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REPORT ON

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
1626 OLD PRESCOTT ROAD
OSGOODE WARD, GREELY
CITY OF OTTAWA, ONTARIO**

Submitted to:
Lakeland Meadows Ltd.
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Ottawa, Ontario
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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for Lakeland Meadows Ltd. of Ottawa, Ontario. The subject site for this assessment consists of a property located at 1626 Old Prescott Road, Greely, in the 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 CSAZ768-01 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 a site reconnaissance visit carried out on March 6, 2012, together with a review of available geological, topographical and historical information for the site.

The site is occupied by a farm which includes a single family dwelling, a barn, a storage building and a silo. Adjacent land uses consists residential development and former farmland (currently under residential construction).

The results of this Phase I ESA indicate that the most significant environmentally related issues identified at the site are the possible presence of subsurface hydrocarbon contamination from the former above ground fuel oil storage tank located within the basement of the existing dwelling, an existing aboveground fuel storage tank near the storage building, the possible presence of subsurface contamination related to debris and possible former fuel storage tanks used to heat the buildings at the site, from leaking vehicles formerly parked at the site and possible unforeseen surface staining or distressed vegetation due to the presence of ice and snow at the time of the site visit and the possible presence of pesticide and herbicide residue from past agricultural use of the site. Should the risk of possible unknown contamination within the subsurface at the site need to be reduced, a program of soil and groundwater sampling together with appropriate laboratory testing could be carried out.





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1.0 INTRODUCTION

The subject site for this assessment consist of a property located at civic address 1626 Old Prescott Road, Osgoode Ward, Greely, in the City of Ottawa, Ontario (see Key Plan, Figure 1).

For the purposes of this assessment, project north lies in a direction parallel to Old Prescott Road which is located immediately east of the subject site.

The site has an area of approximately 62 hectares (153.1 acres) and is located about 1.1 kilometres southwest of the intersecion of Parkway Road and Old Prescott Road in the City of Ottawa, Ontario (see Key Plan, Figure 1). The site is bordered on the north by scattered residential dwellings followed by former farmland, currently undergoing residential development, on the west and south by existing residential subdivisions and on the east by Old Prescott Road. The site is currently occupied by a residential dwelling with an attached barn, a storage building and a silo. It is understood that all buildings are scheduled to be removed from the site and the site is being redeveloped as a residential subdivision.

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 operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during a site reconnaissance visit conducted on March 6, 2012, Environmental Risk Information Services Ltd.(Ecolog ERIS); zoning, old landfill management and Historical Land Use Inventory Information (HLUI) from the City of Ottawa; and previous reports for the site.

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. This level of work is a method of risk reduction, not risk elimination. No building materials, soil, water, 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.





Sections 2.0 and 3.0 of this report provide details of the site and information review. Section 4.0 outlines the site reconnaissance findings. Section 5.0 outlines issues of potential environmental concerns which were identified. Sections 6.0 and 7.0 present a summary of the assessment and limitations of the report, respectively.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject sites for this assessment consists of a property located at 1626 Old Prescott Road, Greely, City of Ottawa, Ontario (see Key Plan, Figure 1).

The legal description for the present property located at 1626 Old Prescott Road based on a title search provided by Wentzell Titles Ltd. is Part of Lot 8, Concession 4, as in Instrument No. N767252, save & except Part 1 on 4R-19176, Geographic Township of Osgoode, City of Ottawa – PIN 04319-1761.

2.2 Site and Area Characteristics

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. Adjacent land uses consist of residential development and farmland.

The ground surface across the site is relatively flat lying with a sharp rise towards Lakeshore Drive to the west.

Based on a review of topographical maps for the site area it is expected that the upper groundwater flow is to the southeast towards low lying areas located southeast of the subject site. The North Castor River is located approximately 1.5 kilometres north of the subject site.



2.3 Sewage Disposal

It is understood that the single family dwelling at the site is serviced by a private sewage disposal system. Snow cover prevented the sewage system location from being identified at the site.

2.4 Water Supply

It is understood that one steel cased drilled well services the existing dwelling at the site. Two other steel cased wells were observed at the site. It is understood those wells are part of a hydrogeological assessment for the proposed subdivision. Based on a review of a previous report entitled Phase I Environmental Assessment, Proposed Cadieux Subdivision, written by Golder Associates Ltd., File 05-1120-894, dated January 2006, a second well is also located at the feed lot, next to the silo.

2.5 Past and Present Property Uses and Activities

A chain of title for the site at 1626 Old Prescott Road, Greely, Ottawa, Ontario (see Attachment A) was provided by Wentzell Titles Ltd. Based on a review of the title search information, the property is indicated to have been owned mostly by individuals and three companies. The companies consisted of Trans Northern Pipe Co. Ltd., The Director, The Veteran's Land Act and McDonald Brothers Equipment Limited. The current owner is listed as Ruth Maureen Watson.

3.0 HISTORICAL INFORMATION REVIEW

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

- Topographical and geological maps
- National Air Photo Library - Energy Mines and Resources, Ottawa, Ontario
- Ministry of Environment (MOE), Ottawa, Ontario
- City of Ottawa Website for Zoning
- City of Ottawa Historical Land Use Inventory (HLUI)



- Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.
- Ecolog ERIS – Environmental Risk Information Services Standard Report
- Phase I ESA entitled Cadieux Subdivision, Village of Greely (City of Ottawa), Ontario, Golder Associates, Report Number 05-1120-894, dated January 2005.

3.1 Geological, Topographical and Hydrogeological Setting

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by fine to medium grained sand. Bedrock geology maps indicate that the site is underlain by dolomite and limestone of the Oxford formation. Based on a review of topographical maps for the site area it is expected that the upper groundwater flow is to the southeast towards lower lying areas located southeast of the the subject site. The North Castor River is located approximately 1.5 kilometres north of the subject site.

3.2 Air Photograph Review

A review of air photographs of the site for the years 1969, 1975, 1989, 2002, 2005 and 2011 was carried out as part of this Phase I ESA (see Attachment B). The 1969 air photograph indicates four buildings in a cluster near Old Prescott Road at the site and a cleared trail crossing through the northeast corner of the property. The air photo also indicates a pathway leading to a clearing near the north central portion of the site. The 1975 air photograph indicates only two buildings in that cluster remain along with a disturbed area and a larger disturbed area and possible buildings have been added southwest of the original cluster of buildings noted above. The air photograph also indicates a lake has been created west of the site. The 1989 air photograph indicates one building in the original cluster and two buildings and a silo in the area southwest of the original cluster exist at the site. The air photograph also indicates a disturbance to the ground surface near the center of a series of treed areas near the north center portion of the site. The air photograph indicates another lake has been created adjacent to the southwest corner of the site. The air photograph indicates that development has steadily increased in the vicinity of the site. The 2002 air photograph indicates five buildings and a silo exist at the site. The air photograph indicates a large granular surface area near the silo and buildings. The air photograph indicates two fill piles located northwest of the buildings at the site. Some scattered debris was observed throughout the areas of



these existing buildings. The air photograph also indicates a roadway has been developed immediately west of the subject site. The 2005 air photograph indicates more debris has been added on the ground surface in the vicinity of the silo and nearby building. The 2011 air photograph indicates a building near the silo has been removed or demolished and more debris is present in the vicinity of the silo. The air photograph also indicates a large and a small building have been removed near the building closest to Old Prescott Road. The air photograph indicates a few vehicles parked near the silo. No other significant changes at the site were identified from the review of the air photographs.

3.3 Ministry of the Environment (MOE) Records

The MOE office in Ottawa, Ontario, was contacted to determine if the Ministry has maintained a file with respect to the subject property. Specifically, the MOE 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 MOE had not been received (see Attachment C).

3.4 City of Ottawa

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. indicates no old landfill sites exist within at least five hundred metres or more of the subject site. No active landfills exist within 500 metres of the site.

The Waste Diversion Branch of the Development Services Department indicated that there is a waste disposal site located at 1971 Old Prescott Road. It is indicated that this processing/transfer facility is licensed to receive leaf and yard waste, including grass cuttings, leaves, annual bedding plants, plant prunings, tree and shrub trimmings, chipped wood, wood, soil and sod. Food waste or other putrescible materials is not accepted at the facility. This facility is more than 1.5 kilometres away from the site.

The Official Plan and Zoning By-Law and website were reviewed for the site and surrounding land within 200 metres. The City of Ottawa Website for zoning indicates that the site is zoned Village



Residential First Density Zone and Village Residential Second Density Zone according to the City of Ottawa Zoning By-law 2008-250. The Official Plan of the former Township of Osgoode designates the property as "Village". The Zoning By-law of the former Corporation of the Township of Osgoode designates the majority of the site as ME2 – Extractive Industrial Two. The western portion of the site is designated as ME1 – Extractive Industrial One. The Township of Osgoode Comprehensive Official Plan – Amendment #10, revised October 20, 2000, and the council approved Village of Greely Community Design Plan, dated December 2004, designate the site as residential.

Prior to this time period, it is likely that the site was zoned Rural/Agricultural.

