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REPORT ON

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
4747 AND 4755 BANK STREET
CITY OF OTTAWA, ONTARIO**

Submitted to:

Claridge Homes (Bank St.) LP.
2001-210 Gladstone Road
Ottawa, Ontario K2P 0Y6

DATE: August 11, 2017

DISTRIBUTION:

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1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for Claridge Homes (Bank St.) LP of Ottawa, Ontario. The subject site for this assessment comprises two properties locally known as 4747 and 4755 Bank Street, in the City of Ottawa, Ontario (see Key Plan, Figure 1). The site at 4747 Bank Street consists of a 7.4 hectare (18.2 acre) property and the site at 4755 Bank Street consists of about 0.28 hectares (0.68 acres). Both properties are located on the east side of Bank Street, about 980 metres south of the intersection of Leitrim Road and Bank Street, City of Ottawa, Ontario.

The purpose of the Phase I Environmental Site Assessment was to identify, if possible, through non-intrusive investigation, consisting of a review of current and historical information and observations of site conditions during a site reconnaissance visit, the existence of any significant, actual or potential environmental liabilities associated with the property. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09) for conducting environmental site assessments.

The Phase I ESA was based on site reconnaissance visits carried out on November 7, 2013 and August 9, 2017, together with a review of available geological, topographical and historical and environmental information for the site. Information from a previous Phase I ESA written by Kollaard Associates in 2013 was used for this report.

Currently, the west portion of the property at 4747 Bank Street is occupied by a single storey building (Leitrim Supply and A & A Storage) used as a trailer hitch supplier and installation service with former mini-storage spaces, an abandoned single family dwelling, and two storage sheds. The remainder of the site is undeveloped land. The property at 4755 Bank Street is occupied by an existing single family dwelling and a small storage shed. Adjacent land uses consist of mixed commercial and residential development and vacant land.

Based on the results of the Phase I ESA, three areas of potential environmental concern (APECs) were identified at the site. The APECs include: the presence of an above ground furnace oil tank located in the basement of an abandoned dwelling at the site; imported fill materials of unknown



quality used to build a road and parking lot at the site; and possible leaking abandoned/parked vehicles located throughout the west portion of the site (both 4747 and 4755 Bank Street).

Two dug wells were observed at the site. One dug well located near the existing single family dwelling was indicated to be abandoned by the owner at 4747 Bank Street. A second dug well was observed at 4755 Bank Street. Improper abandonment could be a potential pathway for contaminants to enter the subsurface. Proper abandonment of the dug wells should be verified, confirmed and/or completed by licensed well drillers in accordance with Ontario Well Regulation 903, Section 21.

Based on subdivision development plans for the site, it is understood that all existing buildings and items in the west portion of the site will be removed and disposed of in an environmentally acceptable manner. Prior to any demolition, a designated substances survey should be carried out to identify and properly dispose of any asbestos, PCBs, lead and other deleterious substances which may be present within the building materials at the site. As well, the existing above ground furnace oil storage tank located in the basement of the abandoned dwelling should be removed, inspected and appropriately disposed of by a company that is licensed by the Technical Standards and Safety Authority (TSSA). All vehicles and debris observed throughout the exterior should be removed and disposed of appropriately to a licensed landfill or wrecking yard.

Kollaard Associates considers that at the time of demolition, decommissioning, abandonment and removal activities are being completed at the site, Kollaard Associates should be contacted for an additional site visit to inspect the condition of the AST, observe for any ground staining in the area of the removed buildings and abandoned/parked vehicles and to verify removal of building materials and debris. If any concerns are identified at that time, a program of soil and groundwater sampling and testing should be completed to determine whether any contaminants have impacted the soils and/or groundwater from the APECs identified above.



2.0 INTRODUCTION

2.1 PROPERTY INFORMATION

The subject site for this assessment comprises of two properties locally known as 4747 and 4755 Bank Street, in the City of Ottawa, Ontario (see Key Plan, Figure 1). The site at 4747 Bank Street consists of a 7.4 hectare (18.2 acre) property and the site at 4755 Bank Street consists of about 0.28 hectares (0.68 acres). Both properties are located on the east side of Bank Street, about 980 metres south of the intersection of Leitrim Road and Bank Street, City of Ottawa, Ontario.

For the purposes of this report, the "site" will be known as both 4747 and 4755 Bank Street combined.

For the purposes of this assessment, project north is considered to be parallel to Bank Street located immediately west of the site (see Key Plan, Figure 1).

Kollaard Associates Inc. carried out this Phase I Environmental Site Assessment for Claridge Homes (Bank St.) LP for the purpose of developing the site into a residential subdivision to satisfy the City of Ottawa development guidelines. It is understood there is no requirement for a filing of a Record of Site Condition at this time. A previous Phase I Environmental Site Assessment was completed in 2013 by Kollaard Associates Inc. for the property owner, Mr. David McGann, which did not include the property located at 4755 Bank Street. As stated above, this report will now consist of both properties (4747 and 4755 Bank Street).

The site is located within an area of mixed residential and commercial development. The site is bordered on the north by a residential development followed by Analdea Drive, on the east by a newly developed residential subdivision, on the south by a single family dwelling and vacant land and on the west by Bank Street followed by mixed commercial and residential development.

Currently, the west portion of the property at 4747 Bank Street is occupied by a single storey building (Leitrim Supply and A & A Storage) used as a trailer hitch supplier and installer with former mini-storage spaces, an abandoned single family dwelling, and two storage sheds. The remainder



of the site is undeveloped land. The property at 4755 Bank Street is occupied by a single family dwelling.

The legal description for the site based on information from the City of Ottawa, is as follows:

- 4747 Bank Street - Part of Lot 18, Concession 5, Rideau Forest, as in Instrument Number. N530940, formerly City of Gloucester, City of Ottawa, Ontario, PIN 04345-0053(R). Lot 47, Plan 348, City of Ottawa, Ontario (PIN 039630003).
- 4755 Bank Street - Part of Lot 18, Concession 5, Rideau Forest, Plan 5R-2974, Parts 2 & 3, Plan 5R-2974, formerly City of Gloucester, City of Ottawa, Ontario, PIN 043450851.

2.2 OBJECTIVES

The primary objective of this Phase I ESA is to document the site conditions on the day of a walk-through site reconnaissance and, if possible, to identify former and current operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during site reconnaissance visits conducted on November 7, 2013 and August 9, 2017. The general objectives of the Phase I Environmental Site assessment, as outlined in Ontario Regulation 153/04, include the following:

1. To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the phase one property.
2. To determine the need for a Phase II ESA.
3. To provide a basis for carrying out any Phase II ESA required.
4. To provide adequate preliminary information about environmental conditions in the land or water on, in or under the phase one property for the conduct of a risk assessment following completion of a Phase II ESA.

3.0 SCOPE OF WORK

The scope of the Phase I ESA is sufficient to identify existing and/or potential environmental liabilities which are obvious from visual examination of surface features and from available sources of information. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768-01 as well as Ontario Regulation



153/04 (as amended in December 2009 through Ontario Regulation 511/09) for conducting environmental site assessments.

This level of work is a method of risk reduction, not risk elimination. No building materials, liquid, gas, or chemical product sampling and/or testing on or in the vicinity of the subject site were carried out as part of this assessment. This assessment included only a cursory overview of the present neighbouring land uses and does not constitute a complete assessment of the adjacent facilities.

The scope of work carried out for the site comprised the following:

- a review of available current and historical information about the site and surrounding properties within 250 metres of the site
- observations of site conditions during a site reconnaissance visit
- review and evaluate the information from the above noted information sources
- document the findings in a report

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 PHASE ONE STUDY AREA DETERMINATION

Kollaard Associates Inc. considers that a 250 metre study area is sufficient to identify areas of historical and current potential concern on or near the subject site. As part of the preliminary review of historical documents for the site, aerial photographs of the site and surrounding area were reviewed, as well as documentation from the City of Ottawa on landfills and industrial sites (Sections 4.2.1 and 4.3.1). Based on the review of the above noted documents, there are no existing or historical landfill or industrial sites within at least 500 metres of the subject site. Any properties outside of this radius are considered too distant to cause any significant impact to the site.



4.1.2 FIRST DEVELOPED USE DETERMINATION

The first developed use of the property was determined based on a review of aerial photographs of the site (Sections 4.3.1). The earliest air photograph that was reviewed was 1949. The air photograph indicates that the site consists of two dwellings and vacant farm land. Based on a review of the available air photographs for the site, it is considered that the site has remained mostly undeveloped, with the exception of the single family dwellings and the single storey building used as a trailer hitch supplier and installer with former mini-storage spaces. Development surrounding the site has steadily occurred over time.

4.1.3 FIRE INSURANCE PLANS

Based on a review of air photographs dating back to 1949, the site and area has been largely undeveloped. Consequently, a request for Fire Insurance Plans was considered unnecessary for the property.

4.1.4 CHAIN OF TITLE

The legal description for the present property located at 4747 Bank Street based on a title search provided by Wentzell Titles Ltd., is Part of Lot 18, Concession 5, Rideau Front, as in Instrument Number. N530940, formerly City of Gloucester, City of Ottawa, Ontario, PIN 04345-0053(R).

The legal description for the present property located at 4755 Bank Street based on the title search provided by Wentzell Titles Ltd., is Part of Lot 18, Concession 5, Rideau Front, Parts 2 & 3 on Plan 5R-2974, formerly City of Gloucester, City of Ottawa, Ontario, PIN 04345-0851.

The chains of title for this site (see Attachment A) were provided by Wentzell Titles Ltd for 4747 and 4755 Bank Street. Based on a review of the title search information, the properties at 4747 and 4755 Bank Street are indicated to have been owned mostly by individuals and one company, Otto Jange Ltd and Commissioner of Agricultural Loans. The current owners are listed as Malachy Joseph McGann, Daniel Malachy McGann and Peter David McGann



(1/3 Interest Each) for 4747 Bank Street and Theresa McGann, Marilyn McGann, Margaret McGann, Peter David McGann and Greta McGann for 4755 Bank Street.

4.1.5 ENVIRONMENTAL REPORTS

A previous Phase I ESA was completed by Kollaard Associates Inc. in 2013 for the property owner at that time. Data from that report was incorporated into this report as the previous report only included the property at 4747 Bank Street. No other environmental related reports are expected to exist for this site.

4.1.6 PROPERTY USE RECORDS

The City of Ottawa Website was reviewed for the zoning designation of the subject site. The website indicates that the site is currently zoned RU – Rural Countryside Zone, according to the City of Ottawa Zoning By-law 2008-250. A portion of the west part of the property fronting onto Bank Street is zoned RC2 – Rural Commercial Zone. This type of zoning recognizes and permits this range of rural-based land uses which often have large lot or distance separation requirements, residential building forms ranging from attached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys.

According to the report, the subject property does not include any known significant natural features and was not identified as part of a natural area during the Urban Natural Areas Environmental Evaluation Study. No natural environment implications are anticipated as a result of the sale of this land. A tributary to the Findlay Creek Municipal Drain passes through the eastern portion of the site.

City of Ottawa

The City of Ottawa was contacted to conduct a search of all environmental databases, including Historical Land Use Inventory (HLUI) and any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to, past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information.



A response from the City of Ottawa was received and indicated one activity associated with the subject site: Leitrim Supply - 4747 Bank Street - Motor Vehicles, Wholesale. No other environmentally relevant information pertaining to the site was identified (see Attachment E).

4.2 ENVIRONMENTAL SOURCE INFORMATION

In order to assess some of the historical conditions at the property, a preliminary review of information from the following sources was conducted:

Municipal and Provincial Government Sources

- Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.
- Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd.
- Ministry of Environment and Climate Change (MOECC), Ottawa, Ontario

Environmental Databases

- Ecolog ERIS – Environmental Risk Information Services Standard Report

4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES

A review of a report entitled Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd. did not indicate any old landfill sites within at least five hundred metres of the subject site. No active landfills exist within 500 metres of the site.

A review of a report entitled Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd. was carried out with respect to the subject site and surrounding properties. No former industrial sites were identified within 500 metres of the subject site.



Ministry of the Environment and Climate Change

The MOECC office in Ottawa, Ontario, was contacted to determine if the Ministry has maintained a file with respect to the subject property. Specifically, the MOECC was asked to respond (in writing) with information concerning any historical or existing incidents at or in the vicinity of the subject site. At the time of the preparation of this report, a response from the MOECC had not been received (see Attachment D).

4.2.2 ENVIRONMENTAL DATABASES

ECOLOG ERIS – Environmental Risk Information Services Standard Report

A review of information provided by Ecolog ERIS – Environmental Risk Information Services (see Attachment F) was carried out as part of this Phase I ESA. Based on that review, no significant environmental concerns were identified in the report for the subject site.

The following was identified in the report for properties within 250 metres of the subject site with some environmental significance.

A search of the Water Well Records database (WWIS) indicates that there are 4 well records within 250 metres of the subject site. All of the wells were constructed between 1963 and 2011. The wells were all indicated to be for water supply purposes for domestic use.

No other significant environmental concerns are listed in the Environmental Risk Information Services Standard Report.

