



- **Phase I Environmental Site Assessment**

5315 Abbott Street, Ottawa, Ontario

Project Number
OTT-00212742-A0

Client:
Conseil des écoles catholiques du Centre-Est
4000, rue Labelle, Ottawa, Ontario

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Reviewed By: Mark McCalla, P.Geo.

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Canada

Date Submitted
February 28, 2014

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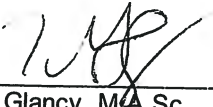
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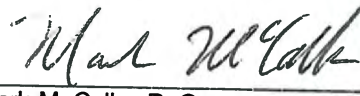
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Date Submitted:

February 28, 2014

Legal Notification

This report was prepared by **exp** Services Inc. for the account of **Conseil des écoles catholiques du Centre-Est**.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. **Exp** Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

Executive Summary

Exp Services Inc. (**exp**) was retained by Conseil des écoles catholiques du Centre-Est to complete a Phase I Environmental Site Assessment (ESA) of a 6 hectare parcel of land located at the civic address of 5315 Abbott Street in Ottawa, Ontario. The site is currently vacant and is located in a commercial/residential portion of Ottawa (Kanata). The purpose of this Phase I ESA was to determine if past or present site activities have resulted in actual or potential contamination at the site for the City of Ottawa site plan approval process and that a Record of Site Condition is not required.

A Phase I ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase I ESA was conducted in accordance with the Phase I ESA standard as defined by Ontario Regulation 153/04, as amended by Ontario Regulation 511/09 (O.Reg. 153/04), and in accordance with generally accepted professional practices. Subject to this standard of care, **exp** makes no express or implied warranties regarding its services and no third party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in Section 8 of this report.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property, however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase I ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

The subject site is located on the north side of Abbott Street, east of Iber Road in Ottawa at the civic address of 5315 Abbott Street. At the time of the investigation, the subject site was used for agricultural purposes. The surrounding land use is agricultural, commercial and residential. The site is mainly cleared with some areas of shrubs and trees. The legal description of the site is Part of Lot 28 Concession 11 (Goulbourn). The City of Ottawa property identification number is 04450-1449. The nearest water body is the Carp River approximately 1.7 km north east of the subject site. This creek discharges into the Ottawa River to the north. Based on a geotechnical investigation completed by **exp** in 2013, it is anticipated that groundwater flows in a southerly direction.

Based on the results of the Phase I ESA completed at 5315 Abbott Street, **exp** did not identify any potentially contaminating activities or areas of potential environmental concern within 250 m of the subject site. No further environmental work is recommended at this time.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

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1. Introduction

Exp Services Inc. (**exp**) was retained by Conseil des écoles catholiques du Centre-Est to complete a Phase I Environmental Site Assessment (ESA) of the property located at 5315 Abbott Street in Ottawa, Ontario hereinafter referred to as the 'subject site'. At the time of the investigation, the subject site was owned by DEL Property Management Inc. and was vacant. The owner contact information is provided below:

Company Address: 4800 Dufferin Street
Toronto, Ontario
Canada M3H 5S9

A Phase I ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase I ESA was conducted in accordance with the Phase I ESA standard as defined by Ontario Regulation 153/04, as amended by Ontario Regulation 511/09 (O.Reg. 153/04), and in accordance with generally accepted professional practices. Subject to this standard of care, **exp** makes no express or implied warranties regarding its services and no third party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in Appendix A.

1.1 Objective

Exp understands that the site is to be redeveloped with a of a two-storey secondary school. Consequently, the objective of this Phase I ESA was to identify potential sources of environmental concern to the subject property. **Exp** understands this Phase I ESA will be used to support the City of Ottawa Site Plan Approval permitting requirements.

1.2 Site Description

The subject site is located on the north side of Abbott Street, east of Iber Road in Ottawa, as shown on Figure 1 in Appendix A. The legal description of the site is Part of Lot 28 Concession 11 (Goulbourn). The City of Ottawa property identification number is 04450-1449. The subject site measures approximately 6 hectares (14.8 acres). At the time of the investigation, the subject site was used for agricultural purposes. The site is zoned DR: Development Reserve Zone.

The legal survey is presented in Appendix B. At the time of the investigation, the site was used for agricultural purposes and had no site buildings. The surrounding land use is agricultural, commercial and residential. The site is mainly cleared with some areas of shrubs and trees. The nearest water body is the Carp River approximately 1.7 km north east of the subject site. This creek discharges into the Ottawa River to the north. Based on a geotechnical investigation conducted by **exp** in 2012, it is anticipated that groundwater flows in a southerly direction.

The approximate Universal Transverse Mercator (UTM) coordinates for the subject site centroid is NAD83, Zone 18, 429574.65 m E, 5013873.49 m N. The UTM coordinates were based on an estimate derived using Google Earth™. The accuracy of the centroid is estimated to range from 5 to 50 m. A topographic map of Ottawa is presented in Appendix B.

2. Scope of Investigation

The scope of work for the Phase I ESA consisted of the following activities:

- Reviewing the historical occupancy of the site through the use of available archived and relevant municipal and business directories, fire insurance plans (FIPs), topographical maps, and aerial photographs;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Obtaining an EcoLog Environmental Risk Information Services Ltd. (ERIS) report for the site and surrounding properties within a 250 metre radius of the site;
- Reviewing available geological maps, well records and utility maps for the vicinity of the site;
- Obtaining a search of land title and assessment rolls for the site;
- Conducting at least one site reconnaissance of the site and building facilities in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- Conducting interviews with designated site representative(s) as a resource for current and historical site information, as well as to provide **exp** staff with unrestricted access to all areas of the site and site buildings (as required by O.Reg 153/04);
- Reviewing the current use of the site and any land use practices that may have impacted its environmental condition;
- Reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the site; and,
- Preparing a report to document the findings.

In completing the scope of work, **exp** did not conduct any intrusive investigations, including sampling, analyses, or monitoring.

Exp has confirmed neither the completeness nor the accuracy of any of the records that were obtained or of any of the statements made by others.

Exp personnel who conducted assessment work for this project included Taryn Glancy, M.A.Sc. and Mark McCalla, P.Geo. An outline of their qualifications is provided in Appendix A.

3. Records Review

3.1 Phase I ESA Study Area Determination

The subject site is located on the north side of Abbott Street, east of Iber Road in Ottawa, Ontario. A location plan is provided in Figure 1 in Appendix B. The Phase I ESA study area consisted of the neighbourhood extending a distance of 250 metres from the subject site. At the time of the site reconnaissance, land usage within 250 metres of the subject site was agricultural, commercial, and residential. A site plan is presented as Figure 2 in Appendix B. The study area and adjacent land uses are also shown on Figure 3.

3.2 First Developed Use Determination

Based on a review of historical aerial photographs, historical maps, and other records review, it appears the site is currently and has been since the 1970s used for agricultural purposes.

3.3 Fire Insurance Plans

The *Catalogue of Canadian Fire Insurance Plans 1875 – 1975* (Catalogue) was used to determine if fire insurance plans (FIPs) for the subject site existed. No fire insurance plans were available for the site or surrounding area.

3.4 Chain of Title

A title search was conducted by READ Abstracts Limited. The site was registered as early as 1824. The last listed registered owner was transferred to Kizell Management Corporation, who obtained ownership in 2006. No retail fuel outlets or apparent industrial or manufacturing operations were listed.

Table 3.1 Chain of Title

| Date | Transferred From | Transferred To |
|------------------|------------------|------------------|
| May 18, 1824 | Crown | Jacob Bradley |
| October 12, 1837 | Jacob Bradley | John Lewis |
| October 27, 1840 | John Lewis | William Hodgins |
| January 24, 1868 | William Hodgins | Susan Church |
| July 23, 1878 | Susan Church | Benjamin Butler |
| July 25, 1887 | Benjamin Butler | James Butler |
| April 1, 1892 | James Butler | Samil Richardson |
| April 29, 1897 | Samil Richardson | Ira Richardson |
| March 30, 1900 | Ira Richardson | Susana Graham |
| October 17, 1907 | Susana Graham | Daniel Johnson |

| Date | Transferred From | Transferred To |
|-------------------|---------------------------------------|---------------------------------------|
| July 5, 1912 | Daniel Johnson | William Johnson |
| May 17, 1943 | William Johnson | Denzil Parks |
| October 17, 1946 | Denzil Parks | The Director of the Veterans Land Act |
| February 26, 1957 | The Director of the Veterans Land Act | Arthur Johnson |
| May 1, 1961 | Arthur Johnson | Kizell Enterprises Limited |
| December 1, 1972 | Kizell Enterprises Limited | Delton Realty Limited |
| December 24, 1973 | Delton Realty Limited | Queen Albert Towers Limited |
| September 7, 1979 | The Bank of Nova Scotia (foreclosure) | Del Corp. Ltd. |
| June 27, 1984 | Del Corp. Ltd. | 446341 Ontario Limited |
| May 29, 2006 | 446341 Ontario Limited | Kizell Management Corporation |

Based on the title search, APECs were identified

3.5 Previous Reports

The following reports were reviewed by **exp**:

- *Phase I Environmental Site Assessment, 5618 Hazeldean Road, Ottawa, Ontario*, dated June 3, 2013 prepared by **exp** Services Inc.

This report documents the recent Phase I ESA of the site completed to CSA standards. This report serves as an upgraded Phase I ESA to O.Reg. 153/04 (*as amended by O.Reg. 511/09*) standards. All of the records reviewed and site visit documentation from this Phase I ESA was used for this report.

- Geotechnical Investigation Report, Proposed New Fernbank Secondary School, dated December 4, 2013 prepared by **exp** Services Inc.