The City of Ottawa was also 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 identified an unnamed quarry adjacent the west side of the subject site (see Attachment D). No other reports were identified by the City of Ottawa.

3.5 ECOLOG ERIS – Environmental Risk Information Services Standard Report

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

Some information noted in the Ecolog ERIS report Abandoned Mine Information System section included a former unnamed quarry (Herbert Corners Quarry) located about 3.1 kilometres north of Herbert Corners, south of the subject site.

In the Abandoned Aggregate Inventory information, a former aggregate source was identified at Lot 9, Concession 4, Township of Osgoode. It is likely that the former aggregate source is the same source identified by the City of Ottawa above.



In the Scott's Manufacturing Directory section one manufacturer within 250 metres of the subject site included Evolve Design Solutions Inc. – 6999 Donwel Drive, a miscellaneous metal product manufacturer and engineering service.

In the Ontario Spills section a discharge of 1000 litres of chlorinated water to Findlay Creek was reported in 2008.

No other significant environmental concerns were identified in the Environmental Risk Information Services Standard Report.

3.6 Results of Golder Associates Interview with former owner – Mr. Jack Cadieux

A review of notes of an interview with Mr. Jack Cadieux was carried out as part of this assessment. That interview indicated that Mr. Cadieux had purchased the property in 1978 from George McDonald (deceased) and his wife (deceased). It is indicated that the property had been used as a pasture for about the last 20 years and that prior to this, the property was used for agricultural purposes. That interview indicated that some clean fill may have been brought in by previous tenants for the house to the southeast of the site. No pesticides or herbicides were used or stored on the site. The owner advised that a natural gas pipeline cuts through the northeast portion of the Lot 8, Concession 6.

4.0 SITE RECONNAISSANCE

On March 6, 2012 walk-through site reconnaissances were conducted at the subject property by a member of Kollaard Associates Inc. engineering staff. The site is located within an area of residential development and former farmland, currently under redevelopment as a residential subdivision (Quinn Farm Subdivision) .

The site is bordered on the north by scattered residential dwellings and farmland (under development), on the south by a residential subdivision, on the east by Old Prescott Road followed by a residential subdivision. The site is currently occupied by a single family dwelling with an attached barn, a storage building and a silo scheduled for demolition for a residential subdivision.



It should be noted that at the time of the site reconnaissance the site was covered by ice and snow. Accordingly, no observations could be made of ground staining or distressed vegetation which may indicate surface/subsurface contamination, etc.

Parts of the south and west property boundaries are identified by wooden fencing.

Existing Single Family Dwelling:

The single family dwelling is a two storey structure divided into two apartments with a basement. The interior of the main floor of the dwelling consists of three bedrooms, a living room, a dining room, a kitchen, a laundry room and a bathroom. A covered second storey contains two bedroom apartments with its own separate entrance, a kitchen and a bathroom. The basement is unfinished and divided into two spaces. The basement floor was observed to be covered with sand, however evidence of a deteriorated concrete slab beneath the sand was observed. One oil burning furnace and an above ground fuel oil storage tank were observed within the basement. An abandoned oil burning furnace was also observed within the basement adjacent to the replacement furnace. The fuel oil tank was observed to be relatively new with no evidence of rusting. No staining was observed at the top, bottom or sides of the fuel oil storage tank. Two newly installed fill pipes were observed to have replaced two former fill pipes for the above ground fuel storage tank. The abandoned fill pipes were observed to have been cut and left in the wall of the foundation at the site. Ice was observed to have formed inside the fill pipes. Other items within the basement included a water pump, a hot water tank and a pressure tank. Some miscellaneous items including rubber hoses, copper piping, concrete debris, fibre insulation and metal pieces were observed within the basement space.

Exterior:

A attached barn used for storage exists immediately west of the dwelling at the site. The barn was observed to be in poor condition. A stockpile of miscellaneous items such as wood, a mattress, rope, a microwave (see Attachment F) were observed in the west entranceway to the barn.

A storage building and a silo were also observed at the site. Access to the storage building was unavailable at the time of the site visit. An above ground fuel storage tank was observed on the north side of the building, near the northeast corner. A large debris pile possibly from a collapsed



building was observed on the west side of the building, between the silo and the existing building. A concrete slab was also observed south of the silo, likely from another former building at the site. Part of an asphaltic concrete surfaced area was observed south of the existing building and silo. Other large debris piles were observed in the vicinity of the existing buildings, possibly from former buildings as evident in the review of the air photographs for the site.

Miscellaneous items including abandoned farm machinery, an abandoned snowmobile, a boat trailer, a stockpile of asphaltic shingles, wood debris, a plastic container (possibly containing motor oil), a propane tank and two barbecues were observed throughout the property at the time of the site visit.

4.1 Storage

No storage of hazardous materials was observed. Based on the indicated past usage of the property, past storage of hazardous materials is considered unlikely.

4.2 Storage Tanks

One above ground fuel storage tank was observed within the basement of the existing dwelling at the site. The fuel oil tank was observed to be relatively new with no evidence of rusting. No staining was observed at the top, bottom or sides of the fuel oil storage tank. Two newly installed fill pipes were observed to have replaced two former fill pipes for the above ground fuel storage tank. The abandoned fill pipes were observed to have been cut and left in the wall of the foundation at the site. Ice was observed to have formed inside the fill pipes.

An above ground fuel storage tank was observed on the north side of the storage building. The fuel storage tank was located near the northeast corner of the storage building. The storage tank was observed to be partially snow covered with some rusted areas along the ends and the top of the fuel tank. No odours were evident in the vicinity of the fuel storage tank. Due to the presence of ice and snow around the base of the tank, no observations of the base, the soil conditions or vegetation near or beneath the tank were observed.



The existing dwelling is serviced by a private sewage system which includes a concrete holding tank.

4.3 Polychlorinated Biphenyls (PCBs)

A visual reconnaissance of the single family dwelling was undertaken to identify the possible presence of items which may contain PCBs. The use of PCBs as dielectric fluids 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. Based on the age of the dwelling at the site, there is a possibility that the on-site equipment may contain PCBs. Fluorescent lighting was observed within the attached barn. 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.

4.4 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 1980s. 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.

Due to the age of the single family dwelling at the site, it is possible that asbestos containing materials exists within building materials at the site. Kollaard Associates did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. 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 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.

4.5 Solid Waste Disposal Practices

It is understood that solid waste is removed from the site by City of Ottawa municipal waste collection on a weekly basis.

4.6 Adjacent Properties

The site is bordered on the north by scattered residential dwellings and former farmland (under residential construction) and farmland, on the west and south by existing residential subdivisions and on the east by Old Prescott Road followed by a residential subdivision. The site is currently occupied by a single family dwelling, a barn, a storage building and a silo. It is understood that all of the buildings at the property are scheduled to be demolished and removed for the proposed residential subdivision to be built at the site.

4.7 Noise, Dust and Vibrations

There is potential for some vehicular noise, dust and vibrations to exist at the site from the use of Old Prescott Road, that borders the east portion of the site. There is also a potential for some vehicular noise, dust and vibrations to exist at the site from dump trucks associated with the use of sand and gravel operations located south of the subject site.

4.8 General Storage and Debris (Housekeeping)

At the time of the site reconnaissance, housekeeping at the site is considered to be poor due to the condition of the abandoned buildings and debris scattered throughout the site.



4.9 Ozone- Depleting Substances (ODS)

Certain chemicals, recognized as ozone- depleting substances (ODS), break down in the stratosphere and release chlorine or bromine, which in turn destroy the stratospheric ozone layer. Most of these substances are also greenhouse gases. Ozone- depleting substances are used as foam blowing agents, solvents, fire extinguishers, and refrigerants for air conditioning and refrigeration applications. One window mounted air conditioning unit was observed within the dwelling at the site. Based on the age of the air conditioning unit, it is considered unlikely that equipment containing ODS are present at the site.

4.10 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. Kollaard Associates did not conduct a survey of lead in painted surfaces as part of this Phase I ESA. Due to the age of the single family dwelling at the site, there is a possibility that the paints in the building contain lead. Prior to any demolition or renovation activities, a designated substance survey (including lead) should be carried out.

4.11 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 building at the site was constructed prior to this period, it is possible that UFFI exist within building materials at the site.

4.12 Fill Materials

The site was covered in ice and snow at the time of the site visit. Accordingly, no observations could be made of ground staining or distressed vegetation or fill materials throughout the site. Several piles of debris material identified earlier, likely from collapsed building structures, were observed at



the site. Those debris piles possibly relate to former building structures observed during the review of the air photographs for the site.

5.0 ISSUES OF POTENTIAL ENVIRONMENTAL CONCERN

In summary, based on the information gathered during this Phase I ESA, the following issues of potential environmental concern have been identified.

- Possible presence of subsurface hydrocarbon contamination associated with the existing above ground gasoline storage tank located near the northeast corner of the storage building at the site.
- Possible presence of subsurface hydrocarbon contamination associated with the use of previous above ground fuel storage tank(s) within the basement of the single dwelling at the site.
- Possible presence of subsurface contamination associated with former parked vehicles, as observed in the air photograph review, which may have leaked at the site.
- There is the possible presence of buried debris associated with the former farm buildings located at the site. Debris from previous buildings, if left on site, could contain some environmentally significant materials, such as lead, asphalt (shingles) and metals.
- Possible pesticide and herbicide residue from past agricultural use of the site.
- Possible presence of subsurface contamination within the debris piles observed within the areas of former buildings at the site.

