NEPEAN CITY ON	
CA	City of Ottawa	Strandherd Drive	Ottawa ON	
CA	BARRHAVEN PROPERTIES	TARTAN DRIVE PH. I STRANDHERD	NEPEAN CITY ON	
CA	DCR/PHOENIX DEVELOPMENMT CORP.	STRANDHERD DRIVE	NEPEAN CITY ON	
CA	City of Ottawa	Strandherd Drive	Ottawa ON	
DTNK	Bell Canada	Strandherd Dr, Nepean (Jockvale) ON	NEPEAN ON	
ECA	City of Ottawa	Strandherd Drive	Ottawa ON	K2G 6J8
EHS		Strandherd Dr	Nepean ON	
PINC	PIPELINE HIT 4"	CHAPMAN MILLS DR, NEAR STRANDHERD DR, OTTAWA, ON, K2J 0B7, CA	ON	
SPL	City of Ottawa	Tartan Street at Old Strandherd	Ottawa ON	
SPL	Geo. W. Drummond Excavating Inc<UNOFFICIAL>	Strandherd Dr and Temporary	Ottawa ON	

Unplottable Report

Site: *Gerry Clarke
Strandherd Dr Lots 14/15, Concession 3 Ottawa ON*

Database:
CA

Certificate #: 1248-7GRPKA
Application Year: 2008
Issue Date: 9/11/2008
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: *NEPEAN CITY-LOTS 15 & 16, CONC. 2 & 3
STRANDHERD DR/STORMWATER MANAG NEPEAN CITY ON*

Database:
CA

Certificate #: 3-1089-90-
Application Year: 90
Issue Date: 10/1/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *City of Ottawa
Strandherd Drive Ottawa ON*

Database:
CA

Certificate #: 5791-77LJ85
Application Year: 2007
Issue Date: 10/2/2007
Approval Type: Municipal and Private Sewage Works
Status: Revoked and/or Replaced
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *BARRHAVEN PROPERTIES
TARTAN DRIVE PH. I STRANDHERD NEPEAN CITY ON*

Database:
CA

Certificate #: 3-0017-86-
Application Year: 86

Issue Date: 1/17/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: DCR/PHOENIX DEVELOPMENTS CORP.
STRANDHERD DRIVE NEPEAN CITY ON

Database:
CA

Certificate #: 3-1122-90-
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: City of Ottawa
Strandherd Drive Ottawa ON

Database:
CA

Certificate #: 1254-73VKL4
Application Year: 2007
Issue Date: 6/17/2007
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: Bell Canada
Strandherd Dr, Nepean (Jockvale) ON NEPEAN ON

Database:
DTNK

**Delisted Commercial Fuel Oil
Tanks**

Licence No:
Registration No: 200204-1515
Posse File No:
Posse Reg No:
Instance No:
Status Name:
Tank Type:
Tank Size: 5072 L
Tank Material: Fiberglass reinforced plastic
Tk Age(as of 05/1992): 9 yrs
Tank Address: Strandherd Dr, Nepean (Jockvale) ON

Facility Type:
Fuel Type:
Corrosion Protection:
NBR:
Contact Name: c/o Alain Naud
Contact Address: 3685 Aylmer - Bureau 200
Contact Address2:
Contact Suite:
Contact City: Montreal
Contact Prov: QC
Contact Postal: H2X 2C5

Instance Type:
Instance Creation Dt:
Instance Install Dt:
Item:
Item Desc:
Device Instld Loc:
Description:
Original Source: CFOT
Record Date: Up to Apr 2013

Province:
Letter Sent:
Context:
Distributor: Esso
Comments:

Site: **City of Ottawa**
Strandherd Drive Ottawa ON K2G 6J8

Database:
ECA

Approval No: 2068-BQ6RQX
Approval Date: 2020-06-04
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: Strandherd Drive
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4653-BPDQTP-14.pdf>
PDF Site Location:

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

Site: **Strandherd Dr Nepean ON**

Database:
EHS

Order No: 20000612004
Status: C
Report Type: Site Report
Report Date: 6/13/00
Date Received: 6/12/00
Previous Site Name:
Lot/Building Size: lots 17-20 Con. 4 (200 acres)
Additional Info Ordered:

Nearest Intersection: Hwy 416
Municipality:
Client Prov/State: ON
Search Radius (km): 0.85
X: -75.786444
Y: 45.267925