4.3 PHYSICAL SETTING SOURCES

4.3.1 AERIAL PHOTOGRAPHS

A review of air photographs of the site for the years 1949, 1965, 1976, 1991, 2002, 2009 and 2014 was carried out as part of this Phase I ESA (Attachment C). The aerial photographs were obtained from the City of Ottawa website. The following table is a summary of the air photograph review:



Table 4-Air Photograph Review

Date	Observations
1949	The site consists of two farm houses and farmland. Some scattered residential development exists along a roadway (Bank Street). Properties surrounding the site consist of farmland.
1965	The 1965 air photograph indicates a large structure has been added to the site, northwest of the single family dwelling. The remaining portion of the site is indicated to be farmland. The air photograph indicates a residential development has been added north of the subject site.
1976	No significant changes were indicated in the 1976 air photograph.
1991	The 1991 air photograph indicates a roadway or cleared area has been added east of the large building and the single family dwelling. The air photograph indicates a structure has been added southeast of the single family dwelling. The air photograph also indicates trees have grown at the site over time.
2002	The 2002 air photograph indicates the filled and/or cleared area has been extended to the east over time and some vehicles are observed on both sides of the filled/cleared area.
2009	The 2009 air photograph indicates that many vehicles and scattered debris have been added throughout the areas of the existing buildings and roadway. These air photographs also indicate the site has become heavily treed over time. No other significant changes at the site were identified from the review of the air photograph.
2014	No significant changes were indicated in the 2014 air photograph.

4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY

Topography and Hydrology

The ground surface across the site is relatively flat lying with slight slope downward from west to east across the site.

Based on a review of topographical maps for the site area it is expected that the upper groundwater flow is to the southeast towards the North Castor River located approximately seven kilometres south/southeast of the subject site (see Attachment B).

Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by shallow bedrock or possibly glacial till. Bedrock geology maps indicate that the site is underlain by grey shale, sandy shale with some dolomitic layers of the Oxford



formation. Based on a review of available borehole information from the Ecolog ERIS report, the overburden at and near the site likely consists of some 5.8 metres of silty clay followed by bedrock.

4.3.3 FILL MATERIALS

Based on a review of the aerial photographs and site reconnaissance visit, fill materials are expected to exist in the west portion of the site and in the parking lot and driveways.

Some fill materials were observed along the north property line near the building (shop) at the site, and at a roadway constructed for about 150 metres east of the building (shop) at the site. Mr. McGann indicated that the fill materials located along the north property line consisted of topsoil that was removed and stockpiled prior to the construction of a parking lot on the east side of the building (shop). Mr. McGann also indicated that the fill materials for the roadway for about 150 metres east of the building (shop) consisted of imported soils from an excavation for a condominium located on Hunt Club Road.

4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

A tributary to the Findlay Creek Municipal Drain is located in the east portion of the site. The closest water course is identified as the Rideau River some 600 metres north/northwest of the site. It is expected that the upper groundwater flow is to the southeast towards the North Castor River located approximately seven kilometres south/southeast of the subject site.

Based on a review of the City of Ottawa website information, there are no areas zoned Environmental Protection within about 500 metres of the subject site. That zoning applies to Significant Wetlands, natural environment areas and Urban Natural Features.

4.3.5 WELL RECORDS

A search on The Ministry of the Environment and Climate Change website for Water Well Record Mapping was completed as part of this assessment. Nine water wells were noted to be within 250 metres of the subject site. The water well records indicate that the wells were



drilled between 1963 and 1980. The depths of the wells range between about 20.7 and 94.5 metres and bedrock was encountered from about 3.7 to 6.1 metres below the existing ground surface.

5.0 INTERVIEWS

Interview with Mr. Dan McGann

Based on an interview with Mr. Dan McGann, business owner and operator of the property, Leitrim Supply has conducted business at the site for about 30 years for supplying and installing trailer hitches and supplying of small trailers. Mr. McGann indicated prior to his ownership, the building (shop) was used as a chalkboard manufacturing business. Mr. McGann indicated that the filled area east of the building was stripped of the topsoil and gravel was added to create a parking lot. Mr. McGann also indicated that a roadway was added towards the east and fill materials from an off-site condominium excavation had been added to the site. Mr. McGann indicated that a portion of the building (shop) was previously used for storage purposes in storage units, however, the storage units have not been used in at least 15 years due to the trailer and trailer hitch sales, supply and installation business. Mr. McGann indicated that the yard was used for storing vehicles including trailers, boats, automobiles, trucks, motorcycles and other miscellaneous items such as wood and metal debris. Mr. McGann indicated that several of the vehicles had become abandoned by the owners over time after the owners discontinued paying storage fees. In excess of fifty vehicles were observed in the west portion of the site at both 4747 and 4755 Bank Street.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

On November 7, 2013 and August 9, 2017, walk-through site reconnaissances were conducted at the subject property by Dean Tataryn, B.E.S., EP. The uses of the site and adjacent properties within the Phase I ESA Study Area were assessed. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas.



The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network. Site photographs are provided (Attachment G).

6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

6.2.1 SITE DESCRIPTION

Currently, the west portion of the property at 4747 Bank Street is occupied by a single storey building (Leitrim Supply and A & A Storage) used as a trailer and trailer hitch sales, supply and installation business with former mini-storage spaces, an abandoned single family dwelling, and two storage sheds. The remainder of the site is undeveloped land. The property at 4755 Bank Street is occupied by an existing single family dwelling a storage shed. Adjacent land uses consist of mixed commercial and residential development and vacant land.

The site is bordered on the north by a residential development followed by Analdea Drive, on the northeast by a newly developed residential subdivision, on the south by a single family dwelling and vacant land and on the west by Bank Street followed by mixed commercial and residential development.

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

Two fuel service stations (W. O. Stinson & Sons Ltd.) exist along the east and west sides of Bank Street, approximately 185 and 200 metres north/northwest of the subject site, respectively.

6.2.2 SITE INFRASTRUCTURE

The following observations of the site were made:



Electricity

4747 Bank Street - The single storey building (Leitrim Supply and A & A Storage) is serviced by hydro. The abandoned two storey, wood framed dwelling is no longer serviced with electricity. It is unknown if the two storage sheds are serviced with hydro.

4755 Bank Street - The single storey single family dwelling is serviced with hydro. A single storey storage shed located at the northeast corner of the site is no longer serviced with electricity.

Heating and Cooling

4747 Bank Street - Ceiling mounted furnaces were observed in both bays of the single storey building (Leitrim Supply and A & A Storage). Mr. McGann indicated that the building is no longer heated using natural gas as it has been disconnected. Mr. McGann indicated that the building is heated using electricity and a wood stove. Mr. McGann indicated that the abandoned single family dwelling was formerly serviced using heating oil. The owner indicated that the tank still remained within the basement of the dwelling.

4755 Bank Street - The single family dwelling is heating using natural gas and a high efficiency furnace located in the basement of the dwelling. No air conditioning units were observed.

Water Supply

4747 Bank Street - It is understood that the single storey building (shop) is serviced by a municipal water supply system that exists within Bank Street, adjacent to the subject site. It is understood that a dug well formerly serviced the abandoned single family dwelling at the site. Based on a discussion with the owner, the dug well was abandoned and filled about a year ago. It is likely that the well was not abandoned in accordance with the requirements of Ontario Regulation 903.

4755 Bank Street - The single family dwelling is also serviced by a municipal water supply system that exists within Bank Street. A dug well was also observed adjacent the southwest corner of the dwelling at the site. It is understood that the dug well is no longer in use. It is possible that the well was not abandoned in accordance with the requirements of Ontario Regulation 903.



Future development at the site is likely to be serviced by municipal water supply.

Wastewater and Sewage Disposal

4747 Bank Street - It is understood that the single storey building (shop) is serviced by a private sewage disposal system. It is also understood that the abandoned dwelling was also formerly serviced by a private sewage disposal system. Municipal sanitary sewers and storm sewers are located within Bank Street, adjacent to the subject site.

4755 Bank Street - It is understood that the single family dwelling is serviced by a private sewage disposal system located at the rear of the dwelling.

Sumps, Pits and Floor Drains

4747 Bank Street - A floor drain was observed within the south bay of the building (shop). It is understood the floor drain is connected to a sump pit located within the basement area beneath the office/reception/showroom. The use of the shop has been limited to minor welding and painting associated with trailer servicing. It is understood that the building has never been a maintenance or automotive garage.

4755 Bank Street - A sump pit was observed within the basement of the single family dwelling.

6.2.3 BUILDING DESCRIPTION

4747 Bank Street - Currently, the site is occupied by a single storey building (shop) used as a trailer and trailer hitch sales, supplier and installation with former mini-storage spaces (Leitrim Supply), an abandoned single family dwelling, and two storage sheds. The remainder of the site is undeveloped land.

Interior of Building (Shop):

- The building (shop) was observed to be constructed using concrete blocks. The concrete blocks were observed to be painted.
- The building is used to repair and detail trailers of various types and install and trailer hitches.



- The main floor of the building includes a two bay garage, an office/reception/showroom, washrooms and storage spaces. A basement exists below the office area.
- The two bay areas were observed to consist of work areas for constructing trailers. A hydraulic hoist (on ground), a welding unit, tools and materials were observed throughout the work areas.
- Two storage sheds exist in the southeast portion of the developed area.
- The contents of the storage sheds included miscellaneous materials such as drywall, furniture, metal and wood debris, glass, rubber tires, tire rims, plastic debris, shelves, cardboard, empty propane tanks, a stove, etc

Single Family Dwelling:

- A two storey, wood framed dwelling with concrete foundation exists south of the building (shop). It is understood the dwelling has been abandoned for at least 20 years and used for storage purposes only.
- Access within the single family dwelling was limited due to many piles of miscellaneous materials and debris stockpiled throughout.

4755 Bank Street - The site is occupied by a two-storey, wood framed dwelling with brick veneer and a concrete foundation. The interior of the dwelling was observed to be mostly empty with the exception of a couple of rooms used for a small business (Safety First Transportation Inc.).

A small wooden storage shed exists about 40 metres northeast of the dwelling. The contents of the storage shed included miscellaneous materials such as drywall, plastic lawn furniture, metal and wood debris, glass, rubber tires, tire rims, plastic debris, shelves, plastic pails, a metal cage, two abandoned ride on lawnmowers, an aluminum ladder, and many other miscellaneous items.



6.2.4 POTENTIALLY CONTAMINATING ACTIVITY

The historical use of the site has been mostly for residential (single family dwellings) and some limited commercial use (Leitrim Supply (trailer hitch and trailer supplier and installation service business)). Initially, the building (shop) was used as a chalkboard manufacturing business for a short period of time (less than a year) and then changed to Leitrim Supply. The main floor of the building includes a two bay garage, an office /reception/showroom, washrooms and storage spaces. A basement exists below the office area. It is understood that Leitrim Supply has conducted business at the site for about 30 years. During that period, a portion of the building (shop) was previously used for storage purposes in storage units, however, for about the last 15 years, the storage units have not been used due to the trailer hitch and trailer supplier and installation business operating at the site. The activities for the business include trailer and trailer hitch sales, installation and service of various trailer types. Part of the service consists of trailer repair and detailing and includes some welding activities. Some of the trailers were painted for minor rust proofing purposes only and used un-lead paints, however, most of the work activities for the business are considered to be "dry" . The owner indicated that all scrap metal is delivered and recycled at Cohen and Cohen's recycling scrap yard in Nepean, Ontario.

Over the years of the business, the yards at the site in the area of the shop and single family dwellings and the shop were/are used for storing vehicles including trailers, boats, automobiles, trucks and motorcycles over the years. Several of the vehicles had become abandoned over time as the owners of the vehicles discontinued paying storage fees and this resulted in an accumulation of many vehicles at the site.

No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2).

Based on the activities associated with Leitrim Supply (trailer hitch and trailer supplier and installation service) and single family dwellings, Kollaard Associates considers that two PCAs were identified at the subject site that could be considered "Potentially Contaminating Activities", as identified in Table 2 of Schedule D of O. Reg. 153/04.



The two PCAs identified from Table 2 of Schedule D are indicated as:

PCA 28 - Gasoline and Associated Products Storage in Fixed Tanks

An AST exists within the abandoned single family dwelling which formerly serviced the dwelling.

PCA 30 - Importation of Fill Material of Unknown Quality

Imported fill materials used to construct a roadway for some 150 metres east of the building (shop) at 4747 Bank Street is fill materials of unknown quality.

The presence of numerous vehicles (over 50) stored at the site is not considered a Potentially Contaminating Activity as listed in Table 2 of Schedule D of O. Reg. 153/04, however, it is possible that some spills/leaks from parked and abandoned vehicles/equipment could have caused some isolated impacts to the subsurface at the site.

6.2.5 MATERIALS HANDLING AND STORAGE

General Storage and Debris

At the time of the site reconnaissances, housekeeping at the site is considered to be poor due to the number of parked and abandoned vehicles and large amounts of miscellaneous debris observed throughout the property near and within the existing buildings.

Solid Waste

4747 Bank Street - It is understood that all solid waste is to be removed from the site by the owner to a local landfill at a later date. The owner indicated that all scrap metal is delivered and recycled at Cohen and Cohen's recycling scrap yard in Nepean, Ontario.

4755 Bank Street - Any solid waste is collected curbside by the City of Ottawa on a weekly basis.

Hazardous Materials

4747 Bank Street - No storage of hazardous materials was observed. Based on the indicated past usage of the property, past storage of hazardous materials is considered unlikely, except for furnace oil storage in the basement of the abandoned dwelling (see Section 6.2.7).



4755 Bank Street - No storage of hazardous materials was observed or is expected at the site.

6.2.6 DESIGNATED AND REGULATED SUBSTANCES

Polychlorinated Biphenyls (PCBs)

The use of PCBs in electrical equipment such as transformers, capacitors, fluorescent light ballasts, etc. was common up to about 1980. The Federal Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in the aforementioned electrical equipment installed after July 1, 1980. It is not a requirement to remove materials containing PCBs. However, any handling or removal of PCB containing equipment should be carried out in accordance with Ontario Regulation 362, PCB Waste Management under the Environmental Protection Act of Ontario, R.S.O 1990.

4747 Bank Street - Based on visual reconnaissance, fluorescent lighting was observed through the single storey building. However, it is understood from Mr. McGann that all light ballasts containing PCBs in the building were replaced within the last two years as part of a government abatement program by Hydro.