6.0 CONCLUSIONS

Based on the results of this Phase I ESA, it is considered that if the risk of unknown contamination needs to be reduced, a program of soil and groundwater sampling together with appropriate laboratory testing could be carried out. The Phase II ESA should focus on, but may not necessarily be limited to the following:

- investigation of possible subsurface hydrocarbon contamination from the existing above ground fuel storage tank located near the storage building and silo at the site.



- investigation of possible subsurface hydrocarbon contamination associated with the former above ground fuel oil storage tank located in the basement, prior to being replaced with the new fuel oil storage tank.
- investigation of possible subsurface hydrocarbon contamination associated with possible leaking vehicles parked at the site in the area of the storage building and silo observed during the air photograph review.
- Investigation of possible subsurface contamination related to former buildings identified during the air photograph review which are no longer present at the site.
- Investigation of possible surface stains not visible due to snow and ice cover during the time of the site reconnaissance.
- Investigation of possible fill piles not visible due to snow and ice cover during the time of the site reconnaissance.

The results of this Phase I ESA suggest that the potential risks associated with this site are limited to those outlined in Section 5 above.

7.0 LIMITATIONS AND USE OF REPORT

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 Lakeland Meadows Ltd. 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 Lakeland Meadows Ltd. 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 have 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.

D. M. Tataryn, B.E.S, EP.



William Kollaard, P. Eng.



QUALIFICATIONS OF THE ASSESSOR

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

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 15 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.

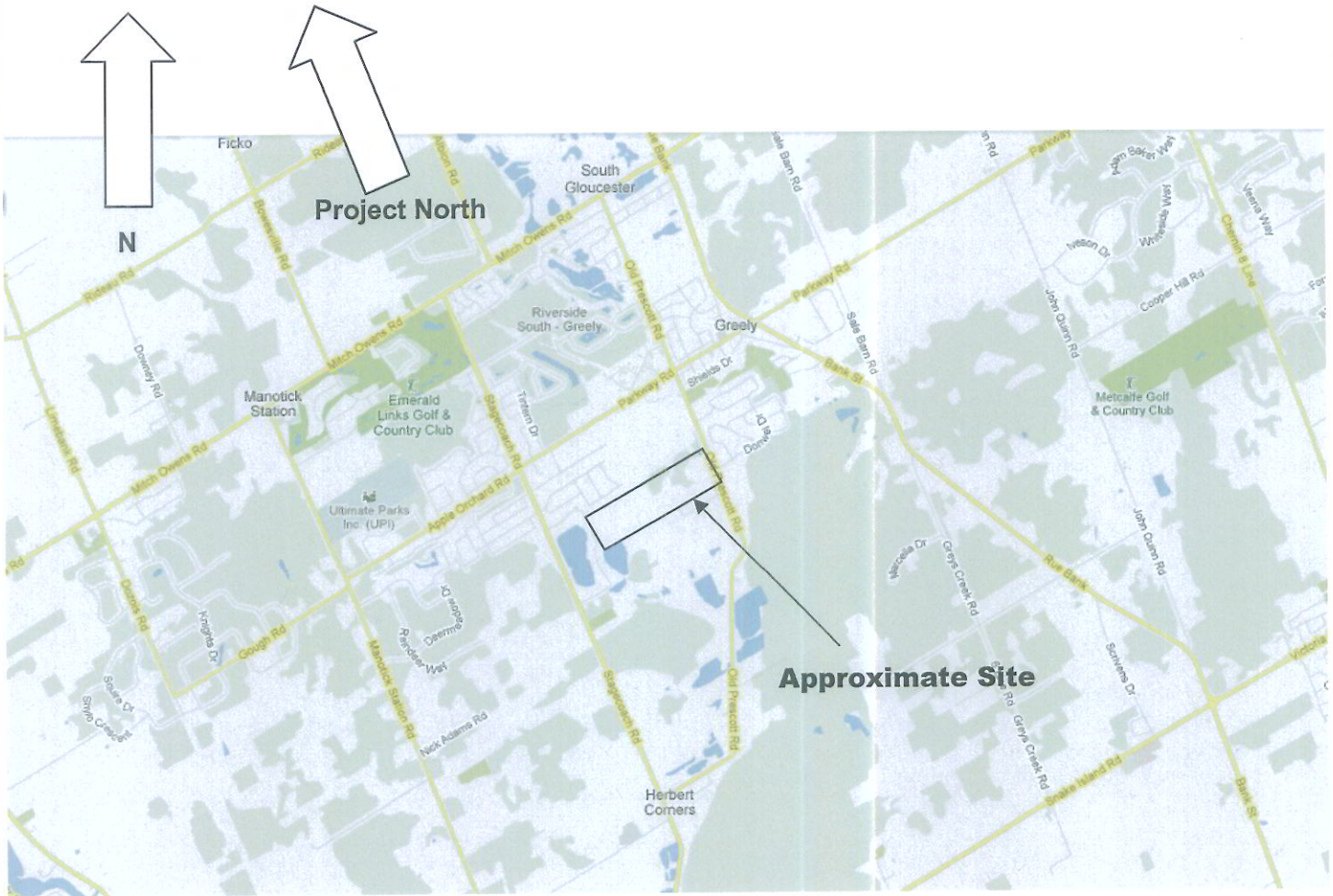
EP certification is available exclusively to experienced professionals who have five or more years of relevant environmental work experience. Recipients of the EP designation have demonstrated that their skills and knowledge meet or exceed the National Occupational Standards (NOS) to ensure that they 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.

Kollaard Associates is an engineering consulting firm that provides a complete range of engineering services for developers, builders and homeowners in Eastern Ontario. Kollaard Associates specializes in providing civil, structural, geotechnical, hydrogeological and environmental services to our clients. Kollaard Associates Inc. has been established as a team of engineers and consultants since 2005. Mr. William Kollaard, P.Eng., owner and president, is responsible for the overall company development and management of the firm.

KEY PLAN

FIGURE 1



NOT TO SCALE



Kollaard Associates
Engineers

Project No. 120080
Date March 2012



ATTACHMENT A

TITLE SEARCH DOCUMENTATION

1

Attn: Sam Zatoryan

ENVIRONMENTAL SEARCH Re: 1626 Old Prescott Road

PURCHASER
Sueley

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	July 31 1811	Crown	Mary Muzman
	* Note - there is a gap in the title at this point & the next entry appears below.			
R025933	Bill	Feb 2 1866	Leonard Stanley	William Stanley
0510153	Deed	Mar 2 1912	William Stanley	Robert A Stanley (North half)
0512279	Deed	Dec 6 1919	William Stanley	David A Stanley (South half)
0512280	Deed	Dec 6 1919	Robert A Stanley	David A Stanley (North half)
0512911	Deed	Dec 6 1921	David A Stanley	John A Keough Thomas Keough (all)
0519650	Leasent	Jan 15 1953	John A. Keough Thomas Keough	Trans Northern Pipe Line Co. (Part)

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
OS 22013	Deed	Dec 10 1958	Estate of John A. Reugh Thomas Reugh	The Director The Veterans' Land act
OS 23732	Deed	Dec 21 1961	The Director The Veterans' Land act	Lloyd A. Realy
OS 24291	Deed	Sept 21 1962	Lloyd A. Realy	McDonald Bros. Equipment Limited
OS 28293	Deed	Aug 26 1968	McDonald Bros. Equipment Limited	George M. McDonald In Trust
NS 20320	Deed	July 11 1978	George M. McDonald	John P. A. Cadieux Agnes B. Cadieux
NS 105495	Deed	Dec 5 1980	John P. A. Cadieux Agnes B. Cadieux	John Paul Anthony Cadieux
N 766793	Deed	Apr 23 1999	John Paul Anthony Cadieux	John Paul Anthony Cadieux & Ruth Maureen Watson
N 767252	Deed (Consolidating Deed)	May 21 1999	John Paul Anthony Cadieux	John Paul Anthony Cadieux & Ruth Maureen Watson

3

ENVIRONMENTAL SEARCH

PURCHASER

VENDOR

DATE

TYPE

INSTRUMENT #

Ruth Prause
Auction
(Current owner)

John Paul Anthony
Cadieux

Dec 8
2011

Assignment
ship
Application

* Type Description is: Part of Lot 8, Concession 8 as in Instrument no. N 76725 Z, Sale & Grant Part 1 on 4R-19176, Geographic Township of Repulse, City of Ottawa. P/N 04319-1761

Feb 27/12.