In this investigation, numerous test pits and overburden boreholes were advanced across the site in the summer and fall of 2013. Soil conditions were found to be a thin layer of topsoil over silty clay, silt, and silty sand till until depths of 5.9 to 7.1 m. Groundwater elevations were found to be 0.9 to 2.0 m below ground surface, and groundwater flow direction was found to be south.

3.6 Regulatory Information Environmental Source Information

The appropriate regulatory agencies at the provincial and municipal levels were contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues and Sewer Use By-Law infractions. **Exp** did not identify the need to contact any federal agencies.

The following agencies were contacted:

- The Ontario Ministry of the Environment (MOE) Freedom of Information, Protection of Privacy Office;

- The Technical Standards and Safety Authority (TSSA), Fuel Safety Branch; and,
- The City of Ottawa (Information Not Requested).

Written responses from the regulatory agencies and copies of the requests are included in Appendix D. Although the City of Ottawa is typically contacted, the site owner did not provide written consent to request the information. It is not anticipated that the City of Ottawa database searches would reveal any additional information as the site is vacant.

3.6.1 Ontario Ministry of the Environment Records

Records pertaining to the subject site were requested from the MOE through the *Freedom of Information and Protection of Privacy Act* (FOI). No records were found. A copy of our request is located in Appendix C:

- On May 23, 2013, the MOE Environmental Bill of Rights (EBR) registry website was searched by ERIS for postings in the vicinity of the subject site using a 250 m radius. No postings or records pertaining to properties within 250 metres of the subject site were found. No areas of potential environmental concern (APECs) were identified.
- On May 23, 2013, the MOE Hazardous Waste Information Network (HWIN) database was searched by ESRI for registered waste generators in the vicinity of the subject site. No APECs were identified.
- On May 23, 2013, the MOE Brownfields Registry website was searched by ESRI for postings of Records of Site Condition. No postings or records pertaining to properties within 250 metres of the subject site were found. No APECs were identified.

3.6.2 Technical Standards and Safety Authority

A request for information regarding the subject site was made to the Technical Standards and Safety Authority (TSSA). A copy of the documents provided by the TSSA is provided in Appendix C. The TSSA states that there is no record of fuel storage tanks in their database for the subject site.

3.6.3 Municipal Records

3.7.3.1 City Hall Records

The City of Ottawa websites were searched for information pertaining to the site. Additional records pertaining to the site were not requested through the *Municipal Freedom of Information and Protection of Privacy Act* (FOI) as the site owner did not provide written consent to request the information. As previously mentioned, as the site is vacant and always has been, it is not anticipated the City of Ottawa search would yield additional information.

3.6.3.2 City Directory Search

Exp reviewed municipal directories from 1995/1996, and 2002/2003, 2009/2010. The subject site was not listed as it was vacant. The surrounding properties along Iber Road are commercial or light industrial in nature. An automotive shop is listed as being located 250 m north of the subject site in 2009/2010, however this is not considered an APEC due to intervening distance.

3.7 Land Use Documents

- Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario (Golder Associates, October 2004);
- Inventory of Coal Gasification Plant Waste Sites in Ontario (Intera, April 1987);
- Mapping and Assessment of Former Industrial Sites – City of Ottawa (Intera, July 1988); and,
- Ontario Inventory of PCB Storage Sites (Ontario Ministry of the Environment; 1993).

3.7.1 Old Landfill Management Strategy Phase 1 – Identification of Sites - Golder (2004)

No landfills were identified within 250 m of the subject site.

3.7.2 Inventory of Coal Gasification Plant Waste Sites in Ontario - Ontario MOE (1987)

There were no coal gasification plants identified within 250 m of the subject site.

3.7.3 Mapping and Assess Former Industrial Sites – Intera (1988)

The Intera report study area did not encompass the subject site.

3.7.4 Ontario Inventory of PCB Storage Sites - Ontario MOE (1993)

No records pertaining to PCB storage sites were identified within 250 m of the subject site in this document.

3.8 EcoLog ERIS Database Search

A search of provincial and federal databases for records pertaining to the subject site and properties within 250 metres of the subject site was conducted by EcoLog Environmental Risk Information Services (or EcoLog ERIS). EcoLog ERIS is an environmental database and information service provider. **Exp** has confirmed neither the completeness nor the accuracy of the records that were provided. A copy of the EcoLog ERIS report is provided in Appendix D. A 30 L hydraulic oil spill in a parking lot approximately 100 m north-west of the subject site was listed, however as it was a small volume spilled and reportedly cleaned, it does not represent an APEC. No other items listed represented APECs to the subject site.

3.9 Physical Setting Review

3.9.1 Aerial Photographs

The following table summarizes the development and land use history of the subject site and adjacent properties as depicted on the reviewed aerial photographs provided by the GeoOttawa mapping tool. Aerial photographs are provided in Appendix E.

Table 3.2: Development and Land Use History Summary

| Aerial Photograph | Details |
|-------------------|--|
| 1976 | The subject site and surrounding areas are used for agricultural purposes. Abbott Street appears to be an unpaved road. Iber Road is not present. |
| 1991 | The subject site and adjacent lands remain vacant. Iber Road is now visible to the north of the subject site, and is improved with commercial type buildings. |
| 1999 | The 1999 aerial photograph appears similar to the 1991 photograph. |
| 2002 | The subject site remains vacant. The lands to the south, north and east of the subject site also remain vacant. Iber Road has been extended south and improved with commercial type buildings. A large commercial building has been constructed directly west of the subject site. |
| 2005 | The subject site and the lands to the north, south and east remain vacant. The density of commercial buildings has increased along Iber Road. A large residential neighbourhood has been developed to the west of Iber Road. |
| 2008 - 2011 | The 2008 through 2011 photographs are similar to the 2005 photograph. |

Based on the review of the aerial photography, no APECs were identified.

3.9.2 Geology, Hydrogeology, and Topography

The following information sources were reviewed to determine the nature of the subsurface materials at the site:

1. *Palaeozoic Bedrock Geology* – Ontario Geological Survey. Scale 1:50,000. Electronic resource Issued 2003.
2. *Surficial Geology of Southern Ontario*– Ontario Geological Survey. Scale 1:50,000. Electronic resource Issued 2003.
3. *Ontario Geotechnical Borehole Database* – Ontario Ministry of Northern Development, Mines and Forestry (MNDMF), Mines and Minerals Division, Ontario Geological Survey.
4. *Ottawa Ontario, Quebec* - Department of Energy Mines and Resources, Surveys and Mapping Branch. Map (31 G/5). Scale 1:50,000, 1976; and,
5. MOE Water Well Records.

Based on the surficial geology map examined, beneath any fill, the surficial geology of the subject site is characterised by fine textured glaciomarine deposits of silt and clay with minor sand and gravel. An examination of the bedrock geology map shows the subject site is underlain by limestone of the Ottawa Formation. A nearby borehole from the Ontario Geotechnical Borehole database indicates that the surficial soils are characterized by a thick layer (approximately 20 m) of silt and clay over limestone.

Based on the topographic map, the land is generally flat with a regional downward slope to the north-east towards the Ottawa River.

Based on MOE well records, no wells were identified within 500 m of the subject site.

3.9.3 Water Bodies

There are no water bodies on the subject site. The nearest surface water body to the subject site is the Carp River, located approximately 1.7 km to the northeast. This river discharges to the Ottawa River.

3.10 Site Operating Records

No site operating records were made available to **exp**.

3.11 Summary of Records Review

Based on a review of the available records no APECs were identified.

4. Interviews

There was no person available during the ESA who was knowledgeable about the history of the subject site. However, given the site is vacant and always has been, it is not anticipated that an interview would yield any additional information.

5. Site Reconnaissance

5.1 General Requirements

On May 21, 2013, Ms. Taryn Glancy of **exp** conducted the site visit in accordance with **exp**'s internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the site visit was to assess the current conditions of the subject site.

The general environmental management and housekeeping practices at the subject site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of **exp**'s investigation.

Observations of the subject property and surrounding properties were conducted. Observations were recorded from the roads adjacent to the site, as access was not provided at the time of the site visit.

Ms. Glancy was unaccompanied during the site visit.

Photographs of the site were taken at the time of the site visit and are included in Appendix F.

5.2 Specific Observations at Phase I ESA Property

5.2.1 Site Description and Buildings

The subject site measures approximately 6 hectares (14.8 acres) and was vacant and used for agricultural purposes at the time of the site visit. The topography of the subject was relatively flat.

5.2.2 Heating and Cooling Systems

There are no heating or cooling systems at the subject site.

5.2.3 Site Utilities and Services

No visible utilities or services were observed at the subject site.

5.2.4 Site Use

The subject site was vacant and unused at the time of the site visit. Previous use of the subject site was for agricultural purposes. Pesticides were likely used, however, in recent years, the pesticides do not persist for a significant period of time, i.e., less than a few days, and therefore are not a concern.

5.2.5 Drains, Pits and Sumps

There were no drains, pits, or sumps on the site at the time of the site visit.

5.2.6 Storage Tanks

5.2.6.1 Underground Storage Tanks

Exp did not observe any USTs during the site reconnaissance. Furthermore, the historical review did not identify any former USTs at the site.

5.2.6.2 Aboveground Storage Tanks

Exp did not observe any ASTs during the site reconnaissance. Furthermore, the historical review did not identify any former ASTs at the subject site.

5.2.7 Chemical Storage

No chemicals were present on the site at the time of the site visit.

5.2.8 Areas of Stained Soil, Pavement or Stressed Vegetation

No areas of stained soil, pavement or stressed vegetation were identified on the site.