4755 Bank Street - Incandescent lighting was observed throughout the dwelling. There are no concerns with PCBs handling based on the site history.

Suspect Asbestos Containing Materials (ACM)

The common use of friable (breakable by hand) ACM in construction decreased in the mid 1970s. Buildings constructed prior to about 1985 may contain some ACM. Friable asbestos (friable is defined as a material that can be crumpled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980's. Examples where ACM can exist include floor, wall or ceiling tiles, heating/cooling pipes, pipe gaskets, roofing materials and insulation/non-combustible materials. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.



Under Ontario Regulations, it is not a requirement to remove asbestos from a building unless it is damaged or is likely to be disturbed during renovations or demolition work etc. Applicable regulations define “asbestos-containing material” as material that contains 0.5 per cent or more asbestos by dry weight. If asbestos is to be removed, it should be carried out in accordance with the procedures outlined in Ontario Regulation 837, R.R.O. 1990 and Ontario Regulation 278/05.

4747 and 4755 Bank Street - Due to the age of the building (shop), abandoned single family dwelling and existing single family dwelling at the site, it is possible that asbestos containing materials are present at the site. If ACM is encountered, a management plan should be developed and implemented. If asbestos is to be removed, it should be carried out in accordance with the procedures outlined in Ontario Regulation 837, R.R.O. 1990 and Ontario Regulation 278/05.

Ozone- Depleting Substances (ODS)

At the time of the site reconnaissance, with the exception of two abandoned fridges observed at 4755 Bank Street, no other items containing HCFCs were observed at the subject site. Should items containing HCFCs be encountered during clean up at the site at a later date, the items should be recycled and disposed of properly in accordance with municipal, provincial and federal regulations. No evidence of any ozone-depleting substances was observed at the site. Based on the indicated past usage of the property, the presence of ozone-depleting substances is considered unlikely.

Lead

Lead is commonly associated with old pipes, pipe solder, and lead paint. In 1976, Canadian Regulations limited the amount of lead in interior paint to 0.5 percent by weight. Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints (e.g., road paint) are still known to contain lead.

Most of the interior of the single storey building (shop) was observed to be unpainted with the exception of some of the walls within the storage units located within the interior north side of the building at the site. Mr. McGann indicated during the manufacturing of trailers within the building (shop), the trailers were painted for rust proofing purposes only and used



un-leaded paints. Due to the age of the abandoned and existing single family dwellings at the site, there is a possibility that the paints and or piping in the dwelling contain lead. Prior to any demolition activities, a designated substance survey (including lead) should be carried out.

Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation is composed of a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. It was commonly injected in exterior wood frame and masonry walls in order to insulate difficult to reach cavities until its ban in Canada in December 1980. The majority of UFFI was installed in new and existing construction in Canada between 1975 and 1978 as part of the Canadian Home Insulation Program. Since the buildings at the site were constructed prior to this period, it is possible that UFFI exist within building materials at the site.

6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS

Information provided by the owner indicated that the abandoned single family dwelling was heated using oil and was serviced with an oil tank that is still present within the basement of the abandoned dwelling. At the time of the site visit, the tank could not be visually inspected for its condition due to a lack of access to its location (storage items).

There are no other above or underground storage tanks observed or expected to exist at the site.

6.2.8 ADJACENT PROPERTIES

For the approximate locations of the following properties, see Attachment F, Map Key and Overview.

At the time of the site visit, adjacent properties were observed from publicly accessible areas to determine whether any activities on those properties could pose a concern for the subject site.



The majority of the adjacent properties are relatively new and the buildings and current uses do not present PCAs on those properties. No spills have been reported at any of these properties.

The site is bordered on the north by a residential development followed by Analdea Drive, on the east by a newly developed residential subdivision, on the south by a single family dwelling and vacant land and on the west by Bank Street followed by mixed commercial and residential development. A single family dwelling exists immediately north of the single storey building (shop) at the site. Within the yard of the single family dwelling and immediately adjacent the property line near the northeast corner of the building (shop), various stockpiles of debris including abandoned above ground fuel storage tanks, propane tanks, scrap metal, abandoned vehicles, tires and other miscellaneous solid waste were observed.

4726 and 4727 Bank Street - W.O. Stinson & Sons Ltd:

4726 and 4727 Bank Street are occupied by W. O. Stinson & Sons Ltd., two fuel service stations located about 185 and 200 metres northwest of the subject site. No spills are identified on the Ecolog ERIS database search regarding the fuel stations. The fuel station at 4727 Bank Street has been recently re-developed. Any possible impacts to soil and groundwater are likely to have been removed during re-development at the site. As well, any possible impacts to soil and groundwater from the fuel service stations are considered to be localized and too distant from the subject site and not considered to have caused any APEC at the subject site.

There is no indication that the use of these adjacent properties has resulted in Areas of Potential Concern on the subject site.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

The Phase I ESA presented herein is based on information that was obtained from a records review (Section 4.0), interviews (Section 5.0) and site reconnaissance (Section 6.0). The details of the information obtained from each of these sources are provided in the relevant sections of this report. Based on the information obtained, Kollaard Associates has identified some current and historical



potential sources of contamination (PCAs) as well as areas of potential environmental concern (APECs) at the site, which are described in Section 7.0.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

A description of current and past uses of the Phase I ESA property to its first developed use is provided below.

4747 Bank Street:

Year	Owner	Property Use
1860 -1974	Various individuals	(vacant - farmland)
1974 - 1984	Otto Jange Ltd.	Unknown
1984 - 1990	Malachy McGann	Single family dwelling, shop and farmland
1990 - current	Malachy Joseph McGann, Daniel Malachy McGann and Peter David McGann	Single family dwelling and (Leitrim Supply and A & A Storage)

4755 Bank Street:

Year	Owner	Property Use
1867 -1942	Various individuals	(vacant - farmland)
1942 - 1943	Commissioner of Agricultural Loans	Single family dwelling
1943 - 1984	Various individuals	Single family dwelling
1984 – current	Margaret McGann, Theresa McGann, Marilyn McGann, Peter David McGann	Single Family Dwelling

7.2 POTENTIALLY CONTAMINATING ACTIVITY

The historical and current use of the property at 4747 Bank Street site has been for a single family dwelling (now abandoned) and Leitrim Supply and A & A Storage, a small business used as a trailer and trailer hitch sales, supplier and installer with former mini-storage spaces for over 30 years. The current and historical use of the property at 4755 Bank Street has been for a single family dwelling.



Based on the activities associated with Leitrim Supply (trailer hitch and trailer supplier and installation service) and single family dwellings, Kollaard Associates considers that two PCAs were identified at the subject site that could be considered “Potentially Contaminating Activities”, as identified in Table 2 of Schedule D of O. Reg. 153/04.

The two PCAs identified from Table 2 of Schedule D are indicated as:

PCA 28 - Gasoline and Associated Products Storage in Fixed Tanks

An AST exists within the abandoned single family dwelling which formerly serviced the dwelling.

PCA 30 - Importation of Fill Material of Unknown Quality

Imported fill materials used to construct a roadway for some 150 metres east of the building (shop) at 4747 Bank Street is fill materials of unknown quality.

The presence of numerous vehicles (over 50) stored at the site is not considered a Potentially Contaminating Activity as listed in Table 2 of Schedule D of O. Reg. 153/04. However, it is possible that some spills/leaks from parked and abandoned vehicles/equipment could have caused some isolated surficial impacts to the soils at the site.

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The following areas of potential environmental concern (APECs) have been identified, based on the current and historical practices at the site, and information on current and historical uses of neighbouring sites. The contaminants of potential concern (COPCs) have been identified. The approximate locations of the following APEC are identified on Figure 3.

Table 7.3: Areas of Potential Environmental Concern

APEC	Comment(s)	COPCs
APEC 1 – above ground furnace oil storage tank located in basement of abandoned single family dwelling	-possible impacts to soil and groundwater from spills and leaks	- PHCs
APEC 2 – fill materials	-fill of unknown quality may contain deleterious materials/contaminants may cause impacts to soil and groundwater	- PHCs, BTEX, metals
APEC 3 - Areas of potential ground staining	-due to spills, leaks from parked and abandoned vehicles/equipment	-PHCs, BTEX and metals



Numerous piles of miscellaneous debris exist within the west portion of the site including inside the abandoned single family dwelling and the existing storage buildings. Some of the items observed include rubber tires, metal and wood debris, steel beams, stockpiles of empty paint cans, drywall, abandoned metal machinery, wooden chairs, metal propane tanks, a lawnmower, a stove, furniture, wooden pallets, plastic liners for trucks, truck caps, plastic containers, abandoned lawn tractors, abandoned feces containers, etc. These items do not present a serious environmental concern, however, if removed from the site, these items should be disposed of in an environmentally acceptable manner.

7.4 PHASE ONE CONCEPTUAL SITE MODEL

The Phase I ESA Conceptual Model provided as Figure 2 identifies the PCAs and APECs (identified in Sections 7.2 and 7.3) within the Phase I Study area as well as surface features, such as buildings, roads and property uses for adjacent properties. The Phase I study area and all of the activities and historical property uses are described within maps provided in Attachment F.

In order to determine which potentially contaminating activity within the Phase I study area that may have contributed to an APEC at the subject site, the following were considered.

Site and area topography and surface water drainage: The ground surface across the site is relatively flat lying with slight slope downward from west to east across the site. Surface water drainage at the site and surrounding areas is considered to occur typically towards storm sewers along Bank Street and front and side yard drainage ditches and swales. Only the west portion of the site is developed, the remainder of the site is undeveloped fallow land.

Hydrogeology/Surficial and Bedrock Geology: Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by shallow bedrock or possibly glacial till. Bedrock geology maps indicate that the site is underlain by grey shale, sandy shale with some dolomitic layers of the Oxford formation. Based on a review of available borehole information from the Ecolog ERIS report and well records, the overburden at and near the site likely consists of some 3.7 to 6.1 metres of silty clay followed by bedrock. There are no Areas of Natural or Scientific Interest (ANSI) identified within the Phase One Study Area.



Potentially Contaminating Activities: The following PCAs were identified in the Phase I study area:

- Possible hydrocarbon impacts from an existing above ground furnace oil tank located in the basement of the abandoned dwelling at 4747 Bank Street
- Possible presence of metals, PHC's and BTEX due to fill of unknown quality observed east of the existing shop at 4747 Bank Street
- Possible presence of PHCs, BTEX and metals from numerous abandoned vehicles located in the west portion of the site

An off-site source (W.O. Stinson & Sons Ltd.) is located within 250 metres of the subject site, however, this source is not considered to have caused any areas of Potential Environmental Concern (APEC) on the subject site based on the distance to the subject site, recent redevelopment of the fuel stations and no documented spills from these off-site sources.

Areas of Potential Environmental Concern: Due to the PCAs at and near the subject site, APECs have been identified at the site, locations as shown in Figure 3.

Contaminant distribution and transport: The hydraulic conductivity of the soils at the site and within the Phase I study area are medium to low permeability due to the presence of glacial till. The bedrock is expected to be greater than 5 metres below the existing ground surface. The Phase I study area is also controlled by swales and drainage ditches. As a result, both vertical and lateral gradients which drive contaminant migration would possibly reach the groundwater table or bedrock. Once saturated conditions are encountered and depending on contaminant mobility, solubility, volatility, etc. the contaminants could be expected to dissolve into the groundwater and migrate laterally in the direction of groundwater flow. If bedrock is encountered prior to the water table, which is also possible, then contaminants could migrate through the fractures in the bedrock.

Uncertainty: There were no material deviations to the Phase I ESA requirements set out in O.Reg. 153/04 (as amended) that would cause uncertainty or absence of information that would affect the validity of the findings of this assessment with the exception that the AST in the abandoned dwelling located at 4747 Bank Street could not be verified due to lack of access.



8.0 CONCLUSION

8.1 PHASE II ESA REQUIREMENT FOR RSC FILING

The results of this Phase I ESA suggest that the potential risks associated with this site are limited to the APECs outlined in Section 7.3 above. Those APECs were identified based on the records review and site reconnaissance visits. Based on the results of this Phase I ESA it is considered that no APECs exist at the subject site in relation to any off-site sources identified herein.

It is understood that the proposed development of the site is for a residential subdivision, with demolition and decommissioning of the existing buildings to take place. Kollaard Associates considers that at the time of demolition and decommissioning of the existing buildings and the AST at the site, an inspection should be carried out to identify if soils have been impacted in the APECs outlined above. If any issues are found, a program of soil and groundwater sampling should be carried out to determine whether any contaminants exist within the soil and/or groundwater at the site in the areas identified above.

It is considered that a Record of Site Condition is not required for the property at this time.

8.2 SIGNATURES

The results of this Phase I ESA should in no way be construed as a warranty that the subject property is free from any and all contaminants other than those noted in this report, nor that all compliance issues have been addressed.

This report was prepared for the exclusive use of Claridge Homes (Bank St.) LP and is based on data and information collected during the Phase I ESA of the property conducted by Kollaard Associates Inc. This report may not be relied upon by any other person or entity without the express written consent of Claridge Homes (Bank St.) LP and Kollaard Associates Inc. In evaluating this site, Kollaard Associates Inc. has relied in good faith on information provided by others. The assessment of environmental conditions and possible site hazards presented has been made using available technical data collected and provided by others. We accept no responsibility for any deficiencies, or inaccuracies in this report as a result of omission, misinterpretations, or fraudulent acts of others.



The conclusions provided herein represent the best judgement of Kollaard Associates Inc. based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities. If new information is discovered during future work, including excavations, borings or other studies, Kollaard Associates Inc. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.

Dean Tataryn, B.E.S., EP.

Colleen Vermeersch, P. Eng.



9.0 REFERENCES

City of Ottawa geoMaps, air photographs for the years 1949, 1965, 1976, 1991, 2002, 2009, 2014.

Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.

Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd.

Topographic Map: NRCan Topographic Maps, Ottawa, Ontario, 31 G/5, Edition 11, published 1998, current as of 1994, scale 1:50,000.

Surficial Geology Map: Geological Survey of Canada, Surficial Geology, Ottawa, Ontario, Map 1506A, published 1982, scale 1:50,000.

Bedrock Geology Map: Geological Survey of Canada, Generalized Bedrock Geology, Ottawa-Hull, Ontario and Quebec, Map 1508A, published 1979, scale 1:125,000.

Ecolog Eris Ltd. Standard Report Plus Fire Insurance Maps, dated November 17, 2016, various federal, provincial and private database records for 250 metres study area.



10.0 QUALIFICATIONS OF THE ASSESSORS

Dean Tataryn, B.E.S., EP – Senior Environmental Professional

Mr. Dean Tataryn is a Senior Environmental Professional (EP) with Kollaard Associates Inc. in Kemptville, Ontario. Mr. Dean Tataryn has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than 21 years. Mr. Tataryn has conducted more than 150 Phase I, II and III ESAs for commercial/residential clients over his career. Mr. Tataryn obtained a Bachelor of Environmental Studies (Honours Urban and Regional Planning) and a Certificate in Environmental Assessment from the University of Waterloo in 1995. Mr. Tataryn obtained his Environmental Professional (EP) designation in June of 2010.

EP certification is available exclusively to experienced professionals who have five or more years of relevant environmental work experience. Recipients of the EP designation have demonstrated that their skills and knowledge meet or exceed the National Occupational Standards (NOS) to ensure that they possess the specific environmental competencies required in their fields of practice. The NOS are a comprehensive list of skill statements that describe the competencies required for environmental work in Canada. The NOS provides a rigorous, nationally validated benchmark of the skills, knowledge and experience relevant for practice within the environment sector in the areas of environmental protection, resource management, environmental sustainability, environmental management, environmental auditing and/or greenhouse gas reporting.

Mr. Tataryn joined Kollaard Associates Inc. in 2005 and has worked on numerous environmental, geotechnical and hydrogeological assessment projects over his career. Mr. Tataryn is fully trained in coordinating and conducting environmental site assessments, environmental remediation, reclamation and restoration, contamination and spill inspections, and storage tank assessment and removal.

Colleen Vermeersch, P.Eng.

Colleen Vermeersch is an engineer with Kollaard Associates Inc. in Kemptville, Ontario. Colleen has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than four years. Colleen has conducted more than thirty Phase I ESAs for commercial/residential clients over her career and several Phase II ESAs, some of which have involved clean up supervision. Colleen Vermeersch obtained a Bachelor of Engineering (Environmental) from Carleton University in 2007.

Colleen joined Kollaard Associates Inc. in 2007 and has worked on numerous environmental and hydrogeological projects since that time. Colleen is fully trained in carrying out and analyzing pumping tests, and field and lab based testing to determine soil and aquifer properties, such as hydraulic conductivity, transmissivity and groundwater flow directions/gradients, as these apply to contaminant transport and migration, coordinating and conducting environmental site assessments, environmental remediation, and storage tank assessment and removal.



Claridge Homes (Bank St.) LP.
August 11, 2017

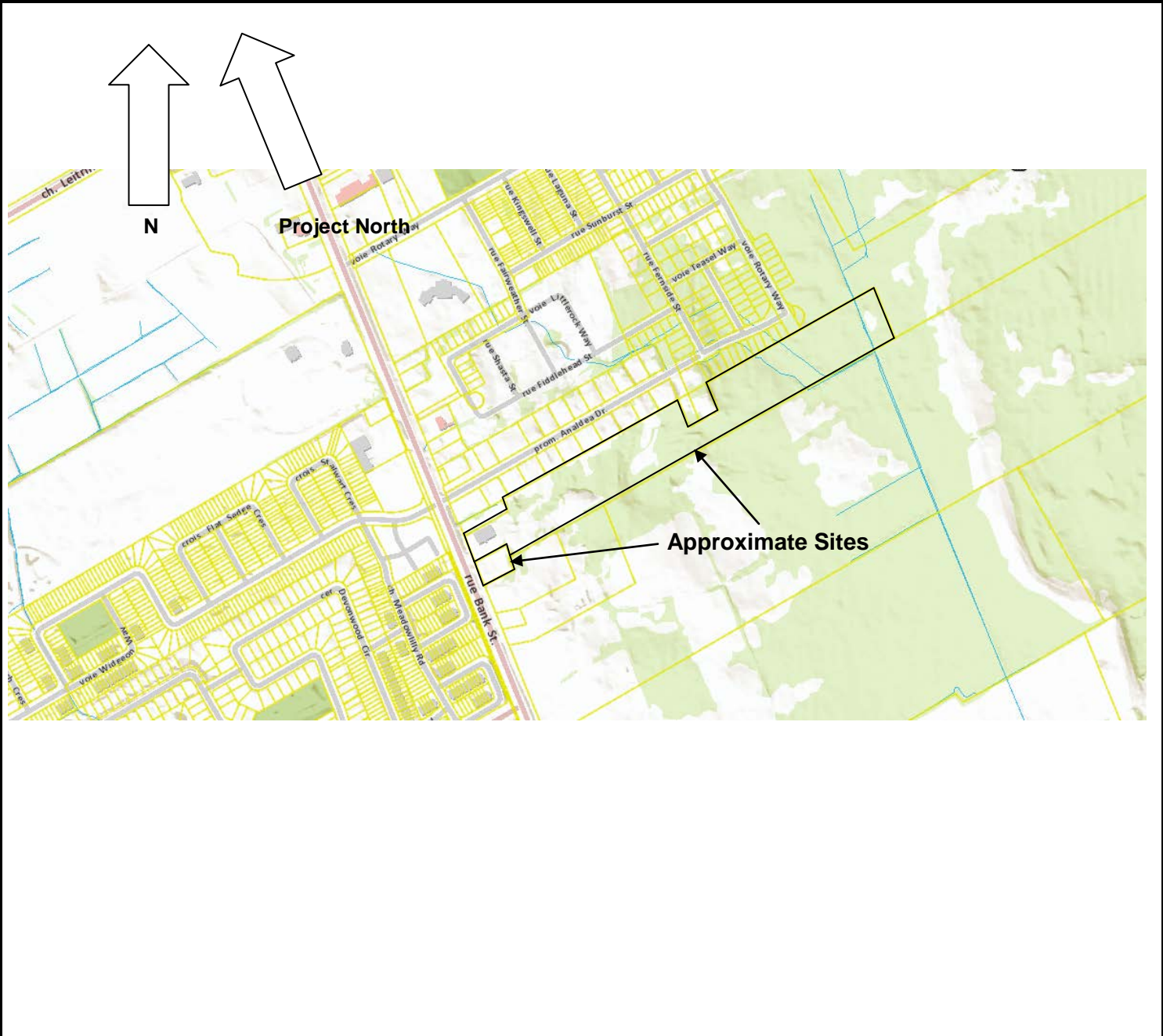
Phase I Environmental Site Assessment
4747 and 4755 Bank Street
Ottawa, Ontario
170556

ATTACHMENT A

TITLE SEARCH DOCUMENTATION

KEY PLAN

FIGURE 1



NOT TO SCALE



Kollaard Associates
Engineers

Project No. 170556

Date August 2017



DRAWING NUMBER:
FIGURE 2

- LEGEND:
- I INSTITUTIONAL USE
 - R RESIDENTIAL USE
 - C COMMERCIAL USE
 - M INDUSTRIAL USE
 - P PARK/COMMUNITY USE

 PHASE I SITE
BOUNDARY

 PHASE I STUDY AREA
250 METRES RADIUS

NOTE: THIS DRAWING TO
BE READ IN CONJUNCTION WITH
THE ACCOMPANYING REPORT.

REFERENCE: AERIAL IMAGERY
OBTAINED FROM OTTAWA GEOMAPS

REV.	NAME	DATE	DESCRIPTION
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 **Kollaard Associates**
Engineers

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KEMPTVILLE ONTARIO info@kollaard.ca
K0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca

CLIENT:
CLARIDGE HOMES (BANK STREET) LP.

PROJECT:
PHASE I ENVIRONMENTAL
SITE ASSESSMENT
CONCEPTUAL SITE MODEL

LOCATION:
4747 AND 4755 BANK STREET
OTTAWA, ONTARIO

DESIGNED BY: -- DATE: AUGUST 2017

DRAWN BY: DT SCALE: AS SHOWN

KOLLAARD FILE NUMBER:
170556



Table 7.3: Areas of Potential Environmental Concern		
APEC	Comment(s)	COPCs
APEC 1 – above ground furnace oil storage tank located in basement of abandoned single family dwelling	-possible impacts to soil and groundwater from spills and leaks	- PHCs
APEC 2 – fill materials	-fill of unknown quality may contain deleterious materials/contaminants may cause impacts to soil and groundwater	- PHCs, BTEX, metals
APEC 3 - Areas of potential ground staining	-due to spills, leaks from parked and abandoned vehicles/equipment	-PHCs, BTEX and metals

DRAWING NUMBER:
FIGURE 3

LEGEND:

I INSTITUTIONAL USE
R RESIDENTIAL USE
C COMMERCIAL USE
M INDUSTRIAL USE
P PARK/COMMUNITY USE

PHASE I SITE BOUNDARY

PHASE I STUDY AREA
250 METRES RADIUS

NOTE: THIS DRAWING TO
BE READ IN CONJUNCTION WITH
THE ACCOMPANYING REPORT.

REFERENCE: AERIAL IMAGERY
OBTAINED FROM OTTAWA GEOMAPS

REV.	NAME	DATE	DESCRIPTION

Kollaard Associates
Engineers

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KEMPTVILLE ONTARIO info@kollaard.ca
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http://www.kollaard.ca

CLIENT:
CLARIDGE HOMES (BANK STREET) LP.

PROJECT:
PHASE I ENVIRONMENTAL
SITE ASSESSMENT
CONCEPTUAL SITE MODEL

LOCATION:

4747 AND 4755 BANK STREET
OTTAWA, ONTARIO

DESIGNED BY: --	DATE: AUGUST 2017
DRAWN BY: DT	SCALE: AS SHOWN

KOLLAARD FILE NUMBER:
170556

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Claridge Homes (Bank St.) LP.
August 11, 2017

Phase I Environmental Site Assessment
4747 and 4755 Bank Street
Ottawa, Ontario
170556

ATTACHMENT B

TOPOGRAPHIC MAP



Civil • Geotechnical • Structural • Environmental • Hydrogeology



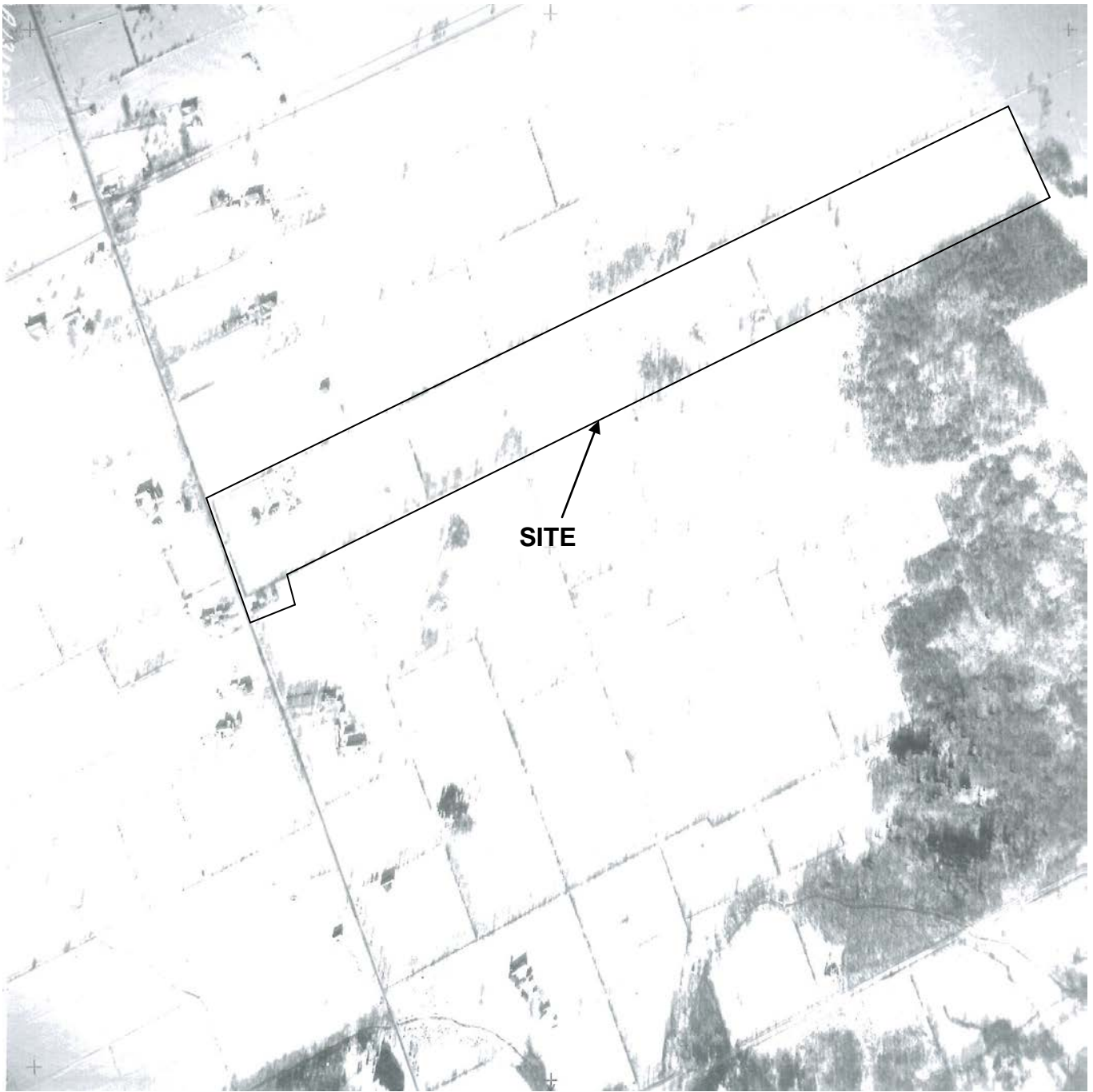
Claridge Homes (Bank St.) LP.
August 11, 2017