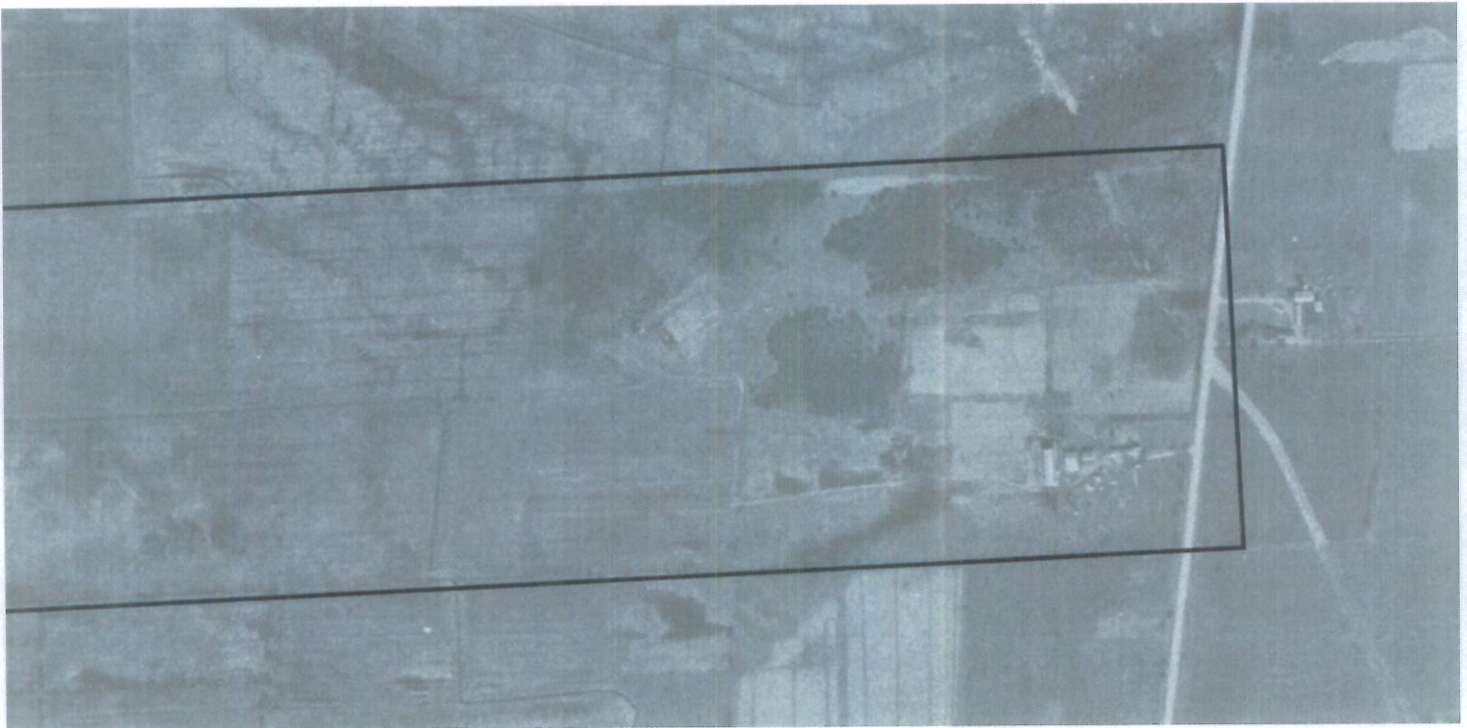
ATTACHMENT B

AIR PHOTOGRAPHS

AIR PHOTOGRAPH



1969



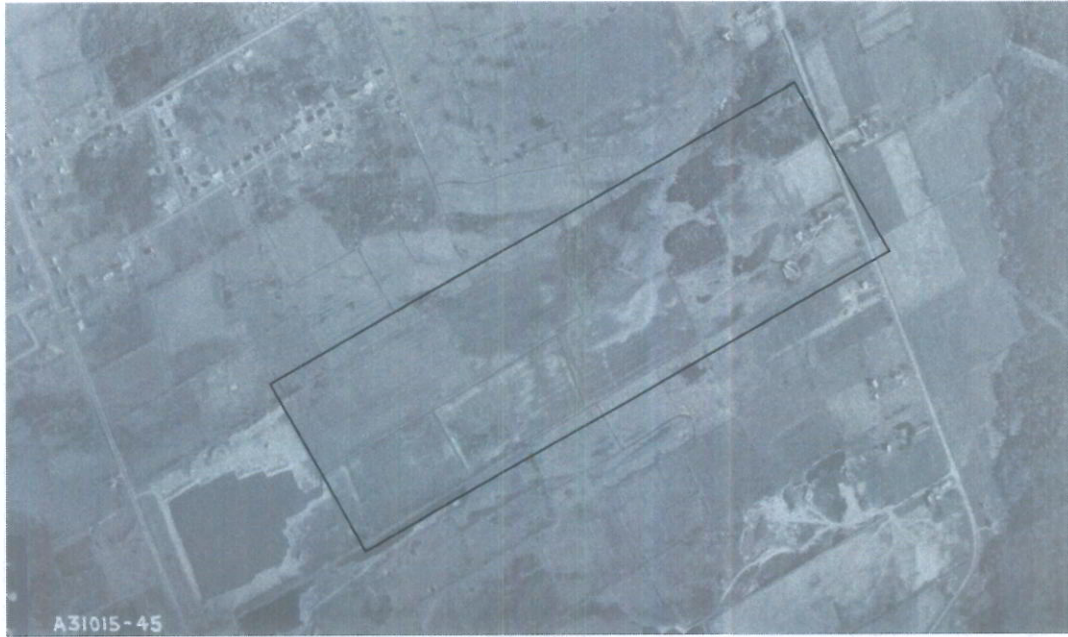
1969 - Enlarged



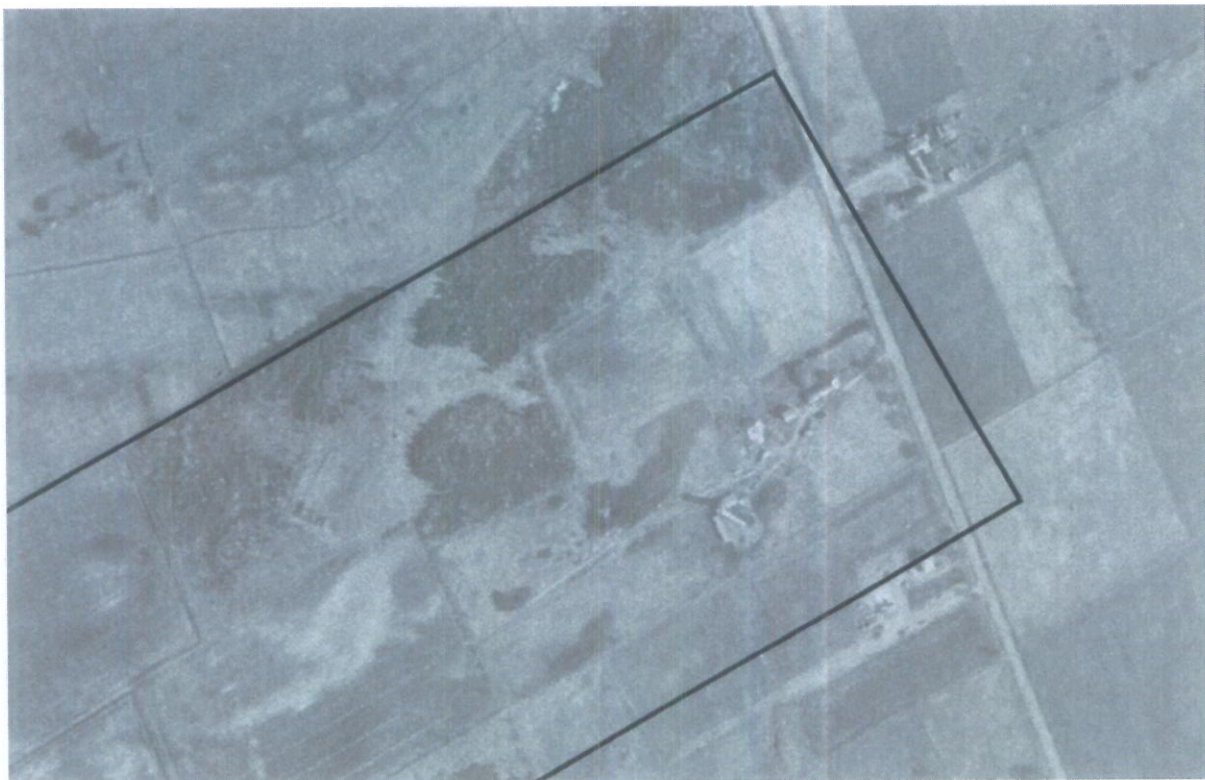
Kollaard Associates
Engineers

Project No. 120080
Date March 2012

AIR PHOTOGRAPH



1975



1975 - Enlarged

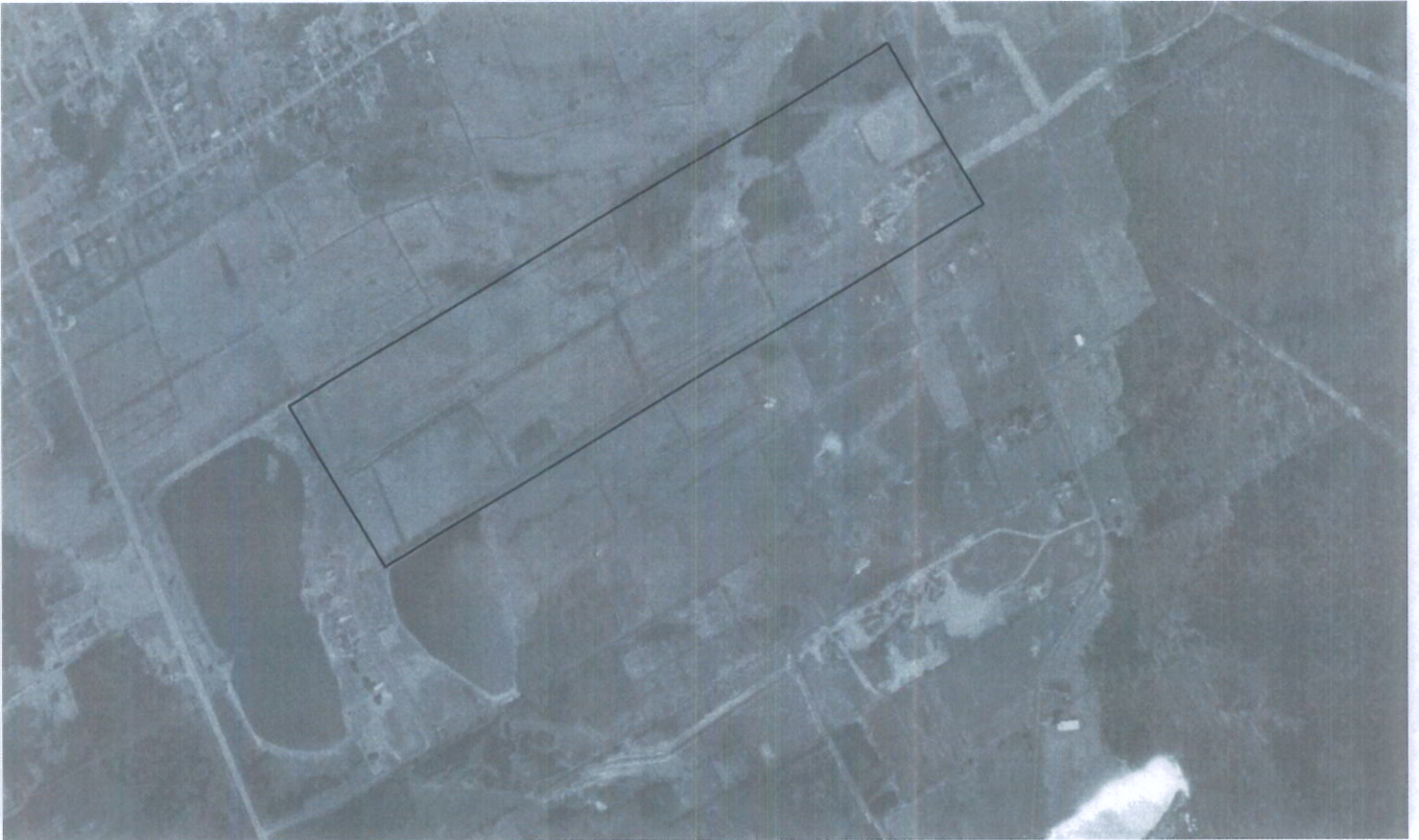


Kollaard Associates
Engineers

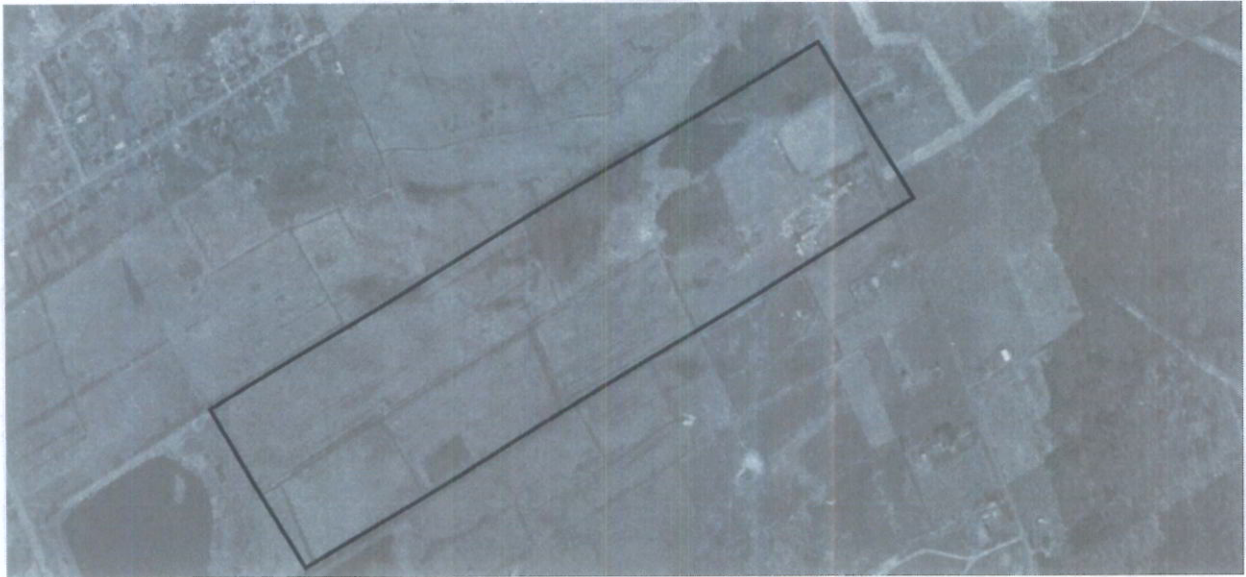
Project No. 120080

Date March 2012

AIR PHOTOGRAPH



1989



1989 - Enlarged



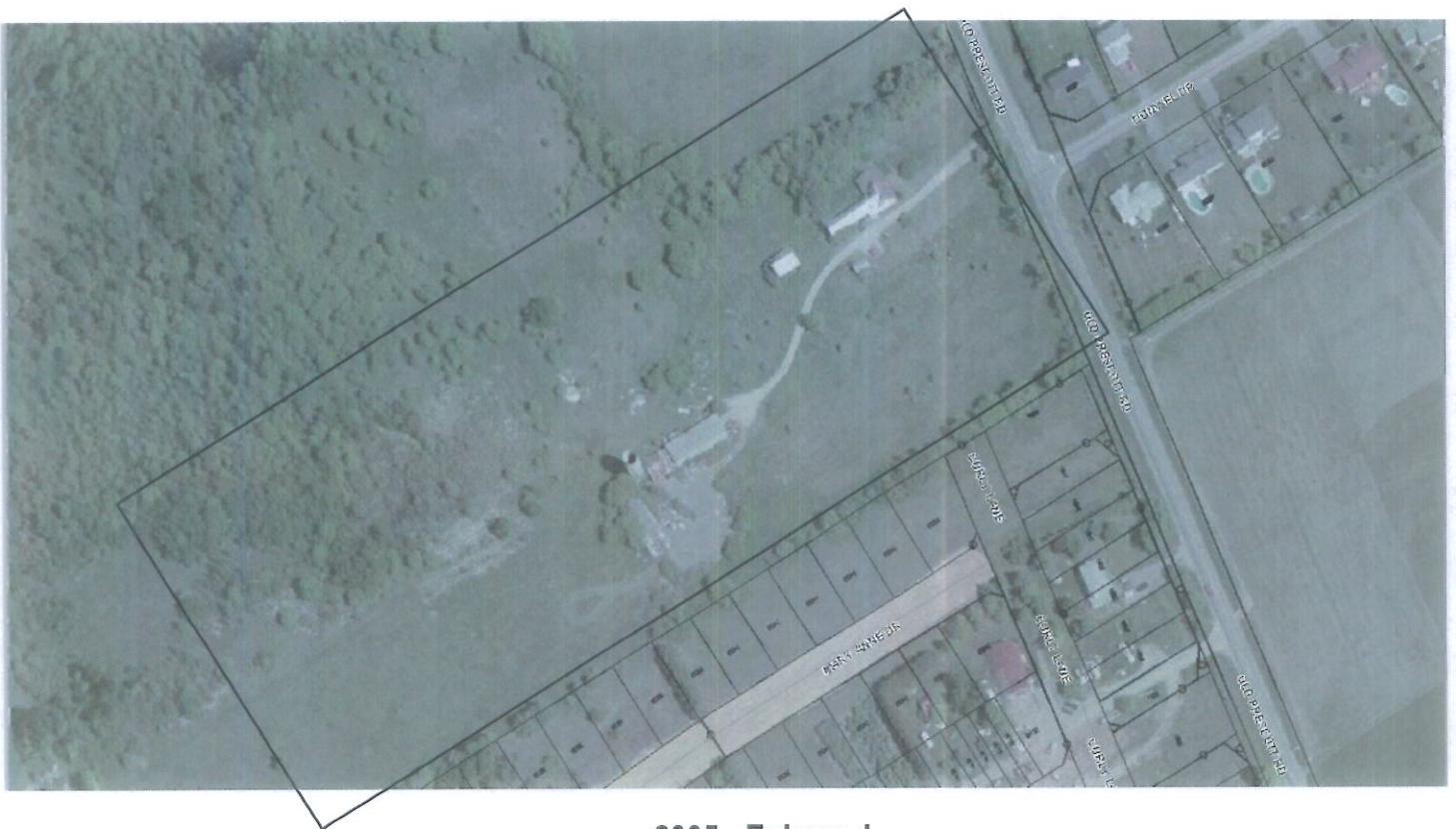
Kollaard Associates
Engineers

Project No. 120080
Date March 2012

AIR PHOTOGRAPH



2005



2005 - Enlarged



Kollaard Associates
Engineers

Project No. 120080

Date March 2012

AIR PHOTOGRAPH



2011 – Farmhouse Area



2002 – Farmhouse Area



Kollaard Associates
Engineers

Project No. 120080

Date March 2012



ATTACHMENT C

ONTARIO MINISTRY OF THE ENVIRONMENT CORRESPONDENCE



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Industrial Health & Safety

(613) 860-0923

FAX: (613) 258-0475

February 24, 2012

120080

Ontario Ministry of the Environment
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1