5.2.9 Fill, Debris and Methane

The subject site appeared to be relatively flat and large amounts of fill do not appear to be present at the subject site.

Methane or radon gas-producing materials were not observed on the subject site.

5.2.10 Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MOE. According to the Environmental Protection Act (EPA), a Certificate of Approval (CofA) (Air) is required for the ongoing operation of any equipment that may discharge a contaminant into the natural environment if the equipment was installed, modified or altered after June 29th, 1988. Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th, 1988 when the requirement for a CofA was added to the EPA. Unless explicitly exempted, most industrial processes or modifications to industrial processes and equipment require a CofA. The EPA provides a list of specific equipment and conditions, which are exempt from CofA (Air) requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

No air emissions concerns were identified at the time of the site visit.

5.2.11 Odours

No strong odours were detected during the site visit.

5.2.12 Noise

No excessive noise was detected at the subject site during the site visit.

5.2.13 Special Attention Items, Hazardous Building Materials and Designated Substances

5.2.13.1 Asbestos

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although non-friable asbestos can still be found in recently constructed buildings.

During the site visit, **exp** did not observed any site buildings or related construction material. Given the absence of structures on the subject site ACM's are unlikely to be present.

5.2.13.2 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

During the site visit, **exp** did not observed any site buildings or related construction material. Given the absence of structures on the subject site lead is unlikely to be present.

5.2.13.3 Mercury

Mercury could be found in some batteries, light bulbs, old paints, thermostats, old mirrors, etc. Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels.

During the site visit, **exp** did not observed any site buildings or related construction material. Given the absence of structures on the subject site mercury is unlikely to be present.

5.2.13.4 Polychlorinated Biphenyls

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment on the subject site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

A review of the subject site was conducted to evaluate the potential presence of PCBs-containing equipment in use or stored at the subject site. No PCB PCBs-containing equipment was observed on the subject site.

5.2.13.5 Urea Formaldehyde Foam Insulation

Formaldehyde is a pungent, colourless gas commonly used in water solution as a preservative and disinfectant. It is also a basis for major plastics, including durable adhesives. It occurs naturally in the human body and in the outdoor environment. Formaldehyde is used to bond plywood, particleboard, carpets and fabrics, and it contributes to "that new house smell."

Formaldehyde is also a by-product of combustion; it is found in tobacco smoke, vehicle exhaust and the fumes from furnaces, fireplaces and wood stoves. While small amounts of formaldehyde are harmless, it is an irritating and toxic gas in significant concentrations. Symptoms of overexposure to formaldehyde include irritation to eyes, nose and throat; persistent cough and respiratory distress; skin irritation; nausea; headache; and dizziness.

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

During the 1970s, when concerns about energy efficiency led to efforts to improve building insulation in Canada, UFFI became an important insulation product for existing buildings. Most installations occurred between 1977 and the further use of UFFI was banned in Canada in 1980.

During the site visit, **exp** did not observe any site buildings or related construction material. Given the absence of structures on the subject site UFFI is unlikely to be present.

5.2.13.6 Radon

Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian buildings may pose a health risk. Radon gas can move through small spaces in the soil and rock and seep into a building through cracks in concrete, sumps, joints and basement drains. Concrete-block walls are particularly porous to radon and radon trapped in water from wells can be released into the air when the water is used.

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007 for a maximum acceptable level of radon gas of 200 becquerels per cubic metre (Bq/m³). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m³ in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Given the absence of structures and underground infrastructures on the subject site, radon does not pose a health concern.

5.2.13.7 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e. gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.

Currently there are no regulations governing mould; however, there are several guidelines addressing mould assessments and abatement. At the moment the industry standards include the Canadian Construction Association (CCA) document 82-2004 titled "mould guidelines for the Canadian construction

industry” and the Environmental Abatement Council of Ontario (EACO) guidelines titled “EACO Mould Abatement Guidelines, Edition 2 (2010)”.

It is important to note that the Ministry of Labour (MOL) has governed protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

In the absence of any site structures, mould growth is not considered an APEC.

5.2.13.8 Other Substances

No other special attention substances (such as acrylonitrile or isocyanates) were suspected to be present at the subject site at the time of the site visit.

5.2.14 Processing and Manufacturing Operations

No processing or manufacturing operations take place at the subject site.

5.2.15 Hazardous Materials Use and Storage

No hazardous materials are used or stored on the subject site.

5.2.16 Vehicle and Equipment Maintenance Areas

No vehicle or equipment maintenance areas are present on the subject site.

5.2.17 Oil/Water Separators

No oil/water separators are present on the subject site.

5.2.18 Sewage and Wastewater Disposal

There is no sewage or wastewater disposal service on the subject site.

5.2.19 Solid Waste Generation, Storage & Disposal

No solid waste is generated on the subject site.

5.2.20 Liquid Waste Generation, Storage & Disposal

No liquid waste is generated, stored, or disposed of on the subject site.

5.2.21 Unidentified Substances

No other substances are known to be present on the subject site.

5.2.22 Hydraulic Lift Equipment

No hydraulic equipment was observed on the subject site.

5.2.23 Mechanical Equipment

No mechanical equipment was observed on the subject site.

5.2.24 Abandoned and Existing Wells

Two monitoring wells were observed along the southern boundary of the subject site. These appear to have been recently installed for the proposed development and are not a concern.

5.2.25 Roads, Parking Facilities and Right of Ways

Access to the site is provided by Abbott Street. No parking facilities or right of ways were present on the site at the time of the site visit.

5.3 Adjacent and Surrounding Properties

A visual inspection of the adjacent properties and properties within 250 m of the subject site was conducted from publically accessible areas to identify the occupants and document the uses and sources of potential environmental concerns that may impact the subject site.

North: The area to the north of the property consists of vacant lands.

South: The area to the south of the property consists of vacant lands and Abbott Street.

East: The area to the east of the property consists of vacant lands.

West: The area to the west of the property consists of a number of commercial buildings along Iber Road. West of this is a residential neighbourhood. The commercial buildings house an auto parts supplier and other warehouses.

Based on the visual inspection, no sources of potential environmental concern that may have impacted the subject site were identified on the adjacent and surrounding properties.

5.4 Summary of Site Reconnaissance

Based on the site reconnaissance no, potentially contaminating activities or APECs were identified within 250 m of the subject site.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Exp obtained title search from Read Abstracts Limited. The site was registered as early as 1824. The last listed registered owner was transferred to Kizell Management Corporation, who obtained ownership in 2006. No retail fuel outlets or apparent industrial or manufacturing operations were listed.

6.2 Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Ontario Regulation (O.Reg.) 153/04, a Potential Contaminating Activity (PCA) is defined as one of fifty-nine (59) industrial operations set out in Table 2 of Schedule D that occurs or has occurred on the subject site. No PCAs were identified at the subject site.

6.3 Phase I ESA Conceptual Site Model

In order to develop a conceptual model for the subject site and surrounding study area, the following physical characteristics and pathways were considered and shown in the Conceptual Site Model in Figure 4.

6.3.1 Subsurface Stratigraphy

Numerous test pits and overburden boreholes were advanced across the site in the summer and fall of 2013. Soil conditions were found to be a thin layer of topsoil over silty clay, silt, and silty sand till until depths of 5.9 to 7.1 m. Groundwater elevations were found to be 0.9 to 2.0 m below ground surface, and groundwater flow direction was found to be south. A geological cross section is presented on Figure 5 in Appendix B.

6.3.2 Estimated Groundwater Flow Direction

Based on groundwater elevations in previous studies, the groundwater below the site flows in a southerly direction.

6.3.3 Underground Utilities

The site is not currently serviced with utilities.

7. Findings and Recommendations

Based on the results of the Phase I ESA completed at 5315 Abbott Street, **exp** did not identify any potentially contaminating activities or areas of potential environmental concern within 250 m of the subject site. No further environmental work is recommended at this time.

8. References

1. Canadian Standards Association; November 2001; *Z768-0 Phase I Environmental Site Assessment*.
2. Dubreuil, L. and C. Woods; 2002; *Catalogue of Canadian Fire Insurance Plans, 1875 – 1975*.
3. Department of Energy Mines and Resources, Surveys and Mapping Branch; 1976; *Ottawa Map 31 G/5, Scale 1:50,000*.
4. **Exp** Services; 2013; *Phase I ESA 5618 Hazeldean Road, Ottawa, Ontario*.
5. **Exp** Services; 2013; *Geotechnical Investigation Proposed Fernbank Secondary School, Ottawa, ON*.
6. Geological Survey of Canada; 1982; *Generalized Bedrock Geology – Ottawa-Hull, Ontario-Quebec: Map 1508A. Scale 1:50,000*.
7. Geological Survey of Canada; 1976; *Surficial Geology – Ottawa, Ontario: Map 1507A. Scale 1:50,000*.
8. Golder Associates Inc.; October 2004; *Old Landfill Management Strategy, City of Ottawa*.
9. Intera Technologies Ltd.; July 1998; *Mapping and Assessment of Former Industrial Sites, City of Ottawa*.
10. Ministry of Labour (MOL); *Occupational Health and Safety Act*.
11. Ontario Ministry of the Environment, *Environmental Registry website* (www.ene.gov.on.ca/envision/env_reg/ebr/english/index.htm)
12. Ontario Ministry of the Environment; 1993- 2003-2004; *Ontario Inventory of PCB Storage Sites*.
13. Ontario Ministry of the Environment, *Brownfields Registry website* (www.ene.gov.on.ca/environet/BESR/index.htm)
14. Ontario Ministry of the Environment; *Hazardous Waste Information Network website* (www.hwin.ca).
15. Ontario Ministry of the Environment; November 1988; *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*.
16. Ontario Ministry of the Environment, Waste Management Branch; June 1991; *Waste Disposal Site Inventory*.
17. Ontario Ministry of the Environment and Intera Technologies Ltd.; June 1991; *Inventory of Coal Gasification Plant Waste Sites in Ontario*;
18. Ontario Ministry of Natural Resources, Natural Heritage website (www.mnr.gov.on.ca/MNR/nhic/areas.cfm)
19. Technical Standards and Safety Authority; May 2007; *Environmental Management Protocol for Fuel Handling Sites in Ontario*.