Phase I Environmental Site Assessment
4747 and 4755 Bank Street
Ottawa, Ontario
170556

ATTACHMENT C

AIR PHOTOGRAPHS

AIR PHOTOGRAPH



1949



Kollaard Associates
Engineers

Project No. 170556

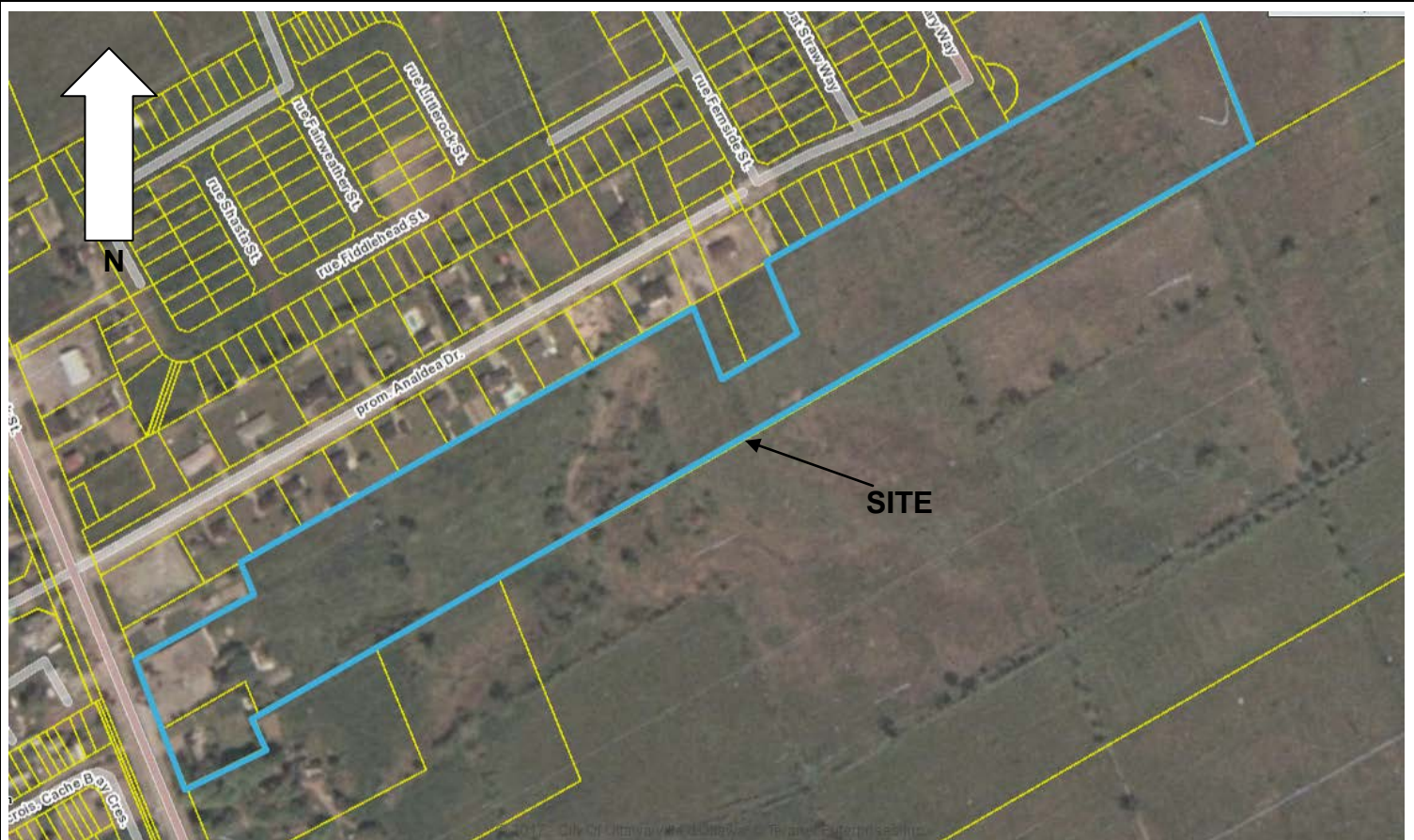
Date August 2017



Kollaard Associates
Engineers

Date August 2017

AIR PHOTOGRAPH



1976



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Project No. 170556

Date August 2017

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Date August 2017

AIR PHOTOGRAPH



2002

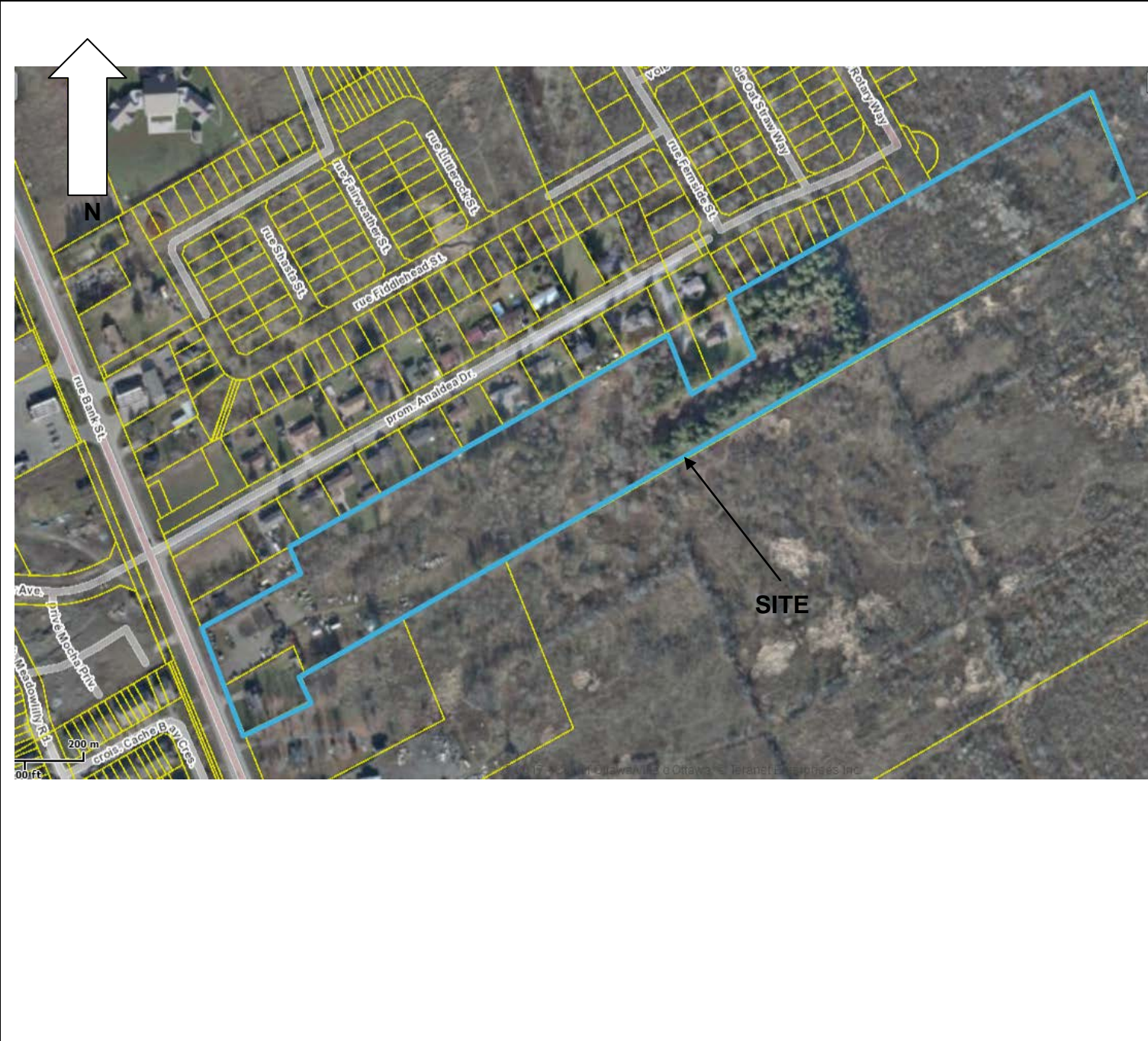


Kollaard Associates
Engineers

Project No. 170556

Date August 2017

AIR PHOTOGRAPH



Project No. 170556

Date August 2017

AIR PHOTOGRAPH



2014



Kollaard Associates
Engineers

Project No. 170556

Date August 2017



Claridge Homes (Bank St.) LP.
August 11, 2017

Phase I Environmental Site Assessment
4747 and 4755 Bank Street
Ottawa, Ontario
170556

ATTACHMENT D

ONTARIO MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE CORRESPONDENCE



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

August 9, 2017

170556

Ontario Ministry of the Environment and Climate Change
2430 Don Reid Drive, Unit 103
Ottawa, Ontario
K1H 1E1

Attention: Abatement Officer

Re: 4747 and 4755 BANK STREET
PART OF LOT 18, CONCESSION 5, RIDEAU FRONT
FORMERLY CITY OF GLOUCESTER
PINS 04345-0053 (R) AND 04345-0851
CITY OF OTTAWA, ONTARIO

Dear Sirs/Madam:

We have been retained by Claridge Homes (Bank St.) LP to carry out a Phase I ESA for the above noted site. Accordingly, we would be pleased if you would provide us with information concerning any historical or existing incidents at or in the vicinity of the above site on file with the Ontario Ministry of the Environment and Climate Change.

Sincerely,
KOLLAARD ASSOCIATES, INC.

Dean Tataryn, B.E.S., EP.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.



Claridge Homes (Bank St.) LP.
August 11, 2017

Phase I Environmental Site Assessment
4747 and 4755 Bank Street
Ottawa, Ontario
170556

ATTACHMENT E

CITY OF OTTAWA CORRESPONDENCE



File Number: C10-01-13-0305

December 11, 2013

Dean Tataryn
Kollaard Associates Inc.
210 Prescott Street
Kemptville, On

Sent via email [dean@kollaard.ca]

Dear Mr. Tataryn,

Re: Information Request
4747 Bank Street, Ottawa, Ontario ("Subject Property")

Internal Department Circulation

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Property:

- The Solid Waste Services Branch notes that the Subject Property is located within 5km of one waste management facility: Orgaworld – 5123 Hawthorne Road.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

A search of the HLUI database revealed the following information:

- There is one activity associated with the Subject Property: Activity Number 8440.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The search revealed the following:

- There are three activities associated with properties located within 50m of the Subject Property: Activity Number 2221, 6105, and 8911.

Shaping our future together
Ensemble, formons notre avenir

City of Ottawa
Infrastructure Services and Community
Sustainability Department
Planning and Growth Management Branch

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services d'infrastructure et Viabilité des
collectivités
Direction de l'approbation des demandes
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 14743
Télé.: (613) 560-6006
www.ottawa.ca

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

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 for additional information.

If you have any further questions or comments, please contact John Bernier at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,



David Wise, MUP, MCIP, RPP
Program Manager
Development Review (Suburban Services) - West
Planning and Growth Management Department

DW/JB

Attach: 05

cc: File no. C10-01-13-0305



CITY OF OTTAWA

HLUI ID: __670IS1

AREA (Square Metres): 73877.828

Report: RPTC_OT_DEV0122

Run On: 27 Nov 2013 at: 12:44:40

Study Year
1998

PIN
043450053

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 8440 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 4091
Related PINS: 043450053
Name: LEITRIM SUPPLY
Address: 4747 BANK STREET,
Facility Type: Motor Vehicles, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: SC98
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
811111	0
324110	361
415290	0
415210	552
324190	361
415290	552

Company Name	Year of Operation
LEITRIM SUPPLY	c. 2001
LEITRIM SUPPLY	c. 2005
Leitrim Supply	c. 1998



CITY OF OTTAWA

HLUI ID: __670IWR

AREA (Square Metres): 557235.854

Report: RPTC_OT_DEV0122

Run On: 27 Nov 2013 at: 12:45:00

Study Year
1998

PIN
043450061

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 6105 Multiple PINS: Y
PIN Certainty: 1 Previous Activity ID(s) : 6725
Related PINS: 043450061
Name: GLOUCESTER HYDRO
Address: 4294 HAWTHORNE DRIVE, GLOUCESTER
Facility Type: Electric Power Systems Industry
Comments 1: GEN# = ON0483805
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: PID1994
HL References 2:
HL References 3:

NAICS	SIC
221112	491
221113	491
221111	491
221121	491
221119	491
221122	491

Company Name

Gloucester Hydro

Year of Operation

c. 1994



CITY OF OTTAWA

HLUI ID: __679B8K

AREA (Square Metres): 21922.883

Report: RPTC_OT_DEV0122

Run On: 27 Nov 2013 at: 12:45:19

Study Year
2005

PIN
043450059

Multi-NAIC
N

Multiple Activities
N

Activity ID: 8911 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 043450059

Name: MC GEE FENCING LIMITED

Address: 4775 BANK STREET,

Facility Type: Lumber and Building Materials, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
-------	-----