Attention: Abatement Officer

Re: 1626 OLD PRESCOTT ROAD
GREELY, OSGOODE WARD
CITY OF OTTAWA, ONTARIO

Dear Sirs/Madam:

We have been retained by the Lakeland Meadows Ltd. 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.

Sincerely,
KOLLAARD ASSOCIATES, INC.

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

Attachment: Key Plan



Professional Engineers
Ontario

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



ATTACHMENT D

CITY OF OTTAWA CORRESPONDENCE



Kollaard Associates
 Engineers
 210 Prescott Street
 P.O. Box 189
 Kemptonville, Ontario K0G 1J0

Civil • Geotechnical •
 Structural • Environmental •
 Hydrogeology
(613) 860-0923
 FAX: (613) 258-0475

February 21, 2012

120080

Lakeland Meadows Ltd.
 202-1422 Wellington Street West
 Ottawa, Ontario
 K1Y 0X7

Re: Consent to Disclose Information
 Civic Address: 1626 OLD PRESCOTT ROAD, GREELY
 CITY OF OTTAWA, ONTARIO

Dear Lise,

We have been retained by Lakeland Meadows Ltd. 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 1626 Old Prescott Road, Greely, 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 1626 Old Prescott Road, Greely

Feb 21/12

Date

Andrea Cynhamer

Owner Name (Please Print) for 1626 Old Prescott Road, Greely

Thank you for your assistance regarding this matter.

Sincerely,
 KOLLAARD ASSOCIATES, INC.

Dean Tataryn

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

February 21, 2012

120080

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

Attention: To whom it may concern

Re: Environmental Search Request
1626 OLD PRESCOTT ROAD, GREELY
PART OF LOT 8, CONCESSION 4
FORMER TOWNSHIP OF OSGOODE
CITY OF OTTAWA, ONTARIO

Dear Sir/Madam:

Kollaard Associates Inc. was retained by Lakeland Meadows Ltd. 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.



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

Dated: Feb 21, 2012

Per: Dean Tataryn
(Please print name)
Title: Environmental Professional
Company: Kollaard Associates 



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: 120080

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-8 Concession: 4
Street: 1626 Old Prescott Road City/Town: Ottawa
Postal Code: _____
- e) Legal Plan Attached: Yes () No ()
- f) Site Owner: Lakeland Meadows Ltd
- 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)

RECEIVED
MAR 09 2012



File Number: C10-01-12-0051

March 6, 2012

Dean Tataryn
Kollaard Associates Inc.
210 Prescott Street, Unit 1
P.O. Box 189
Kemptville, ON K0G 1J0

Dear Mr. Tataryn,

**Re: Information Request – File No.: 120080
1626 Old Prescott Road, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation

The Infrastructure Services and Community Sustainability Department has the following information in response to your request for information regarding the Subject Property:

- Legal Services notes that the Subject Property has a request for a subdivision application, but no agreement has been registered yet.

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 are no activities associated with the Subject Property.

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

- There is 1 activity associated with properties located within 50m of the Subject Property: Activity Number 14503.

*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
Télééc: (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.

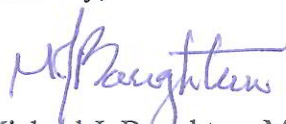
Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, 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 Dilys Huang at 613-580-2424 ext. 14743 or HLUI@ottawa.ca.

Sincerely,



Michael J. Boughton, MCIP, RPP
Acting Program Manager
Development Review (Suburban Services) - West
Infrastructure Services and Community Sustainability


MB/DH

Attach: 3

cc: File no. C10-01-12-0051




ID# = Activity Identification Number

 = Subject Site

Overview

1626 Old Prescott Road
Ottawa, ON
File # C10-01-12-0051
Dilys Huang



Scale 1: n/a



CITY OF OTTAWA

HLUI ID: __679GMH

AREA (Square Metres): 5671.112

Report: RPTC_OT_DEV0122

Run On: 05 Mar 2012 at: 13:53:29

Study Year
1998

PIN
043190039

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 14503 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 5934, 5782, 5803, 5817, 5826, 5835, 5865, 5919, 5940, 5979, 5991, 6085, 6089, 6100, 6120, 6321, 6338, 6340, 6403, 6429, 6437

Related PINS: 045360337

Name: UNNAMED QUARRY

Address: , WEST CARLETON

Facility Type: Stone Quarries

Comments 1: UTM = 424125E, 5012550N (1985). Area is 450m x 500m

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: 1922-DMD-TM-Ottawa Sheet #14; 1948-DND-ASE-NTS-31G/5; 1967-EMR-SMB-NTS-31/5-7th ed.; 1985-EMR-SMB-NTS-31/5-11th ed.; M.1955, M.1963; FIP1901,vol2; FIP1912,vol2; FIP1922,vol2; FIP1948-267-Proposed; FIP1956-267-26700,vol2

HL References 2: 1951-DND-ASE-NTS-31F/8E-3rd ed., 1964-EMR-SMB-NTS-31F/8-5th ed., 1976-EMR-SMB-NTS-31F/8-7th ed., 1989-EMR-CCM-NTS-31F/8-8th ed.

HL References 3: 1949-51-DND-ASE-NTS-31G/6W-2nd ed., 1965-EMR-SMB-NTS-31G/6W-3rd ed., 1975-EMR-SMB-NTS-31G/6-5th ed., 1983-EMR-SMB-NTS-31G/6-6th ed., Rideau Township Archivist

NAICS	SIC
212314	81
212316	81
212315	81
212323	82
212317	81



CITY OF OTTAWA
HLUI ID: __679GMH

Report: RPTC_OT_DEV0122
Run On: 05 Mar 2012 at: 13:53:29

AREA (Square Metres): 5671.112

Study Year
1998

PIN
043190039

Multi-NAIC
Y

Multiple Activities
N

Company Name

Year of Operation

Unnamed Quarry	c. 1922-1985
Unnamed Quarry	c. 1930
Unnamed Quarry	c. 1948
Unnamed Quarry	c. 1948-1967
Unnamed Quarry	c. 1951
Unnamed Sand/Gravel Pit	c. 1964
Unnamed Quarry	c. 1967
Unnamed Quarry	c. 1967-1985
Unnamed Quarry	c. 1975
Unnamed Quarry	c. 1975-1983
Unnamed Quarry	c. 1979
Unnamed Quarry	c. 1979
Unnamed Plant	c. 1985
Unnamed Quarry	c. 1985
Unnamed Quarry	c. 1989



**PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ**

1626 OLD PRESCOTT RD

PIN: 043191761

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE	CON 4 E PT LOT 8
---	-------------------------

FRONTAGE - ft / FAÇADE - pi:	0.00
DEPTH - ft / PRONFONDEUR - pi:	0.00
PROPERTY AREA - acre / SUPERFICIE - acre:	153.1100

WARD NUMBER / NUMÉRO DU QUARTIER	20
WARD NAME / NOM DU QUARTIER	OSGOODE
COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)	Doug Thompson