9. Limitation of Liability, Scope of Report, and Third Party Reliance

9.1 Basis of Report

This report ("Report") is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of **exp** may require re-evaluation. Where special concerns exist, or Conseil des écoles catholiques du Centre-Est ("the Client") has special considerations or requirements, these should be disclosed to **exp** to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and **exp's** recommendations. Any reduction in the level of services recommended will result in **exp** providing qualified opinions regarding the adequacy of the work. **Exp** can assist design professionals or contractors retained by Conseil des écoles catholiques du Centre-Est to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

9.2 Reliance on Information Provided

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to **exp** by Conseil des écoles catholiques du Centre-Est and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by Conseil des écoles catholiques du Centre-Est. **Exp** has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to **exp**. If new information about the environmental conditions at the Site is found, the information should be provided to **exp** so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

9.3 Standard of Care

The Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

9.4 Complete Report

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to **exp** by Conseil des écoles catholiques du Centre-Est, communications between **exp** and Conseil des écoles catholiques du Centre-Est, other reports, proposals or documents prepared by **exp** for Conseil des écoles catholiques du Centre-Est in connection with the site described in the Report. In order to

properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. **Exp** is not responsible for use by any party of portions of the Report.

9.5 Use of Report

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of Conseil des écoles catholiques du Centre-Est. No other party may use or rely upon the Report in whole or in part without the written consent of exp. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. **Exp** is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

9.6 Report Format

Where **exp** has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by **exp** utilize specific software and hardware systems. **Exp** makes no representation about the compatibility of these files with Conseil des écoles catholiques du Centre-Est's current or future software and hardware systems. Regardless of format, the documents described herein are **exp's** instruments of professional service and shall not be altered without the written consent of exp.

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

exp Services Inc.

Conseil des écoles catholiques du Centre-Est
Phase I Environmental Site Assessment
5315 Abbott Street, Ottawa, Ontario
OTT-000212742-A0
February 28, 2014

Appendices



Appendix A: Qualifications of Assessors

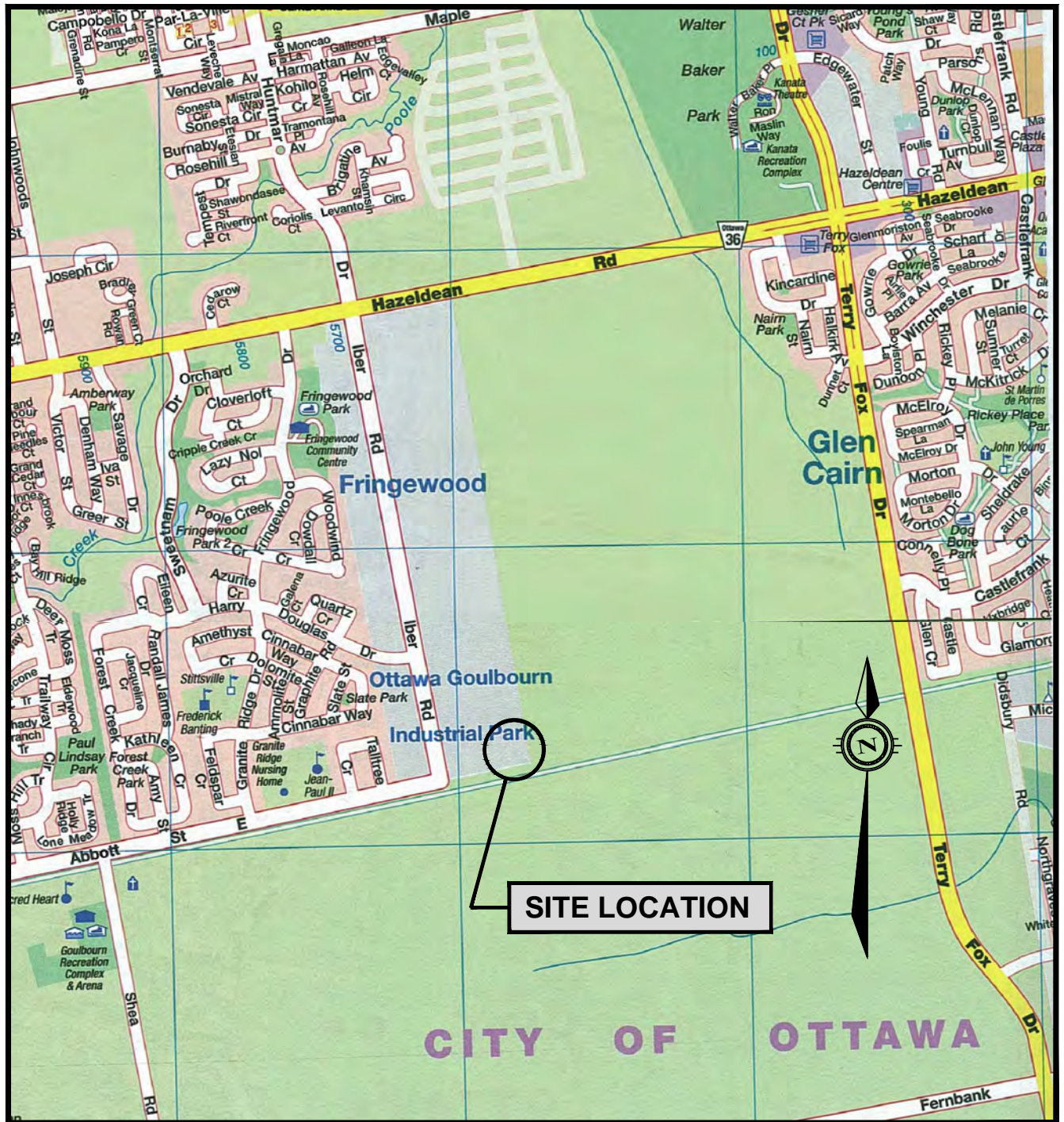
Qualifications of Assessors

Exp provides a full range of environmental services through a full-time Environmental Services Group. **Exp's** Earth and Environment Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the **exp** organization.

Taryn Glancy, M.A.Sc., has 4 years of experience in the environmental consulting field. Technical undertakings have included: project coordination; Phase I, II and III Environmental Site Assessments; contaminated site investigations including drilling supervision, environmental sampling and data evaluation; and technical report preparation.

Mark McCalla, P.Geo., is a Senior Project Manager with the Environmental Science and Engineering Services division of **exp**, with more than 20 years' experience (10 years with **exp**) in environmental investigations, including borehole drilling, monitoring well installation and environmental soil and groundwater sampling, reporting and project management. Mr. McCalla has been involved with many hydrogeological assessments, where pumping tests and analytical testing of wells were carried out. His project experience includes: coordinating, conducting and managing environmental site assessments, remediation programs and landfill monitoring and management programs; technical report preparation and senior review; proposal preparation and client liaison. Mr. McCalla is a Qualified Person for completing Phase I and II Environmental Site Assessments as per Ont. Reg. 153/04.

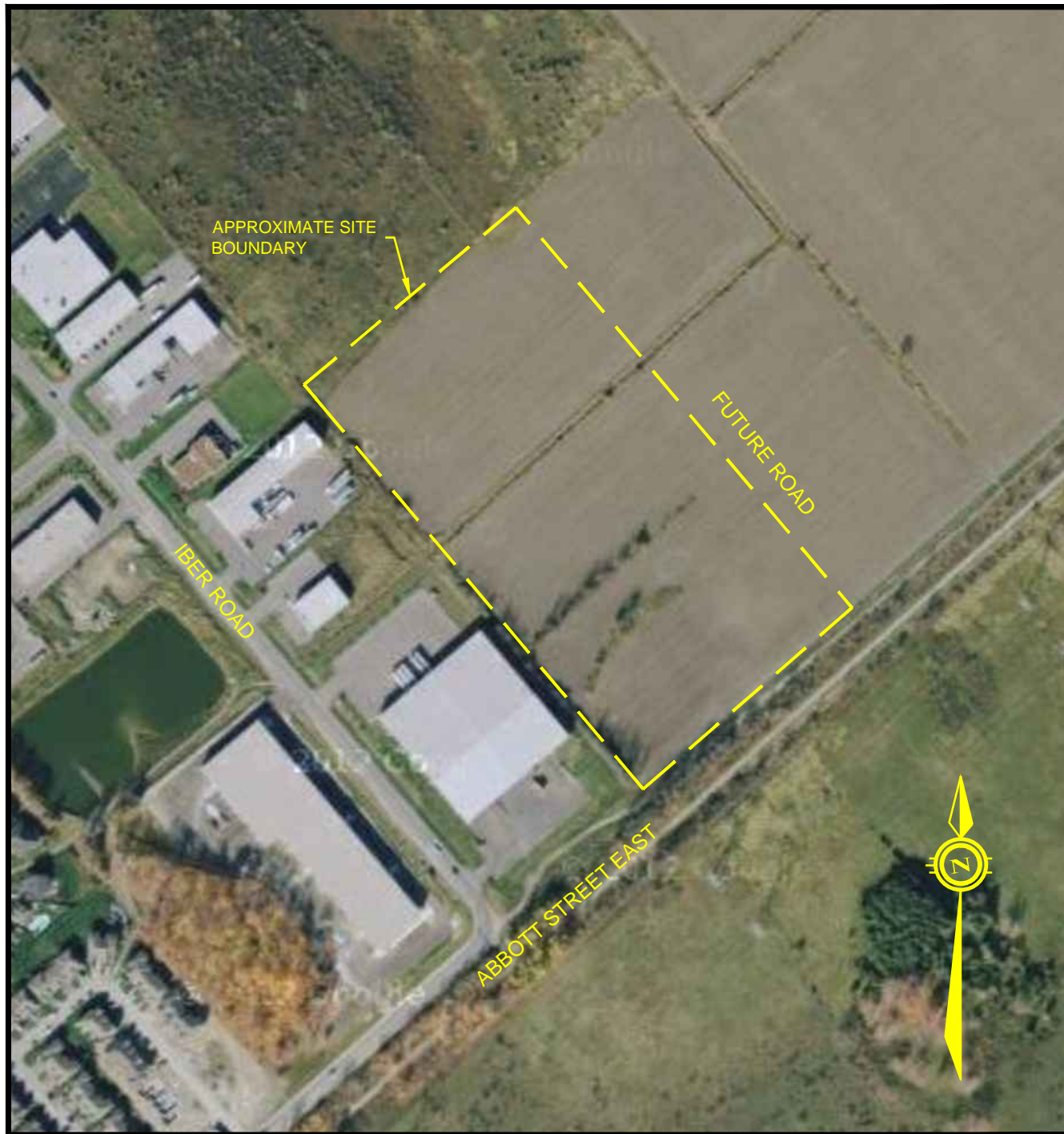
Appendix B: Figures, Topographic Map and Legal Survey