444190	0
--------	---

416310	0
--------	---

416390	0
--------	---

Company Name

MC GEE FENCING LIMITED

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __6790BZ

AREA (Square Metres): 1498.236

Report: RPTC_OT_DEV0122

Run On: 27 Nov 2013 at: 12:45:35

Study Year
2005

PIN
043450048

Multi-NAIC
N

Multiple Activities
N

Activity ID: 2221 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 043450048

Name: BROWN RALPH E REFRIGERATION LIMITED

Address: 3052 ANALDEA DRIVE, OTTAWA

Facility Type: Appliance, Television, Radio and Stereo Stores

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC

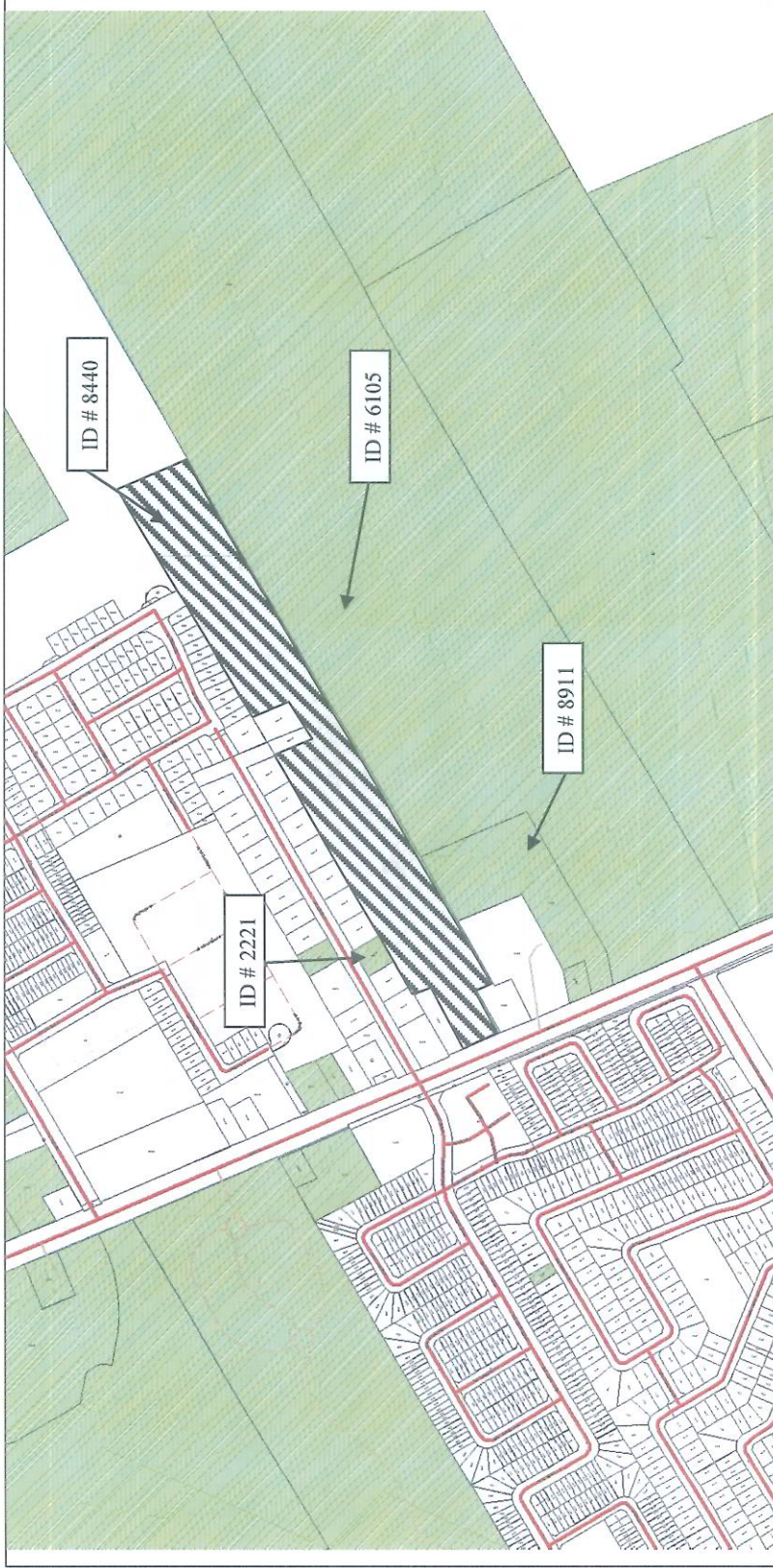
811412 0

Company Name

BROWN RALPH E REFRIGERATION LIMITED

Year of Operation

c. 2001



ID# = Activity Identification Number

 = Subject Site

Overview

4747 Bank Street
Ottawa, ON
File # C10-01-13-0305
John Bernier



Scale 1: n/a



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

November 1, 2013

130708

City of Ottawa
Planning and Development
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: To whom it may concern

Re: Environmental Search Request
4747 BANK STREET
CITY OF OTTAWA, ONTARIO

Dear Sirs/Madam:

Kollaard Associates Inc. was retained by the Mr. David McGann to carry out a Phase I ESA for the above noted site. Kollaard Associates Inc. hereby requests that the City of Ottawa conduct a search of all environmental databases, including the Historical Land Use Inventory ("HLUI"). Kollaard Associates Inc. is interested in any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information.

Please find attached the consent letter, HLUI disclaimer form, and the Request for Information form. We thank you for your cooperation in this matter and look forward to your reply.

If you should require further information, please do not hesitate to contact Dean Tataryn at dean@kollaard.ca or by telephone at (613) 860-0923, Ext 225.

Sincerely,
KOLLAARD ASSOCIATES, INC.

Dean Tataryn, B.E.S., EP.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.



Kollaard Associates

Engineers

210 Prescott Street
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

November 1, 2013

130708

Mr. David McGann
3 – 15037 58th Avenue
Surrey, BC

Re: Consent to Disclose Information
Civic Address: 4747 BANK STREET
CITY OF OTTAWA, ONTARIO

Dear Sir/Madam,

We have been retained to perform a Phase I Environmental Site Assessment (ESA) for the above noted-property located within the City of Ottawa, Ontario.

We are requesting consent from you, the owner of 4747 Bank Street, Ottawa, Ontario, for the City of Ottawa to disclose information for the purpose of the Phase I Environmental Site Assessment. This will authorize the City of Ottawa to release any relevant information about the property to the requester.

To provide consent, please sign and date the following.

Owner Signature for 4747 Bank Street

Nov. 2/13

Date

David McGann

Owner Name (Please Print) for 4747 Bank Street

Thank you for your assistance regarding this matter.

Sincerely,
KOLLAARD ASSOCIATES, INC.

Dean Tataryn, B.E.S., EP.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.




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 Kollaard Associates Inc ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. 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.
3. 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.
4. 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.
5. Copyright is reserved to the City.
6. 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.
7. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
8. 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: Dean Tataryn
Per: Dean Tataryn
(Please print name)
Title: Environmental Professional
Company: Kollaard Associates 

Dated: November 1, 2013

INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: 130708

Request for Information
(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Kollaard Associates Inc - Dean Tataryn
- b) Address of Requester: 210 Prescott Street, Kemptville, Ontario
- c) Telephone Number: 613-860-0923, ext. 225
- d) Site Address: Lot- 18 Concession: 5RF
Street: 4747 Bank Street City/Town: Ottawa
Postal Code: _____
- e) Legal Plan Attached: Yes () No ()
- f) Site Owner: Mr. David McGann
- g) Adjacent Property Owners: _____

- h) Date of Ownership: _____
Previous Owner(s): _____

- i) Type of Site: () vacant, () residential, () commercial,
() other (specify) _____
- j) Requestors relationship to Site: Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: see attached letter

2. CONFIDENTIALITY

- a) Consent Required: () Owner () Tenant () Purchaser () Legal**
- b) Consent Obtained: () Owner () Tenant () Purchaser () Legal**

*Will not be processed as a request for information pursuant to MFIPPA.

** (Consent letters must contain the information required, give authorization to requestor, and be dated and signed)

4747 BANK ST

PIN: 043450853

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
043450853	CON 5RF PT LOT 18 RP5R2974;PART 1 LWSS RP 5R13574 PART;1 & 2



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	043450853
FRONTAGE - ft / FAÇADE - pi:	162.99
DEPTH - ft / PROFONDEUR - pi:	0.00
PROPERTY AREA - ft² / SUPERFICIE pi²:	794534.4000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
043450853	Z4 Miller TUE B

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
043450853	20	OSGOODE	George Darouze

4755 BANK ST

PIN: 043450851

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
043450851	CON 5RF W PT LOT 18 RP5R2974;PARTS 2 & 3



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	043450851
FRONTAGE - ft / FAÇADE - pi:	140.01
DEPTH - ft / PRONFONDEUR - pi:	211.00
PROPERTY AREA - acre / SUPERFICIE - acre:	0.6800

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
043450851	Z4 Miller TUE B

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
043450851	20	OSGOODE	George Darouze



Claridge Homes (Bank St.) LP.
August 11, 2017

Phase I Environmental Site Assessment
4747 and 4755 Bank Street
Ottawa, Ontario
170556

ATTACHMENT F

ECOLOG ERIS – ENVIRONMENTAL RISK INFORMATION SERVICES



REPORT



Project Property: 130708
4747 Bank St Ottawa On
Ottawa ON K1T3W7
Report Type: Standard Report
Order #: 20131031054
Date: November 11, 2013

EcoLog ERIS Ltd.
Environmental Risk
Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase 1 Environmental Site Assessment but is solely intended to be used to focus further investigation.

Licence 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: 130708
4747 Bank St Ottawa On Ottawa ON K1T3W7

Coordinates:

Latitude: 45.324063
Longitude: -75.592137
UTM Northing: 5,019,121.27
UTM Easting: 453,594.35
UTM Zone: UTM Zone 18T

Elevation: 322 FT
98.00 M

Order Information:

Order No.: 20131031054
Date Requested: 11/11/2013
Requested by: Kollaard Associates Inc.
Report Type: Standard Report

Additional Products:

Executive Summary: Report Summary

Database	Name	Selected	On Site	Within 0.25KM	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIS	Environmental Issues Inventory System	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0

Database	Name	Selected	On Site	Within 0.25KM	Total
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	TSSA Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	4	4
Total:			0	5	5

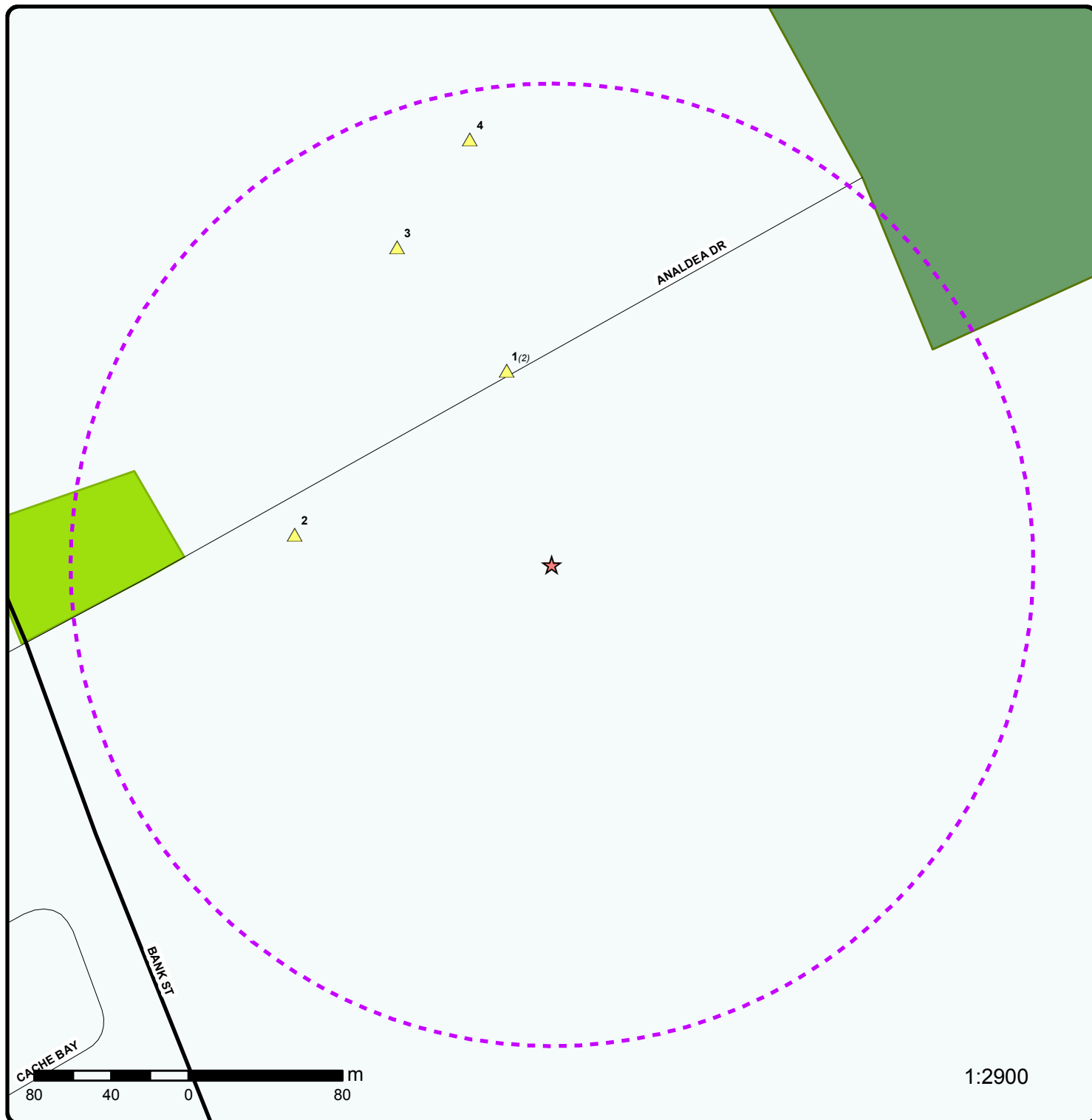
Executive Summary: Site Report Summary – Project Property