Site: **PIPELINE HIT 4"**
CHAPMAN MILLS DR,NEAR STRANDHERD DR,OTTAWA,ON,K2J 0B7,CA ON

Database:
PINC

Incident Id:
Incident No: 2300378
Incident Reported Dt: 5/8/2018
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: PIPELINE HIT 4"
Incident Address: CHAPMAN MILLS DR,NEAR STRANDHERD DR,OTTAWA,ON,K2J 0B7,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:

Site: City of Ottawa
Tartan Street at Old Strandherd Ottawa ON

Database:
SPL

Ref No: 5857-6HPPEA
Year:
Incident Dt: 10/31/2005
Dt MOE Arvl on Scn:
MOE Reported Dt: 10/31/2005
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office: Ottawa
Nearest Watercourse:
Site Name: OC Transpo<UNOFFICIAL>
Site Address:
Site Region:
Site Municipality: Ottawa
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Incident Cause: Other Transport Accident
Incident Event:
Environment Impact: Not Anticipated
Nature of Impact:
Contaminant Qty: 30
System Facility Address:
Client Name: City of Ottawa
Client Type:
Source Type:
Contaminant Code:
Contaminant Name: WASTE OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Water
Incident Reason: Fire/Explosion - Resulting from fires/explosions (Not occurrences which cause a fire or explosion)
Incident Summary: O.C.Transpo - Soot and waste oil to sewer
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Other Motor Vehicle
SAC Action Class: Watercourse Spills
Call Report Locatn Geodata:

Municipality No:
Nature of Damage:
Discharger Report: 0
Material Group: Oil
Health/Env Conseq:
Agency Involved:

Site: Geo. W. Drummond Excavating Inc<UNOFFICIAL>
Strandherd Dr and Temporary Ottawa ON

Database:
SPL

Ref No: 6067-6EASVT
Year:
Incident Dt: 7/14/2005
Dt MOE Arvl on Scn:
MOE Reported Dt: 7/14/2005
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office: Ottawa
Nearest Watercourse:
Site Name: Roadway<UNOFFICIAL>
Site Address:

Municipality No:
Nature of Damage:
Discharger Report: 0
Material Group: Oil
Health/Env Conseq:
Agency Involved:

Site Region:
Site Municipality: Ottawa
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Eastng:
Incident Cause: Overturn - Truck Or Trailer
Incident Event:
Environment Impact: Not Anticipated
Nature of Impact: Soil Contamination
Contaminant Qty: unknown L
System Facility Address:
Client Name: Geo. W. Drummond Excavating Inc<UNOFFICIAL>
Client Type:
Source Type:
Contaminant Code:
Contaminant Name: DIESEL FUEL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Land
Incident Reason:
Incident Summary: Ottawa: MVA 300 L diesel to road, cleaning
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Other Motor Vehicle
SAC Action Class: Spills to Highways (usually highway accidents)
Call Report Locatn Geodata:

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 (MNR), 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 2023

Abandoned Mine Information System:

Provincial

[AMIS](#)

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

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Oct 31, 2023

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-Oct 31, 2023

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 -Nov 2023

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-Jan 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 - Jan 31, 2024

Drill Hole Database:

Provincial [DRL](#)

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

Government Publication Date: 1886 - Aug 2023

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-Jan 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 - Jan 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- Jan 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-Dec 31, 2023

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2022

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-Oct 2023

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-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

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

Government Publication Date: 2013-Dec 2021

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 2023

National Analysis of Trends in Emergencies System (NATES):

Federal [NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial [NCPL](#)

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

Government Publication Date: Dec 31, 2022

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-Jun 30, 2021

National Energy Board Wells:

Federal [NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory 1993-2020:

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: Sep 2020

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-Nov 30, 2023

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

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

Government Publication Date: 1800-Aug 2023

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 - Jan 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- Jan 31, 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: Sep 2020

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: Sep 2020

Pipeline Incidents:

Provincial

PINC

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

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994 - Jan 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 2024

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-Oct 31, 2023

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. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Jan 2023; May 2023-Dec 2023

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, 2020

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970 - Apr 2023

Variations for Abandonment of Underground Storage Tanks:

Provincial

VAR

Listing of variations granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variations 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-Jan 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: Mar 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.