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2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

| | | |
|-------------------|---|--------------------------------|
| scale 1:20,000 | CLIENT: CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST | project no. OTT-00212742-A0 |
| design T.G. | checked C.T.K. | date FEBRUARY 2014 |
| drawn by P.G. | TITLE: SITE LOCATION PLAN IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. FIG 1 |

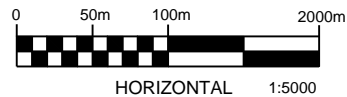


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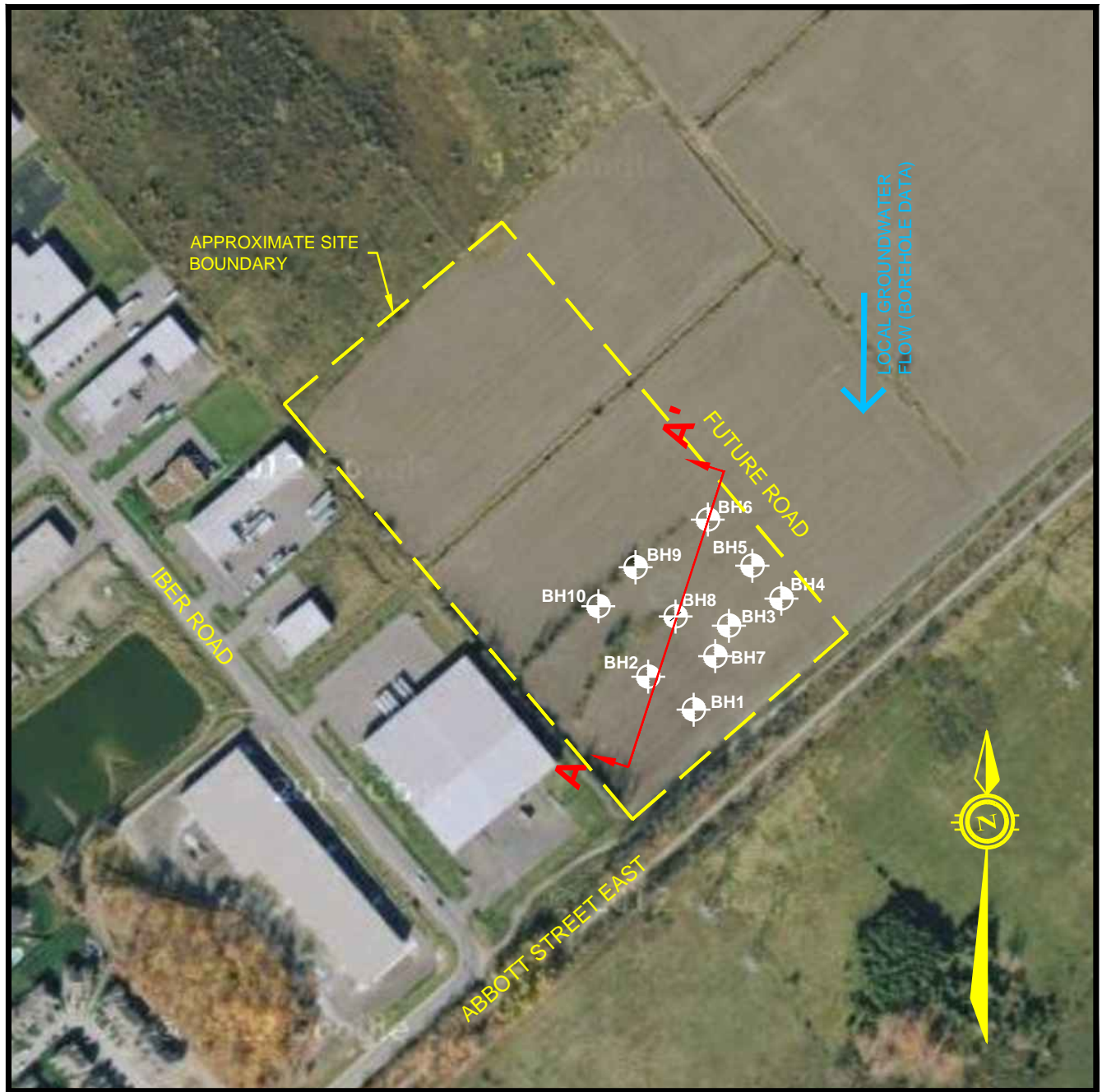
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| design T.G. | checked C.T.K. | date FEBRUARY 2014 |
| drawn by P.G. | TITLE: SITE PLAN IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. FIG 2 |

Filename: r:\210000\212000\212742-a0 geo inv. phi esa, & it srvs_new kanata school_cce\212742-a0 figs 1-5, aer 1 & 2, topo 1.dwg
Last Saved: 2/27/2014 3:47:54 PM
Last Plotted: 2/27/2014 3:48:52 PM
Pen Table: trow standard, july 01, 2004.ctb
Plotted by: ghafarip



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| scale 1:5000 | | CLIENT: CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST | project no. OTT-00212742-A0 |
| design T.G. | checked C.T.K. | | date FEBRUARY 2014 |
| drawn by P.G. | | TITLE: STUDY AREA AND ADJACENT PROPERTIES IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. FIG 3 |



LEGEND



EXP SERVICES INC. BOREHOLE
NUMBER AND LOCATION (2013)



exp Services Inc. www.exp.com

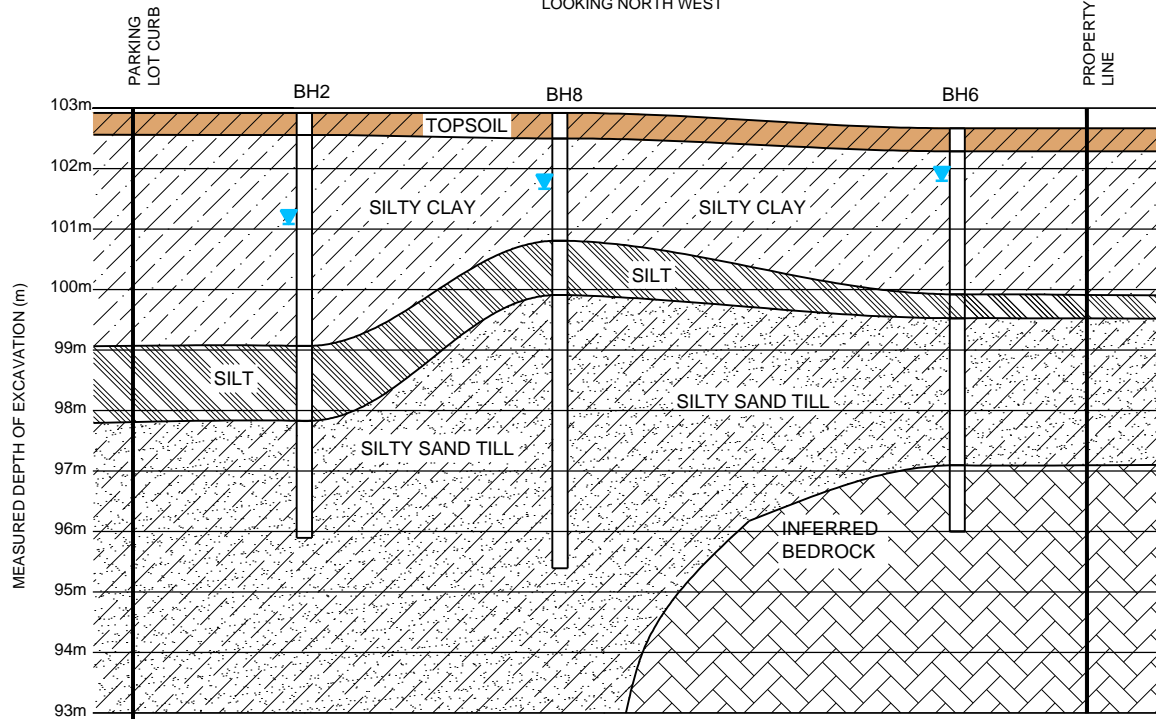
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2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