Map Key	DB	Company/Site Name	Address	Dis m	Elev diff m	Page Number
------------	----	-------------------	---------	-------	----------------	----------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary – Surrounding Properties

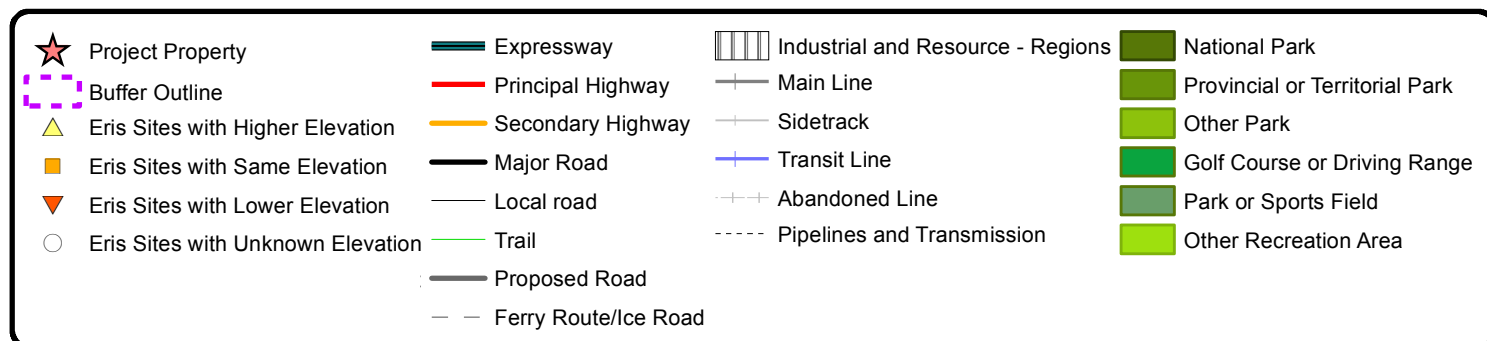
<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dis m</i>	<i>Elev Diff m</i>	<i>Page Number</i>
1	BORE		ON	103.4	2.00	9
1	WWIS		ON	103.4	2.00	9
2	WWIS		ON	134.6	2.03	10
3	WWIS		ON	183.3	2.00	11
4	WWIS		ON	224.8	2.00	11



Map

Order No: 20131031054

Address: 4747 Bank St Ottawa On, Ottawa, ON, K1T3W7



75°36'W

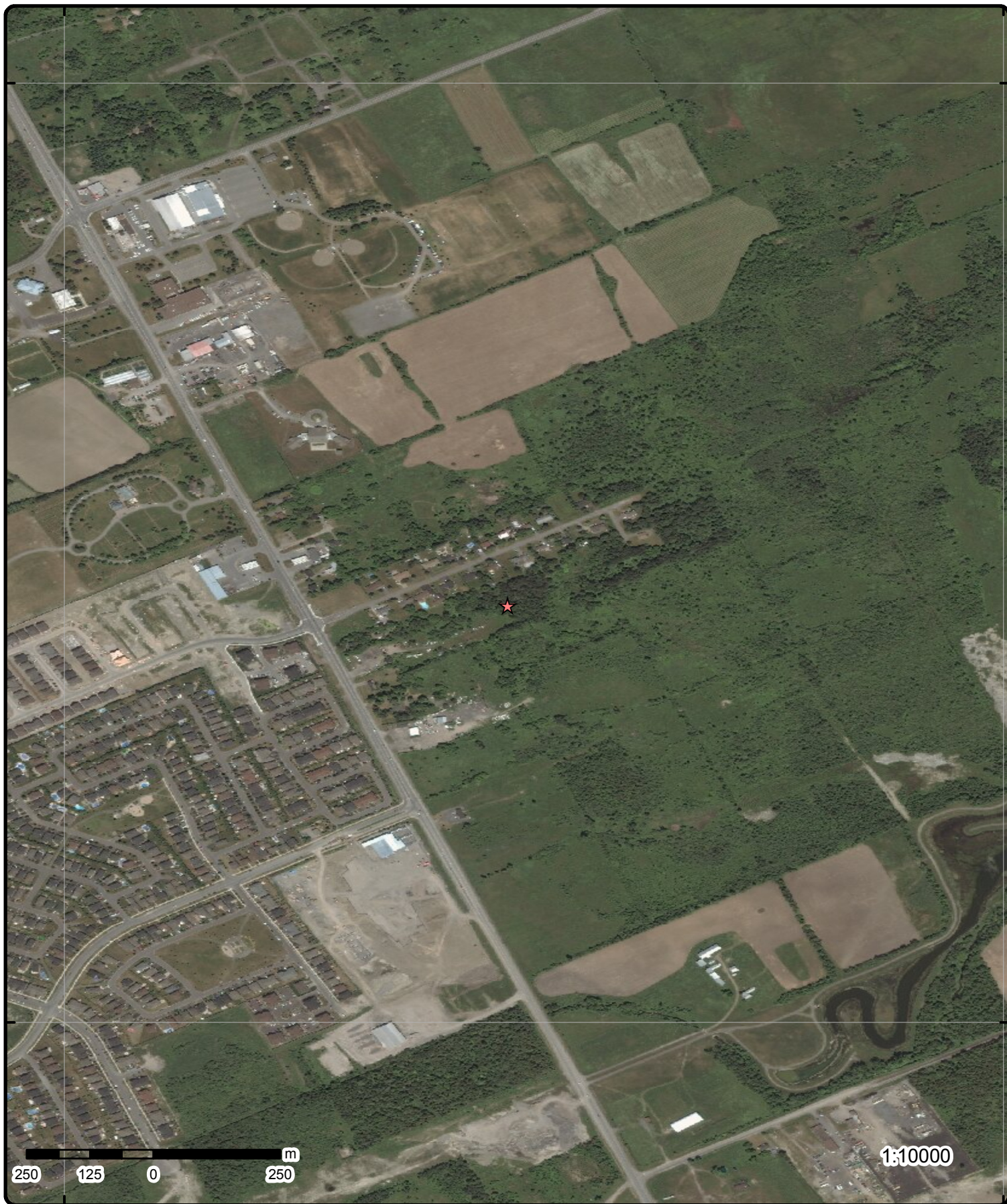
75°35'W

45°20'N

45°20'N

45°19'N

45°19'N



Aerial

Order No: 20131031054

Address: 4747 Bank St Ottawa On, Ottawa, ON, K1T3W7

Source: ESRI World Imagery, Updated December 2012

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Distance m	Elevation m	Site	DB
1	1 of 2	103.4	100.0	ON	BORE
Borehole ID: 614711		Type: Borehole			
Use:		Status:			
Drill Method:		UTM Zone: 18			
Easting: 453571.000		Northing: 5019222.000			
Location Accuracy:		Orig. Ground Elev m: 99.400002			
Elev. Reliability Note:		DEM Ground Elev m: 99.599998			
Total Depth m: 94.500000		Primary Name:			
Township:		Concession:			
Lot:		Municipality:			
Completion Date: 1963-AUG		Static Water Level:			
Primary Water Use:		Sec. Water Use:			
Location Description:					
--- Details ---					
Stratum ID: 218399103		Top Depth m: 0			
Bottom Depth m: 0.900000		Stratum Desc: SAND.			
+					
Stratum ID: 218399104		Top Depth m: 0.900000			
Bottom Depth m: 2.100000		Stratum Desc: CLAY. BLUE.			
+					
Stratum ID: 218399105		Top Depth m: 2.100000			
Bottom Depth m: 5.800000		Stratum Desc: CLAY. BLUE.			
+					
Stratum ID: 218399106		Top Depth m: 5.800000			
Bottom Depth m: 90.199997		Stratum Desc: SHALE. BLACK.			
+					
Stratum ID: 218399107		Top Depth m: 90.199997			
Bottom Depth m: 94.500000		Stratum Desc: LIMESTONE. GREY. 0002500297ROCK. SEISMIC VELOCITY = 12000. . BEDROCK. GREY,SOUND,STRATIFI			
1	2 of 2	103.4	100.0	ON	WWIS
Well Id: 1502244		Lot: 018			
Concession: 05		Concession Name: RF			
County: OTTAWA-CARLETON		Municipality: GLOUCESTER			
Easting Nad83: 453570.7		Northing Nad83: 5019222			
Zone: 18		Utm Reliability: margin of error : 100 m - 300 m			
Primary Water Use: Not Used		Construction Date: 13-AUG-63			
Sec. Water Use:		Well Depth: 7 ft			

Map Key	Number of Records	Distance m	Elevation m	Site	DB
Pump Rate:	8 GPM			Static Water Level:	20 ft
Flow Rate:				Clear/Cloudy:	CLOUDY
Specific Capacity:				Final Well Status:	Test Hole
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	99.55			Elevation Reliability:	
Depth to Bedrock:	19			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	OPEN HOLE,STEEL
--- Details ---					
Thickness:	3 ft			Original Depth:	3 ft
Material Colour:				Material:	MEDIUM SAND, TOPSOIL
+					
Thickness:	4 ft			Original Depth:	7 ft
Material Colour:	BLUE			Material:	CLAY
+					
Thickness:	12 ft			Original Depth:	19 ft
Material Colour:	BLUE			Material:	CLAY, STONES
+					
Thickness:	277 ft			Original Depth:	296 ft
Material Colour:	BLACK			Material:	SHALE
+					
Thickness:	14 ft			Original Depth:	310 ft
Material Colour:	GREY			Material:	LIMESTONE
2	1 of 1	134.6	100.0	ON	WWIS
Well Id:	1514548			Lot:	018
Concession:	05			Concession Name:	RF
County:	OTTAWA-CARLETON			Municipality:	GLOUCESTER
Easting Nad83:	453460.7			Northing Nad83:	5019137
Zone:	18			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:	Domestic			Construction Date:	14-NOV-74
Sec. Water Use:				Well Depth:	223 ft
Pump Rate:	2 GPM			Static Water Level:	10 ft
Flow Rate:				Clear/Cloudy:	CLOUDY
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	101.28			Elevation Reliability:	
Depth to Bedrock:	10			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	OPEN HOLE,STEEL
--- Details ---					
Thickness:	10 ft			Original Depth:	10 ft
Material Colour:				Material:	HARDPAN
+					
Thickness:	213 ft			Original Depth:	223 ft
Material Colour:				Material:	LIMESTONE

Map Key	Number of Records	Distance m	Elevation m	Site	DB
3	1 of 1	183.3	100.0	ON	WWIS
Well Id: 7177033		Lot:			
Concession:		Concession Name:			
County: OTTAWA-CARLETON		Municipality:		GLOUCESTER	
Easting Nad83: 453514		Northing Nad83:		5019286	
Zone: 18		Utm Reliability:		margin of error : 30 m - 100 m	
Primary Water Use: Not Used		Construction Date:		23-NOV-11	
Sec. Water Use:		Well Depth:			
Pump Rate:		Static Water Level:			
Flow Rate:		Clear/Cloudy:			
Specific Capacity:		Final Well Status:		Abandoned-Other	
Construction Method: Digging		Flowing (y/n):			
Elevation (m):		Elevation			
Depth to Bedrock:		Reliability:			
Water Type:		Overburden/Bedrock:			
--- Details ---		k:			
Thickness:		Casing Material:			
Material Colour:		Original Depth:		ft	
+		Material:			
Thickness:		Original Depth:		ft	
Material Colour:		Material:			
4	1 of 1	224.8	100.0	ON	WWIS
Well Id: 1513284		Lot: 017			
Concession: 05		Concession Name: RF			
County: OTTAWA-CARLETON		Municipality: GLOUCESTER			
Easting Nad83: 453551.7		Northing Nad83: 5019342			
Zone: 18		Utm Reliability: margin of error : 30 m - 100 m			
Primary Water Use: Domestic		Construction Date: 01-JUN-73			
Sec. Water Use:		Well Depth: 500 ft			
Pump Rate: 4 GPM		Static Water Level: 10 ft			
Flow Rate:		Clear/Cloudy: CLEAR			
Specific Capacity:		Final Well Status: Water Supply			
Construction Method: Rotary (Air)		Flowing (y/n): N			
Elevation (m): 100.11		Elevation			
Depth to Bedrock: 14		Reliability:			
Water Type: FRESH		Overburden/Bedrock: Bedrock			
--- Details ---		k:			
Thickness: 3 ft		Casing Material: OPEN HOLE,STEEL			
Material Colour: BLACK		Original Depth: 3 ft			
+		Material: TOPSOIL, GRAVEL			
Thickness: 7 ft		Original Depth: 10 ft			
Material Colour: BROWN		Material: GRAVEL, STONES			
+		Original Depth: 14 ft			
Thickness: 4 ft					

<i>Map Key</i>	<i>Number of Records</i>	<i>Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
Material Colour:	GREY			Material:	HARDPAN, BOULDERS
+					
Thickness:	4 ft			Original Depth:	18 ft
Material Colour:	BLACK			Material:	LIMESTONE
+					
Thickness:	132 ft			Original Depth:	150 ft
Material Colour:	GREY			Material:	LIMESTONE
+					
Thickness:	350 ft			Original Depth:	500 ft
Material Colour:	GREY			Material:	LIMESTONE

Unplottable Report

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

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd 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 Ecolog 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: Sept 2002* Provincial [AAGR](#)
The MAAP Program maintains a database of all 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.*

Aggregate Inventory: Up to Aug 2012 Provincial [AGR](#)
The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot/concession and city/town location. The database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mine Information System: 1800-Feb 2013 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.