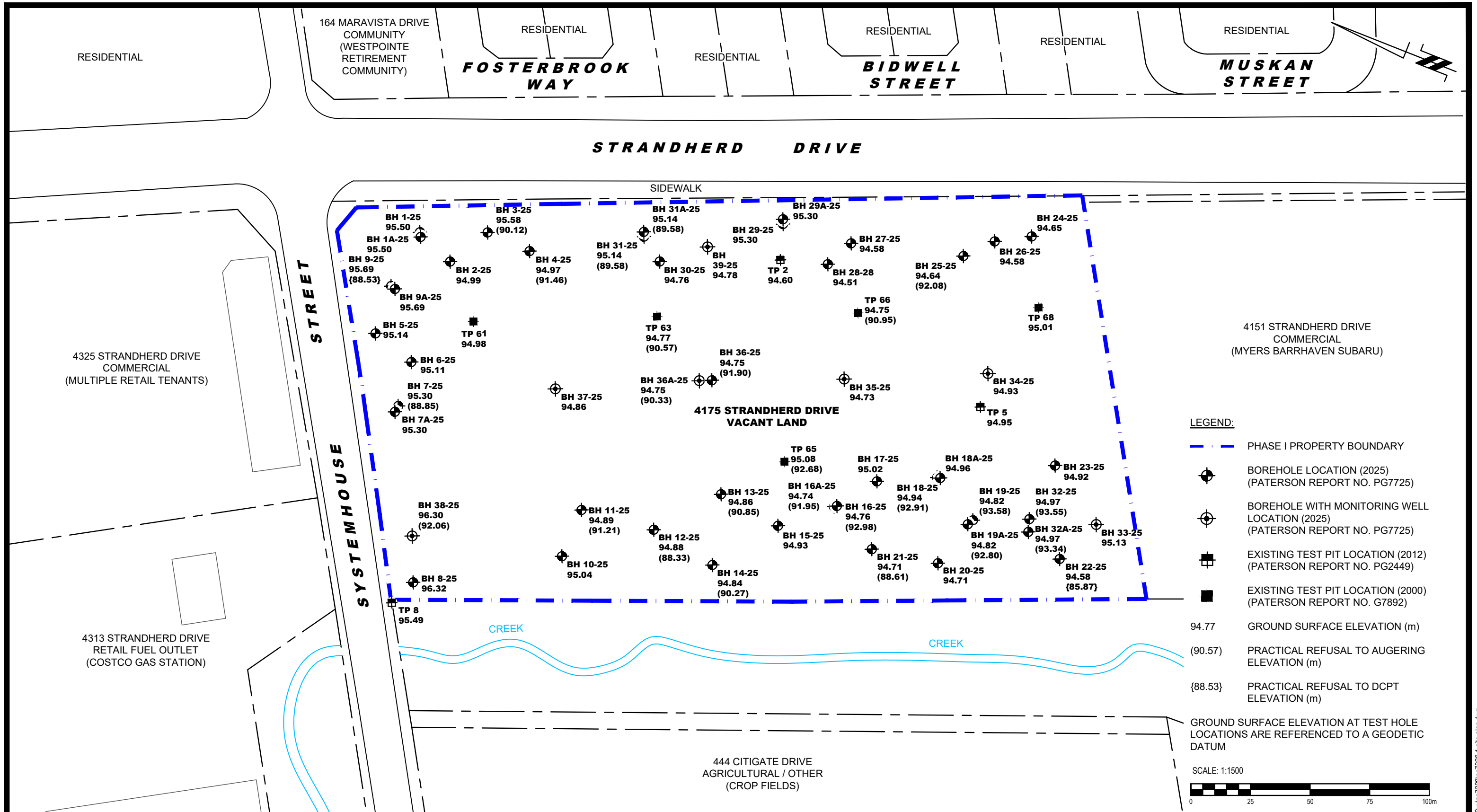
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'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.