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|------------------|--|--------------------------------|
| scale 1:4000 | CLIENT: CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST | project no. OTT-00212742-A0 |
| design T.G. | checked C.T.K. | date FEBRUARY 2014 |
| drawn by P.G. | TITLE: CONCEPTUAL SITE MODEL IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. FIG 4 |

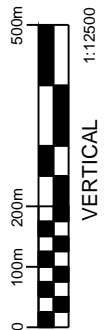
A CROSS SECTION

A'

LOOKING NORTH WEST



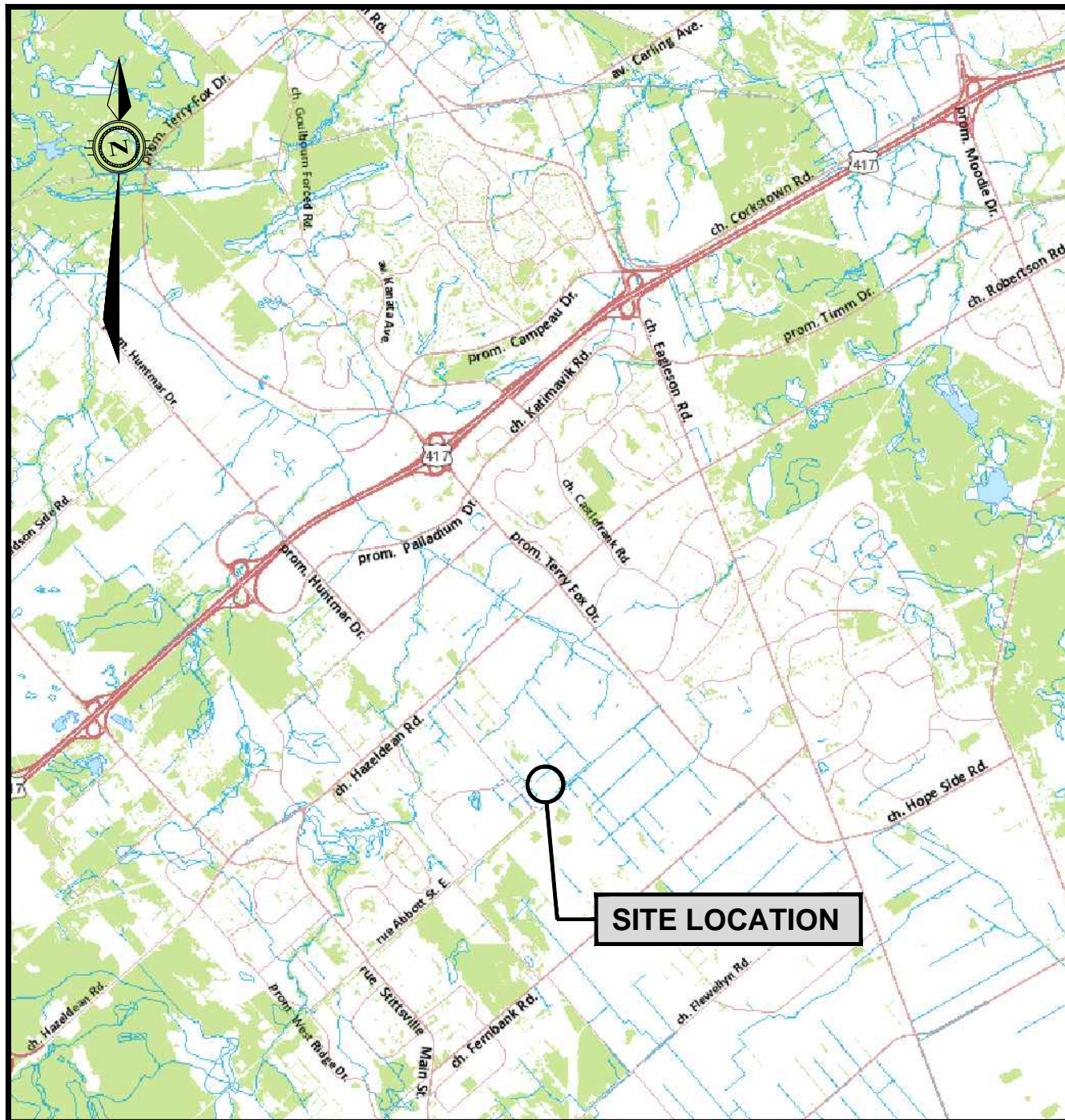
CROSS SECTION A- A'



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| scale AS NOTED | CLIENT: CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST | project no. OTT-00212742-A0 |
| design T.G. | checked C.T.K. | date FEBRUARY 2014 |
| drawn by P.G. | TITLE: CROSS SECTION A-A' IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. FIG 5 |



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| | | | | | |
|----------|--------|---------|--|-------------|-----------------|
| scale | N.T.S. | CLIENT: | CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST | project no. | OTT-00212742-A0 |
| design | T.G. | checked | C.T.K. | date | FEBRUARY 2014 |
| drawn by | P.G. | TITLE: | TOPOGRAPHIC MAP IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. | TOPO 1 |

Appendix C: Municipal & Provincial Records

From: squibell@tssa.org [mailto:squibell@tssa.org] **On Behalf Of** Public Information Services
Sent: Friday, May 17, 2013 4:03 PM
To: Kathy Radisch
Subject: Re: File Search - Kanata, Ontario

Hi Kathy,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,
Sarah

Sarah Quibell
Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org
Toll-Free: 1-877-682-8772

On Fri, May 17, 2013 at 3:56 PM, Kathy Radisch <kathy.radisch@exp.com> wrote:
Good Afternoon,

Would you kindly search your files for 5618 Hazeldean Road, Ottawa (formerly Kanata), Ontario.

We are looking for any environmental concerns.

Thank you & have a wonderful long weekend!

Kathy Radisch

Administrative Assistant
exp Services Inc.
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2560 Queensview Drive, Suite 100
Ottawa, Ontario K2B 8H6
CANADA

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keep it green, read from the screen

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de
l'Environnement

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

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc. : (416) 314-4285



June 4, 2013

RECEIVED JUN 10 2013

Kathy Radisch
exp Services Inc
100 - 2650 Queensview Dr
Ottawa, ON K2B 8H6

Dear Kathy Radisch:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2013-02730, Your Reference OTT-00212742-A0

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 5618 Hazeldean Road, Ottawa (Formerly Kanata).

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559.

Yours truly,

A handwritten signature in blue ink, appearing to read "Heidi Ritscher".

Heidi Ritscher
FOI Manager

| | |
|----------------------|---------------|
| Branch/Location: | Hawa |
| Project Number: | |
| Phase/Task: | |
| Expense Description: | |
| GL Account Code: | |
| Approval Signature: | |
| Print Name: | Kathy Radisch |
| Date: | June 10 2013 |



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

February 24, 2014

Exp Services Inc.

Attn: Taryn Glancy

BRIEF DESCRIPTION OF LAND:

5315 Abbott St.

Part of Lot 28, Concession 11, Goulbourn

PIN: 04450-1449 (part)

LAST REGISTERED OWNER: KIZELL MANAGEMENT CORPORATION

CHAIN OF TITLE:

North East Half Lot 28, Concession 11

Patent dated May 18, 1824

To William Bradley

Deed RO167 registered September 16, 1828

From William Bradley Sr. to William Bradley Jr.

Deed RO12588 registered Tune 10, 1850

From William Bradley to Jacob Bradley

Deed GB5023 registered December 19, 1902

From Henry Bradley to William T. Bradley

Deed GB6107 registered December 18, 1908

From William T. Bradley to Silas M. Bradley

Deed GB9709 registered November 23, 1945

From Silas M. Bradley to Henry L. Bradley

Deed GB13739 registered February 1, 1961
From Henry L. Bradley to Kizell Enterprises Limited

South West Half Lot 28, Concession 11

Patent dated May 18, 1824
To Jacob Bradley

Deed RO1213 registered October 12, 1837
From Jacob Bradley to John B. Lewis

Deed RO1617 registered October 27, 1840
From John B. Lewis to William Hodgins

Deed 27863 registered January 24, 1868
From Estate of William Hodgins to Susan Church

Deed GB1431 registered July 23, 1878
From Collar H. Church etux. To Benjamin Butler

Deed GB2728 registered July 25, 1887
From Benjamin Butler to James Butler

Deed GB3373 registered April 1, 1892
From James Butler to Samil H. Richardson

Deed GB4077 registered April 29, 1897
From Samil H. Richardson to Ira E. Richardson

Deed GB5868 registered March 30, 1900
From Ira E. Richardson to Susanna J. Graham

Deed GB5897 registered October 17, 1946
From Susanna J. Graham to Daniel J. Johnson

Deed GB6625 registered July 5, 1912
From Daniel J. Johnson to William H. Johnson

Deed GB9459 registered May 17, 1943
From William H. Johnson to Denzil W. Parks

Deed GB9836 registered October 17, 1946
From Denzil W. Parks to The Director of the Veterans Land Act

Deed GB11776 registered February 26, 1937
From The Director of the Veterans Land Act to Arthur D. Johnson

Deed GB13844 registered May 1, 1961
From Arthur D. Johnson to Kizell Enterprises Limited

Title Merged (NE ½ and SW ½)

Deed CT136740 registered December 1, 1972
From Kizell Enterprises Limited to Delton Realty Limited