Anderson's Waste Disposal Sites: 1860s-Present 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.

Automobile Wrecking & Supplies: 2001-Jun 2010 Private [AUWR](#)
This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Borehole: 1875-Aug 2011 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.

Certificates of Approval:

1985-Oct 30, 2011*

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.

Commercial Fuel Oil Tanks:

1948-Apr 2013

Provincial

[CFOT](#)

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Chemical Register:

1992, 1999-Jun 2010

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.).

Inventory of Coal Gasification Plants and Coal Tar Sites:

Apr 1987 and Nov 1988*

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.*

Compliance and Convictions:

1989-Jun 2013

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.

Certificates of Property Use:

1994-Jul 2013

Provincial

[CPU](#)

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

Drill Hole Database:

1986-Jun 2013

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 MNM. 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".

Environmental Activity and Sector Registry:

Oct 31, 2011-Jul 2013

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.

Environmental Registry:

1994-Jul 2013

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.

Environmental Compliance Approval:

Oct 31, 2011-Jul 2013

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 CofA's prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Environmental Effects Monitoring:

1992-2007*

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.

ERIS Historical Searches:

1999-Mar 2013

Private

[EHS](#)

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

Environmental Issues Inventory System:

1992-2001*

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.

List of TSSA Expired Facilities:

Current to Feb 2012

Provincial

[EXP](#)

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Federal Convictions:

1988-Jun 2007*

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.

Contaminated Sites on Federal Land:

June 2000-Jan 2013

Federal

[FCS](#)

The Federal Contaminated Sites Inventory includes information on all 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.

Fisheries & Oceans Fuel Tanks:

1964-Sept 2003

Federal

[FOFT](#)

Fisheries & Oceans Canada maintains an inventory of all 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.

Fuel Storage Tank:

Current to Jun 2011

Provincial

[FST](#)

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Ontario Regulation 347 Waste Generators Summary:

1986-Apr 2012

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.

TSSA Historic Incidents:

2006-June 2009

Provincial

[HINC](#)

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. 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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Indian & Northern Affairs Fuel Tanks:

1950-Aug 2003*

Federal

[IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all 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.

TSSA Incidents:

June 2009-Apr 2013

Provincial

[INC](#)

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Landfill Inventory Management Ontario:

2012

Provincial

[LIMO](#)

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

Canadian Mine Locations:

1998-2009

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.

Mineral Occurrences:

1846-Apr 2013

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

National Analysis of Trends in Emergencies System (NATES):

1974-1994*

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.

Non-Compliance Reports:

1992(water only), 1994-2010

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.

<u>National Defence & Canadian Forces Fuel Tanks:</u>	Up to May 2001*	Federal	NDFT
The Department of National Defence 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.			
<u>National Defence & Canadian Forces Spills:</u>	Mar 1999-Aug 2010	Federal	NDSP
The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.			
<u>National Defence & Canadian Forces Waste Disposal Sites:</u>	2001-Apr 2007*	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.			
<u>National Environmental Emergencies System (NEES):</u>	1974-2003*	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 all 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.			
<u>National PCB Inventory:</u>	1988-2008*	Federal	NPCB
Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.			
<u>National Pollutant Release Inventory:</u>	1993-2011	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.			
<u>Oil and Gas Wells:</u>	1988-Jun 2013	Private	OGW
The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com .			

Ontario Oil and Gas Wells:

1800-Jul 2013

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, well cap date, licence 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.

Inventory of PCB Storage Sites:

1987-Oct 2004

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.

Orders:

1994-Jul 2013

Provincial

[ORD](#)

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

Canadian Pulp and Paper:1999, 2002, 2004, 2005,
2009

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.

Parks Canada Fuel Storage Tanks:

1920-Jan 2005*

Federal

[PCFT](#)

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

Pesticide Register:

1988-Jun 2013

Provincial

[PES](#)

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

TSSA Pipeline Incidents:

June 2009-Mar 2012

Provincial

[PINC](#)

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Private and Retail Fuel Storage Tanks:

1989-1996*

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).

Permit to Take Water:

1994-Jul 2013

Provincial

[PTTW](#)

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

Ontario Regulation 347 Waste Receivers Summary: 1986-2011 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.

Record of Site Condition: 1997-Sept 2001, Oct 2004-Jun 2013 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).

Retail Fuel Storage Tanks: 1999-Jun 2010 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.

Scott's Manufacturing Directory: 1992-Mar 2011 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.

Ontario Spills: 1988-Aug 2012 Provincial [SPL](#)
 This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Wastewater Discharger Registration Database: 1990-2011 Provincial [SRDS](#)
 Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Anderson's Storage Tanks: 1915-1953* 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.

Transport Canada Fuel Storage Tanks: 1970-Mar 2007 Federal [TCFT](#)
 With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

TSSA Variances for Abandonment of Underground

Current to Jun 2013

Provincial

[VAR](#)**Storage Tanks:**

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Waste Disposal Sites - MOE CA Inventory:

1970-Jul 2013

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.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Up to Oct 1990*

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.

Water Well Information System:

1955-May 2013

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.

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.

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, within the report search radius, and the surrounding area outside the search radius.

'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 upside down 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 were included as reference.



Claridge Homes (Bank St.) LP.
August 11, 2017

Phase I Environmental Site Assessment
4747 and 4755 Bank Street
Ottawa, Ontario
170556

ATTACHMENT G

SITE PHOTOGRAPHS



Site (4747 Bank Street)



Entrance to single storey building (shop)



Exterior East side of Building



Stockpile of Tires and Parked Trailer and Vehicle located on east side of building (shop)



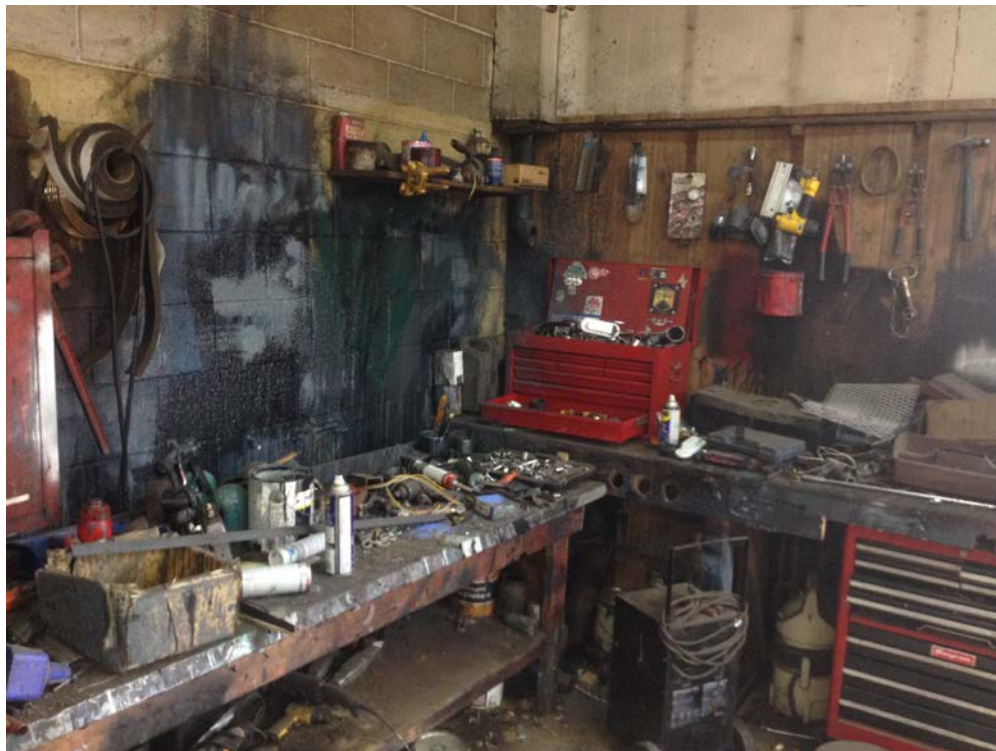
Abandoned and Parked vehicles located east of building (shop)



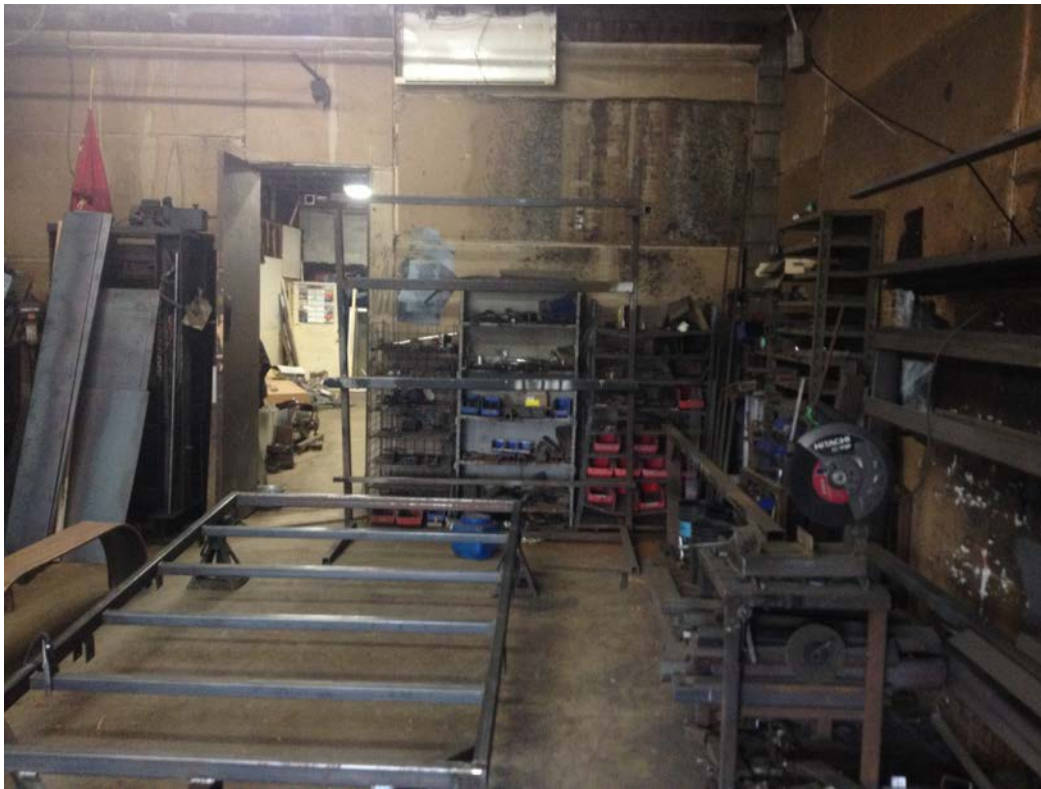
Miscellaneous Parked and Abandoned Vehicles located east of building (shop)



Interior of Bay area on east side of building



Tools and Equipment with Bay area



Interior of Bay 2 – Equipment and Parts for Manufacturing Trailers



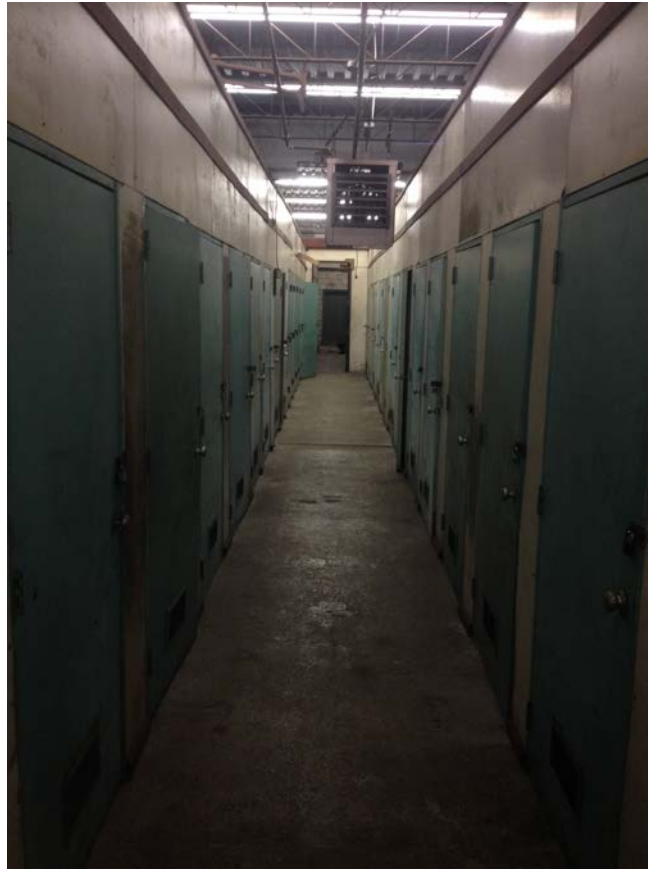
Trailer Manufacturing Example



Showroom area with building (shop)



Disconnected Gas located at northwest corner of building (shop)



Abandoned Interior Storage Units



Abandoned Single Family Dwelling



Interior of Abandoned Single Family Dwelling



Fill Pipes for Above Ground Furnace Oil Tank located in basement of abandoned single family dwelling



Entrance to Storage Shed



Contents of Storage Shed



Abandoned Feces Disposal Drums



Property Facing West



Northeast corner of property



Single Family Dwelling at 4755 Bank Street



Rear of dwelling facing west at 4755 Bank Street



Vehicles located along north side of dwelling at 4755 Bank Street



Some vehicles located in rear yard space at 4755 Bank Street



Dug Well located at 4755 Bank Street



Small Storage Shed located at 4755 Bank Street



Miscellaneous Contents inside the Storage Shed at 4755 Bank Street



Other Miscellaneous Items in Storage Shed at 4755 Bank Street



Natural Gas service at 4755 Bank Street



Natural Gas Furnace within basement at 4755 Bank Street