PATERSON GROUP
 9 AURIGA DRIVE
 OTTAWA, ON
 K2E 7T9
 TEL: (613) 226-7381

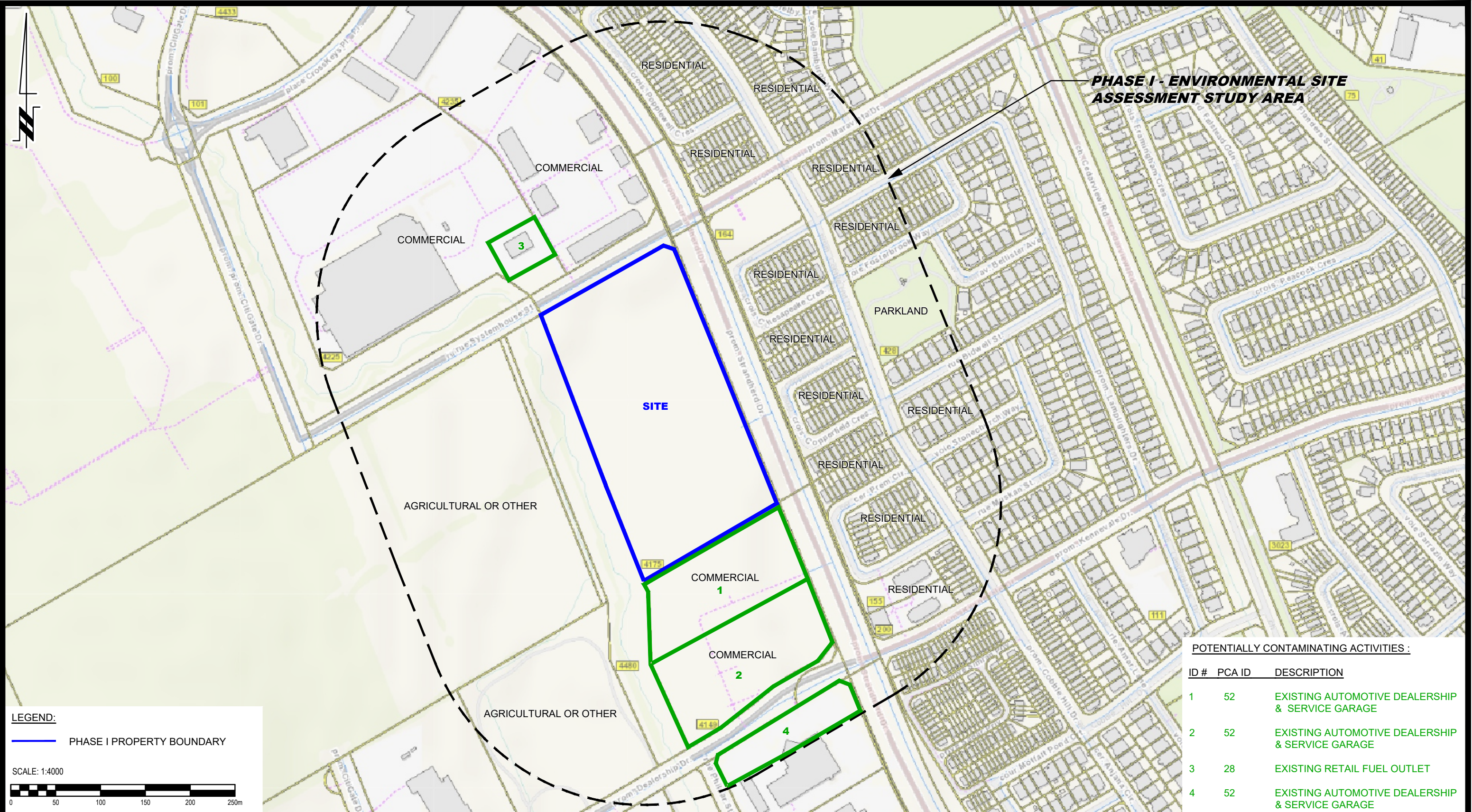
NO.	REVISIONS	DATE	INITIAL

**CHP MANAGEMENT LP AS AGENT FOR STRANDHERD LP
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE
 4175 STRANDHERD DRIVE**

OTTAWA, ONTARIO

SITE PLAN

Scale:	1:1500	Date:	12/2025
Drawn by:	GK	Report No.:	PE7320-1
Checked by:	VN	Dwg. No.:	PE7320-1
Approved by:	JA	Revision No.:	



PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

SITE

LEGEND:
 — PHASE I PROPERTY BOUNDARY

SCALE: 1:4000

POTENTIALLY CONTAMINATING ACTIVITIES :

ID #	PCA ID	DESCRIPTION
1	52	EXISTING AUTOMOTIVE DEALERSHIP & SERVICE GARAGE
2	52	EXISTING AUTOMOTIVE DEALERSHIP & SERVICE GARAGE
3	28	EXISTING RETAIL FUEL OUTLET
4	52	EXISTING AUTOMOTIVE DEALERSHIP & SERVICE GARAGE

9 AURIGA DRIVE
 OTTAWA, ON
 K2E 7T9
 TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

CHP MANAGEMENT LP AS AGENT FOR STRANDHERD LP
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE
 4175 STRANDHERD DRIVE

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

Scale:	1:4000	Date:	12/2025
Drawn by:	GK	Report No.:	PE7320-1
Checked by:	VN	Dwg. No.:	PE7320-2
Approved by:	JA	Revision No.:	