Deed CT185645 registered December 24, 1973
From Delton Realty Limited to Queen-Albert Towers Limited

Deed NS66297 registered September 7, 1979
From The Bank of Nova Scotia to Del Corp. Ltd. (Foreclosure under Mortgage CT200760)

Deed N245638 registered June 27, 1984
From Del Corp. Ltd. to 446341 Ontario Limited

Names Change OC595949 registered May 29, 2006
From 446341 Ontario Limited to Kizell Management Corporation

Appendix D: EcoLog Reports



REPORT



Project Property: *Phase I ESA
5618 Hazeldean Road
Kanata ON*

Report Type: *Custom-Build Your Own Report*

Order #: *20130516004*

Date: *May 23, 2013*

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Executive Summary

Property Information:

Project Property: *Phase I ESA
5618 Hazeldean Road Kanata ON*

Order Information:

Order No.: *20130516004*
Date Requested: *24/05/2013*
Requested by: *exp Services Inc.*
Report Type: *Custom-Build Your Own Report*

Additional Products:

Insurance Products *Fire Insurance Plans*
Insurance Products *Site Specific Plans*
Insurance Products *Inspection Reports*

Executive Summary: Report Summary

| Database | Name | Selected | On Site | Boundary 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 | 0 | 0 |
| ANDR | Anderson's Waste Disposal Sites | Y | 0 | 0 | 0 |
| AUWR | Automobile Wrecking & Supplies | Y | 0 | 0 | 0 |
| BORE | Borehole | Y | 0 | 0 | 0 |
| CA | Certificates of Approval | Y | 0 | 14 | 14 |
| 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 | 1 | 1 |
| EEM | Environmental Effects Monitoring | Y | 0 | 0 | 0 |
| EHS | ERIS Historical Searches | Y | 0 | 3 | 3 |
| 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 | 11 | 11 |
| 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 |

| Database | Name | Selected | On Site | Boundary to 0.25KM | Total |
|----------------------|--|-----------------|----------------|-------------------------------|--------------|
| 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 |
| 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 | 5 | 5 |
| SPL | Ontario Spills | Y | 0 | 1 | 1 |
| 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 | 0 | 0 |
| Total: | | | 0 | 35 | 35 |

Executive Summary: Site Report Summary – Project Property

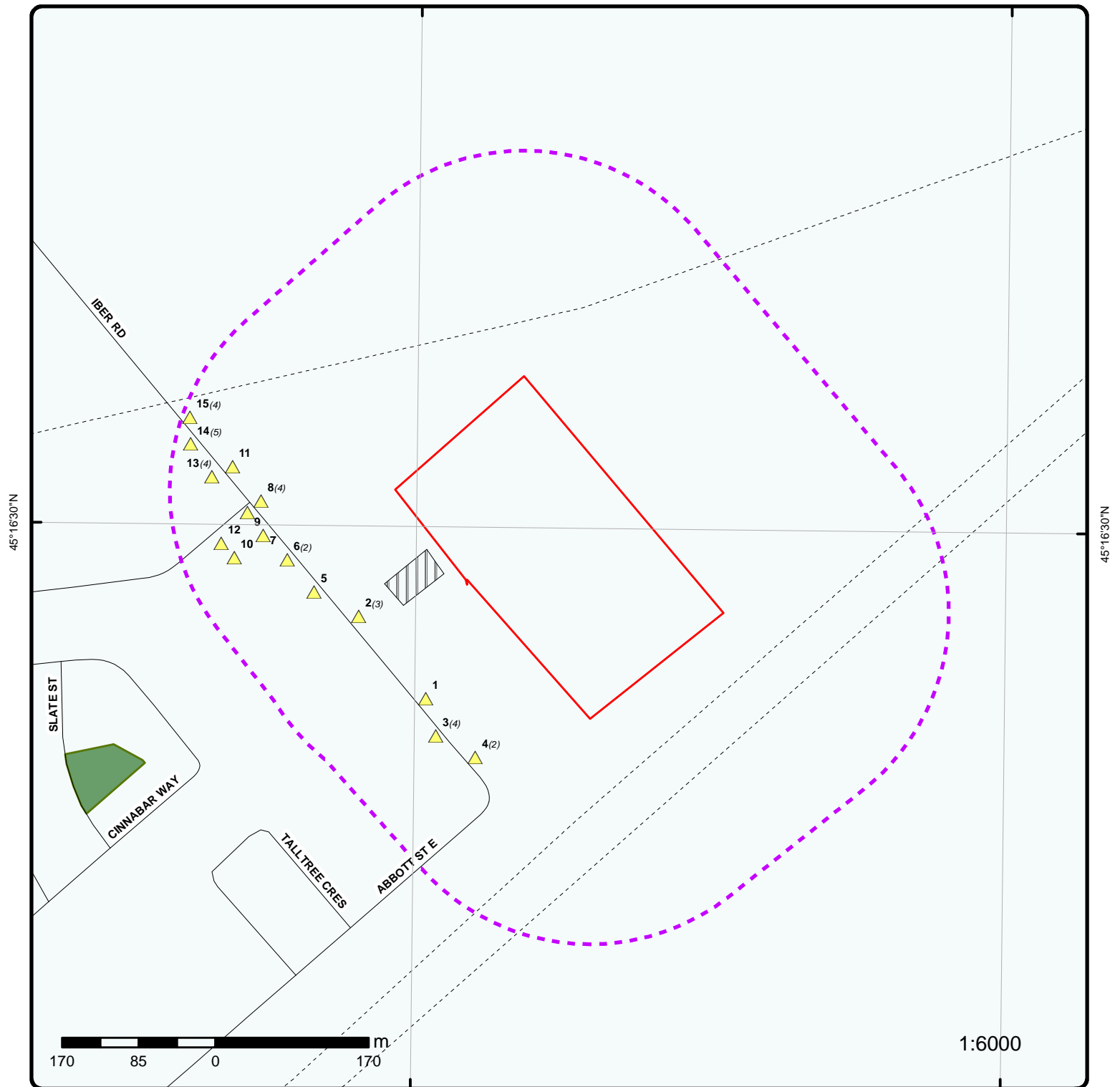
| <i>Map Key</i> | <i>DB</i> | <i>Company/Site Name</i> | <i>Address</i> | <i>Page Number</i> |
|--------------------|-----------|--------------------------|----------------|------------------------|
|--------------------|-----------|--------------------------|----------------|------------------------|

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

Executive Summary: Site Report Summary – Surrounding Properties

| Map Key | DB | Company/Site Name | Address | Page Number |
|--------------------|-----|-------------------------------------|---|--------------------|
| 1 | CA | Almicnic Holdings Inc. | 185 Iber Road Ottawa ON K2S 1E7 | 10 |
| 2 | CA | Campbell Bros. Movers Limited | 165 Iber Road, Part Lots 7, 8, 4M-658 Ottawa ON | 10 |
| 2 | CA | | 165 Iber Road, Part Lots 7 & 8, 4M-658 Ottawa ON | 10 |
| 2 | EHS | | Part of Block 7 & 8, Plan 4M-658 Goulbourn Twp ON | 11 |
| 3 | CA | GML Industrial Fund GP Ltd. | 200 Iber Rd Ottawa ON K2S 0L5 | 11 |
| 3 | EHS | | 200 Iber Road Ottawa ON K2S 0L5 | 11 |
| 3 | GEN | Pegen Industries Inc. | 200 Iber Road unit 2 Stittsville ON K2S 0L5 | 11 |
| 3 | SCT | Pegen Industries Inc. | 200 Iber Rd Unit 2 Stittsville ON K2S 0L5 | 12 |
| 4 | CA | | Part of Lot 27, Concession 11, 201 Iber Road Ottawa ON | 12 |
| 4 | SCT | Prime Choice Auto Parts | 201 Iber Rd Stittsville ON K2S 1E7 | 12 |
| 5 | CA | 154 Iber Road Corp. | 164 Iber Rd Ottawa ON | 12 |
| 6 | CA | 154 Iber Road Corp. | 154 Iber Rd Ottawa ON | 13 |
| 6 | ECA | Gina Purcell | 154 Iber Rd Ottawa ON | 13 |
| 7 | SPL | BFI Canada Inc.<UNOFFICIAL> | 152 Iber Road Ottawa ON | 13 |
| 8 | CA | The Duncan Group Limited | 149 Iber Rd Ottawa ON K2S 1E7 | 14 |
| 8 | CA | The Duncan Group Limited | 149 Iber Road Ottawa ON K2S 1E7 | 14 |
| 8 | GEN | Luxury Stone Flooring | 149 Iber Road Unit C OTTAWA ON K2S 1E7 | 14 |
| 8 | GEN | Luxury Stone Flooring | 149 Iber Road Unit C OTTAWA ON K2S 1E7 | 14 |
| 9 | CA | Torbram Electric Supply Corporation | 150 Iber Road, Part of Lot 14, Registered Plan 4M-658 Ottawa ON | 15 |
| 10 | EHS | | SW Corner of Harry Douglas Dr. Ottawa ON | 15 |
| 11 | CA | 145 IBER ROAD LIMITED | 145 IBER RD., PT.LOT 6 (SWM) GOULBOURN TWP. ON | 15 |
| 12 | CA | 4063767 Canada Inc. | 86 Harry Douglas Drive Ottawa ON K2S 2C7 | 15 |
| 13 | CA | Colonnade Development Incorporated | 140 Iber Road Ottawa ON K2S 1E9 | 16 |