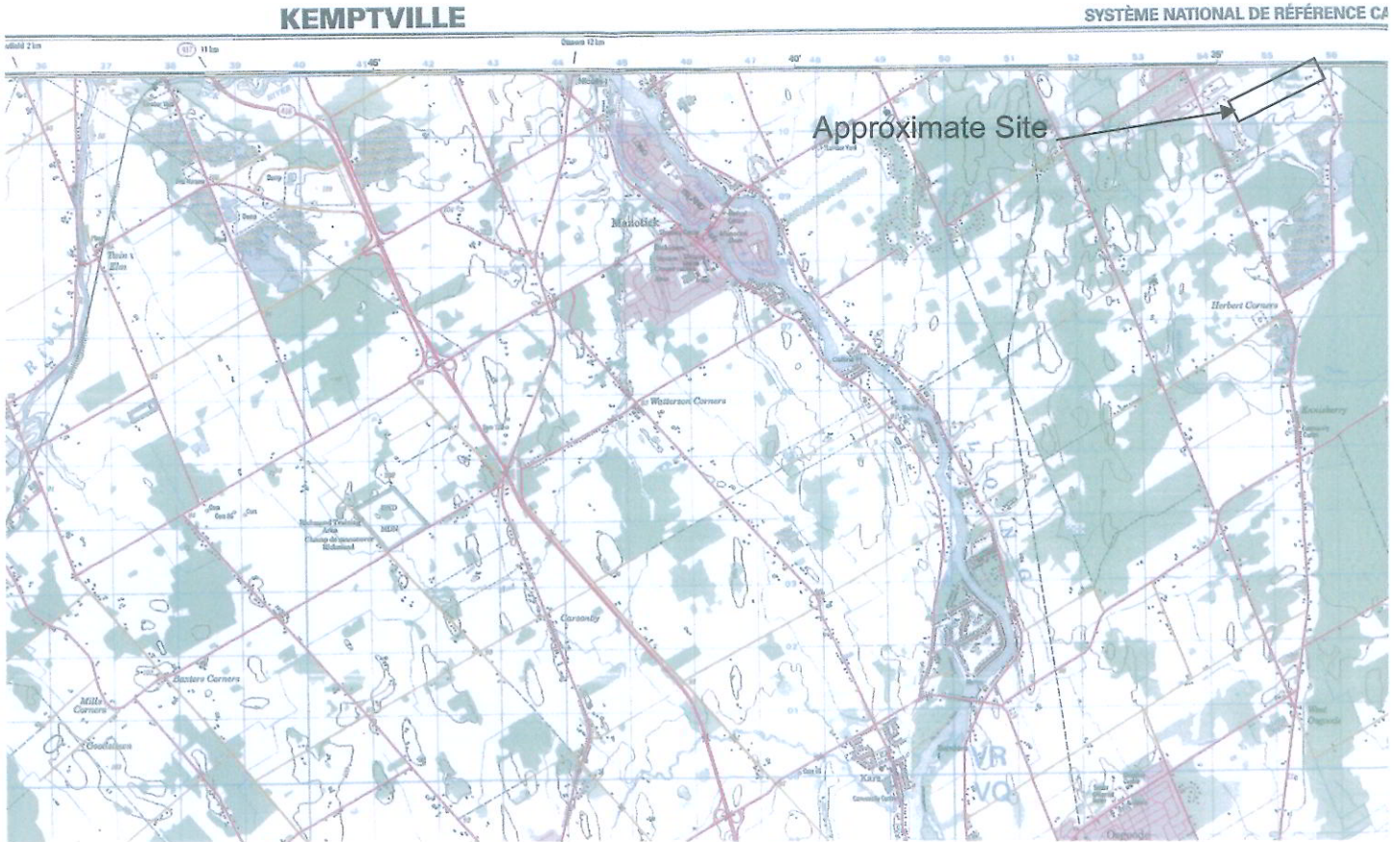
WASTE COLLECTION PICK-UP DAY AND



ATTACHMENT E

TOPOGRAPHIC MAP

TOPOGRAPHIC MAP





ATTACHMENT F

SITE PHOTOGRAPHS



Single Family Dwelling facing South



Storage Building and Silo



North Side of Existing Dwelling and Storage Barn



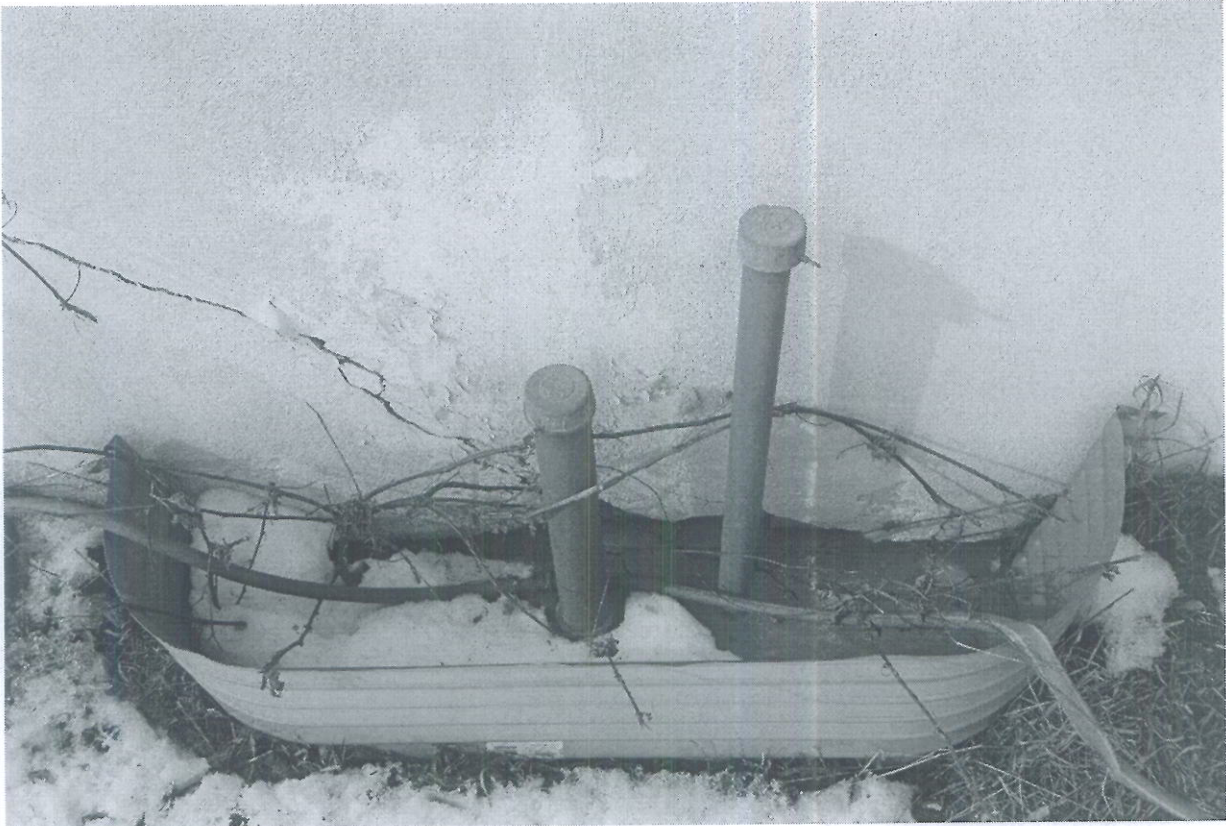
South Side of Barn Building



South Side of Storage Barn



Infill pipe to Basement Fuel Oil Storage Tank



Former and Newly Installed Fill Pipes for Fuel Oil Storage Tank in Basement



North Side of Existing Storage Building and Silo



Above Ground Fuel Storage Tank located on North Side of Storage Building



Miscellaneous Fill Debris in East Portion of Site



West Entry to Barn



Miscellaneous Items



Debris Pile Adjacent Silo



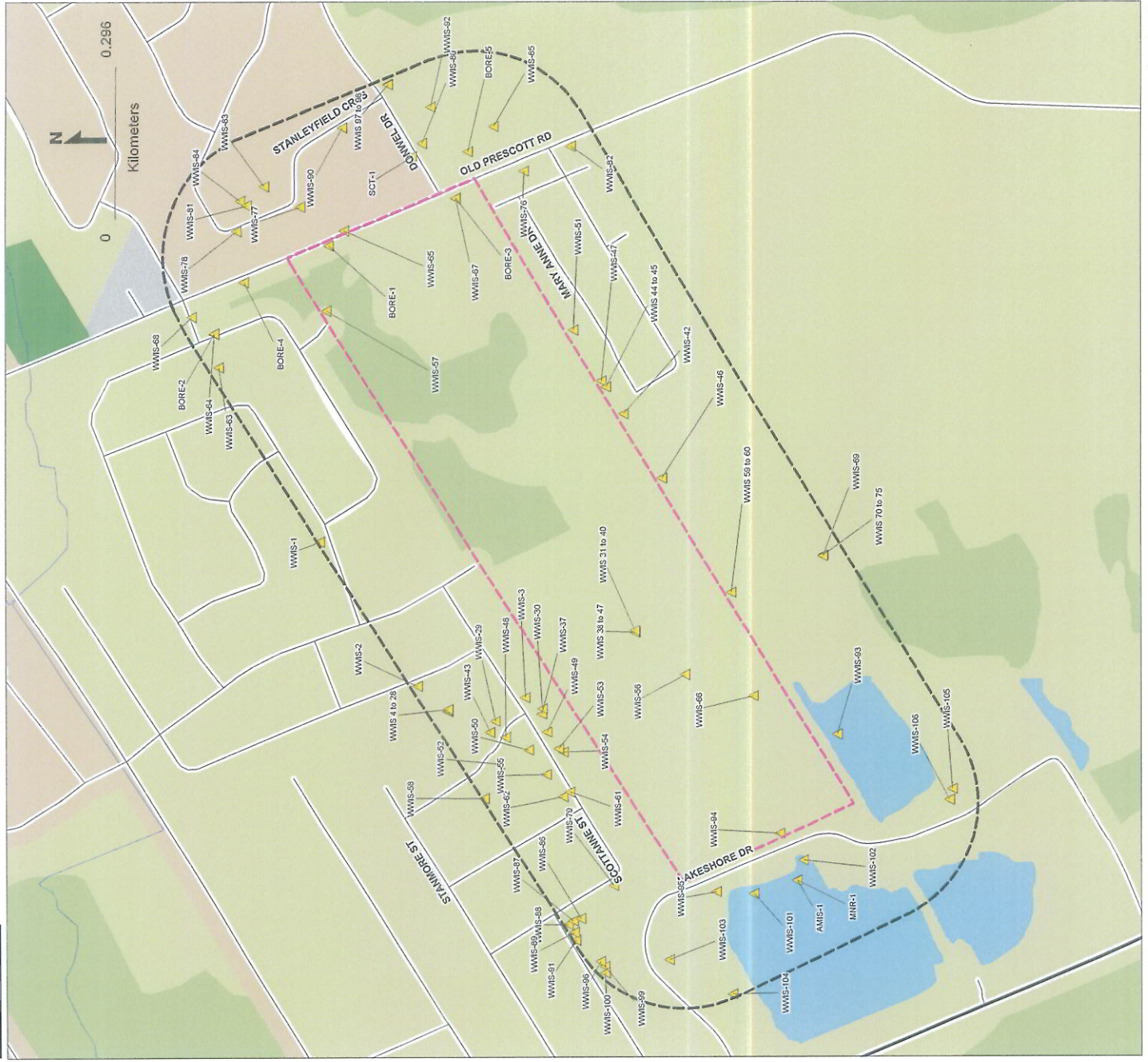
Asphaltic Shingle Pile



ATTACHMENT G

ECOLOG ERIS – ENVIRONMENTAL RISK INFORMATION

SITE DIAGRAM



12 Concordia Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: 120080
1626 Old Prescott Road
Ottawa, ON

ERIS Project #: 20120227038
Date: MAR-07-2012

LEGEND

	Project Property	Landuse Classifications
	Database Location	Open Area
	Points of Interest	Residential
	Chimney	Commercial
	Silo	Resource and Industrial
	Pipe & Transmission Lines	Government and Institutional
	Pipeline	Parks and Recreational
	Transmission Line	Waterbody
	Transmission Tower	Recreation
	Transformer Station	Golf Course/Driving Range
	Rail	Park/Sports Field
	Railway - Main	Other Recreation Area
	Railway - Sidetrack	Sports/Race Track
	Railway - Abandoned	Cemetery
	Bridge	Campground
	Tunnel	Vegetation
	Transportation - Other	Wooded Area
	Embankment	Orchard
	Trail	Vineyard
	Runway	Industrial Resources
	Hydrographic Features	Conveyer
	Permanent Waterway	Crane: Moveable
	Intermittent Waterway	Crane: Stationary
	Open Reservoir	Tank
	Dyke/Levee	Rock Cut
	Dam	Auto Wrecker
	Breakwall	Lumber Yard
	Wetland	Pit

This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Report Summary

Order Number: 20120227038
 Site Name: 120080
 Site Address: 1626 Old Prescott Road Ottawa, ON
 Report Type: Custom Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database	Selected	On-site	Within 0.25	0.25km to 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	1	1
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	2	5	5
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	Coal Gasification Plants	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Information System	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 Storage Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	1	1
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 Storage 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
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
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
PRT	Private and Retail Fuel Storage Tanks	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

Report Summary

Order Number: 20120227038
Site Name: 120080
Site Address: 1626 Old Prescott Road Ottawa, ON
Report Type: Custom Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 0.25km	Total
SCT	Scott's Manufacturing Directory	Y	0	1	0	1
SPL	Ontario Spills	Y	0	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0	0
WWIS	Water Well Information System	Y	23	106	0	106
		TOTAL	25	114	0	114

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.

Abandoned Aggregate Inventory

Map Key	Company	Address	Type	Region/County	Township
n/a		Lot 9 Con 4 Osgoode	Pit	Ottawa-Carleton	Osgoode
			Concession:	4	
			Lot:	9	
			Size (ha):	2.2	
			Landuse:		
			Comments:		

Abandoned Mine Information System

Map Key	Company	Address	Start Year	End Year	Effective Date	District Description	Official Name
AMIS-1		OSGOODE			2003-01-27.15:37:01	TWEED	HERBERT CORNERS QUA.

Lot: 7
 Concession: 4
 Northing: 5010124
 Easting: 454419
 Zone: 18
 Mine Plan/Section: UNK
 Mine Status: ABANDONED
 Closure Plan: UNK
 Closure Reason: UNKNOWN
 Operational Access: N/A
 Primary Commodity:
 Progressive Rehabilitation Plan: UNK
 Revegetation: UNK
 Vegetation Description:
 Vegetation Condition:
 Evidence of Sulphide: UNK
 Evidence of Site Contamination: UNK
 Chemical Document: UNK
 Evidence of Presence of Animals: UNK
 Animal Description:
 Background Information: PAST PRODUGER: RESPONSIBILITY OF THE MNR AGGREGATE RESOURCES ACT.; LOCATED AT POINT 3.1KM N. OF HERBERT CORNERS ON MAP DEMR 1982, NTS 31G04 KEMPTVILLE.; COMMODITY: LIMESTONE.;

<u>Feature Class</u>	<u>Type</u>	<u>Hazard Status</u>	<u>Description</u>
	QUARRY	NOT AVAILABLE	

Mineral Occurrences

Map Key	Company	Address	Easting	Northing	Zone	MDI No	Deposit Status
MNR-1	HERBERT CORNERS QUARRY		454419.346	5010123.865	18	MDI31G04NE00004	PAST PRODUCING MINE WITHOUT RESERVES
<p>Mining Division: SOUTHERN ONTARIO Geological District: SOUTHEASTERN ONTARIO Claim Map: T-2406 Access Description: Point 3.1 km N of Herbert Corners.</p>							
			<u>Year</u>	<u>Name</u>	<u>Twrp/Area</u>	<u>Con/Lot/Sec</u>	<u>Commodity</u>
			1991	HERBERT CORNERS QUARRY	OSGOODE	Lot: 7 Con: 4	LIMESTONE (BUILDING STONES)
							<u>Deposit Characteristic</u>

Borehole

Map Key	Company	Address	Borehole ID	Type	Use																				
BORE-1			614468	Borehole																					
<p>Status: Drill Method: UTM Zone: 18 Easting: 455701.000 Northing: 5011052.000 Location Accuracy: Orig. Ground Elevation(m): 99.099998 Elev. Reliability Note: DEM Ground Elevation(m): 99.599998 Total Depth(m): -999.000000 Primary Name: Township: Concession: Lot: Municipality: Completion Date: 1970-AUG Static Water Level: Primary Water Use: Secondary Water Use: Location Description:</p>																									
<table border="1"> <thead> <tr> <th>Geology</th> <th>Stratum ID</th> <th>Top Depth(m)</th> <th>Bottom Depth(m)</th> <th>Stratum Desc</th> </tr> </thead> <tbody> <tr> <td></td> <td>218398512</td> <td>0</td> <td>4.600000</td> <td>UNSPECIFIED, SEISMIC VELOCITY = 1800.</td> </tr> <tr> <td></td> <td>218398513</td> <td>4.600000</td> <td>7.600000</td> <td>UNSPECIFIED, SEISMIC VELOCITY = 6600.</td> </tr> <tr> <td></td> <td>218398514</td> <td>7.600000</td> <td></td> <td>BEDROCK, SEISMIC VELOCITY = 13000. 000100140008501400105050 00210019001400177BEDRO CK.</td> </tr> </tbody> </table>						Geology	Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc		218398512	0	4.600000	UNSPECIFIED, SEISMIC VELOCITY = 1800.		218398513	4.600000	7.600000	UNSPECIFIED, SEISMIC VELOCITY = 6600.		218398514	7.600000		BEDROCK, SEISMIC VELOCITY = 13000. 000100140008501400105050 00210019001400177BEDRO CK.
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Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft²)	Employment	SIC/NAICS Code	Description
SCT-1	Evolve Design Solutions Inc.	6999 Donwel Dr Greely K4P 1M7	01-JUN-05			541330	Engineering Services
						541420	Industrial Design Services
						332999	All Other Miscellaneous Fabricated Metal Product Manufacturing
						541420	Industrial Design Services
						333990	All Other General-Purpose Machinery Manufacturing
						541690	Other Scientific and Technical Consulting Services
						339990	All Other Miscellaneous Manufacturing

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
n/a	Donwel Land Inc.	Findlay Creek<UNOFFICIAL> Ottawa	7661-7J5KUE		9/24/2008	WATER (HIGH CHLORINE)	1000 L
			Incident Summary:	Donwell Land, Chlorinated water to Findlay Creek.			
			Incident Cause:	Other Discharges			
			Incident Reason:	Error- Operator error			
			Nature of Impact:	Surface Water Pollution			
			Receiving Medium:				
			Environmental Impact:	Confirmed			