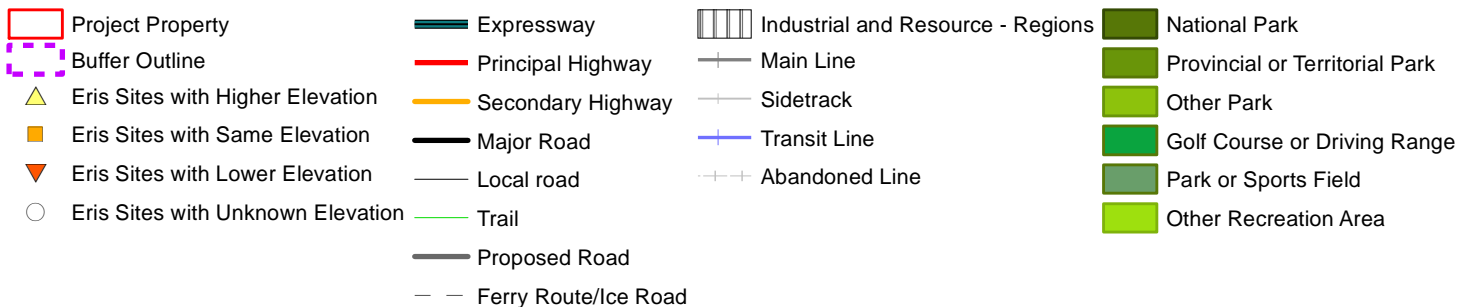
| Map Key | DB | Company/Site Name | Address | Page Number |
|--------------------|-----------|------------------------------------|--------------------------------------|------------------------|
| 13 | GEN | Smith Induspac | 140 Iber Road Stittsville ON K2S 1E9 | 16 |
| 13 | GEN | Smith Induspac | 140 Iber Road Stittsville ON K2S 1E9 | 16 |
| 13 | SCT | Induspac Inc. - Ottawa | 140 Iber Rd Stittsville ON K2S 1E9 | 17 |
| 14 | CA | Colonnade Development Incorporated | 130 Iber Road Ottawa ON K2S 1E9 | 18 |
| 14 | GEN | Virtucom Inc. | 130 Iber Road Stittsville ON K2S 1E9 | 18 |
| 14 | GEN | Virtucom Inc. | 130 Iber Road Stittsville ON K2S 1E9 | 18 |
| 14 | GEN | Virtucom Inc. | 130 Iber Road Stittsville ON K2S 1E9 | 19 |
| 14 | SCT | Virtucom Inc. | 130 Iber Rd Stittsville ON K2S 1E9 | 19 |
| 15 | GEN | Madix Engineering Inc. | 139 Iber Road Ottawa ON K2S 1E7 | 19 |
| 15 | GEN | Madix Engineering Inc. | 139 Iber Road Ottawa ON K2S 1E7 | 20 |
| 15 | GEN | Madix Engineering Inc. | 139 Iber Road Ottawa ON K2S 1E7 | 20 |
| 15 | SCT | L-D Tool & Die Inc. | 139 Iber Rd Stittsville ON K2S 1E7 | 20 |



Map

Order No: 20130516004

Address: 5618 Hazeldean Road, Kanata, ON



75°54'W

75°53'30"W

45°17'N

45°17'N

45°16'30"N

45°16'30"N

45°16'N

45°16'N



Aerial

Order No: 20130516004

Address: 5618 Hazeldean Road, Kanata, ON

Source: ESRI World Imagery

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Detail Report

| Map Key | Number of Records | Elevation m | Site | DB |
|----------------------|-------------------|---|---|--------------------|
| 1 | 1 of 1 | 105.0 | Almicnic Holdings Inc. 185 Iber Road Ottawa ON K2S 1E7 | CA |
| Certificate #: | | 8466-5SDK27 | | |
| Application Year: | | 2003 | | |
| Issue Date: | | 10/21/2003 | | |
| Approval Type: | | Industrial Sewage Works | | |
| Status: | | Approved | | |
| Application Type: | | | | |
| Client Name: | | | | |
| Client Address: | | | | |
| Client City: | | | | |
| Client Postal Code: | | | | |
| Project Description: | | | | |
| Contaminants: | | | | |
| Emission Control: | | | | |
| 2 | 1 of 3 | 105.0 | Campbell Bros. Movers Limited 165 Iber Road, Part Lots 7, 8, 4M-658 Ottawa ON | CA |
| Certificate #: | | 9724-6B9NSK | | |
| Application Year: | | 2005 | | |
| Issue Date: | | 4/13/2005 | | |
| Approval Type: | | Industrial Sewage Works | | |
| Status: | | Approved | | |
| Application Type: | | | | |
| Client Name: | | | | |
| Client Address: | | | | |
| Client City: | | | | |
| Client Postal Code: | | | | |
| Project Description: | | | | |
| Contaminants: | | | | |
| Emission Control: | | | | |
| 2 | 2 of 3 | 105.0 | 165 Iber Road, Part Lots 7 & 8, 4M-658 Ottawa ON | CA |
| Certificate #: | | 8662-576Q6F | | |
| Application Year: | | 02 | | |
| Issue Date: | | 2/14/02 | | |
| Approval Type: | | Municipal & Private sewage | | |
| Status: | | Approved | | |
| Application Type: | | New Certificate of Approval | | |
| Client Name: | | Campbell Bros. Movers Limited | | |
| Client Address: | | 55 Midpark Crescent | | |
| Client City: | | London | | |
| Client Postal Code: | | N6N 1A9 | | |
| Project Description: | | This application is for approval to construct a storm water management facility consisting of two (2) | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|---|--------------------------|--------------------|--|----------------------------|
| <p>catchment areas with an available storage capacity of 177.54 cubic metres which is greater than the 175.87 cubic metres required for the site.</p> <p>Contaminants: Emission Control:</p> | | | | |
| 2 | 3 of 3 | 105.0 | Part of Block 7 & 8, Plan 4M-658 Goulbourn Twp ON | EHS |
| <p>Order No.: 20001213001 Report Date: 12/14/00 Report Type: Site Report Search Radius (km): 0.25 Addit. Info Ordered:</p> | | | | |
| 3 | 1 of 4 | 105.0 | GML Industrial Fund GP Ltd. 200 Iber Rd Ottawa ON K2S 0L5 | CA |
| <p>Certificate #: 7685-7C8NXM Application Year: 2008 Issue Date: 3/27/2008 Approval Type: Industrial Sewage Works Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:</p> | | | | |
| 3 | 2 of 4 | 105.0 | 200 Iber Road Ottawa ON K2S 0L5 | EHS |
| <p>Order No.: 20101224013 Report Date: 1/6/2011 Report Type: Standard Report Search Radius (km): 0.25 Addit. Info Ordered:</p> | | | | |
| 3 | 3 of 4 | 105.0 | Pegen Industries Inc. 200 Iber Road unit 2 Stittsville ON K2S 0L5 | GEN |
| <p>SIC Code: SIC Description: Generator #: ON4982090 Approval Yrs: As of Apr 2012 --- Details --- Waste Code: 253 Waste Description: Emulsified oils</p> | | | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|----------------------|-------------------|---|---|---------------------|
| 3 | 4 of 4 | 105.0 | Pegen Industries Inc. 200 Iber Rd Unit 2 Stittsville ON K2S 0L5 | SCT |
| Established: | | 01-JAN-00 | | |
| Plant Size (ft²): | | 9000 | | |
| Employment: | | | | |
| --- Details --- | | | | |
| SIC/NAICS Code: | | 332710 | | |
| Description: | | Machine Shops | | |
| + | | | | |
| SIC/NAICS Code: | | 339990 | | |
| Description: | | All Other Miscellaneous Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 332999 | | |
| Description: | | All Other Miscellaneous Fabricated Metal Product Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 333990 | | |
| Description: | | All Other General-Purpose Machinery Manufacturing | | |
| 4 | 1 of 2 | 105.0 | Part of Lot 27, Concession 11, 201 Iber Road Ottawa ON | CA |
| Certificate #: | | 3222-56PSBR | | |
| Application Year: | | 02 | | |
| Issue Date: | | 1/31/02 | | |
| Approval Type: | | Municipal & Private sewage | | |
| Status: | | Approved | | |
| Application Type: | | New Certificate of Approval | | |
| Client Name: | | Gary's Radiator & Welding Ltd. | | |
| Client Address: | | 323 Coventry Road | | |
| Client City: | | Ottawa | | |
| Client Postal Code: | | K1K 3X6 | | |
| Project Description: | | Two (2) stormwater management facilities consisting of rectangular dry ponds. | | |
| Contaminants: | | | | |
| Emission Control: | | | | |
| 4 | 2 of 2 | 105.0 | Prime Choice Auto Parts 201 Iber Rd Stittsville ON K2S 1E7 | SCT |
| Established: | | 01-JUN-10 | | |
| Plant Size (ft²): | | | | |
| Employment: | | | | |
| --- Details --- | | | | |
| SIC/NAICS Code: | | 415290 | | |
| Description: | | Other New Motor Vehicle Parts and Accessories Wholesaler-Distributors | | |
| + | | | | |
| SIC/NAICS Code: | | 415290 | | |
| Description: | | Other New Motor Vehicle Parts and Accessories Wholesaler-Distributors | | |
| + | | | | |
| SIC/NAICS Code: | | 419120 | | |
| Description: | | Wholesale Trade Agents and Brokers | | |
| 5 | 1 of 1 | 105.0 | 154 Iber Road Corp. 164 Iber Rd Ottawa ON | CA |

| Map Key | Number of Records | Elevation m | Site | DB |
|--|------------------------------|------------------------|--|----------------------------|
| <p> Certificate #: 4789-6KJJT3 Application Year: 2008 Issue Date: 3/12/2008 Approval Type: Municipal and Private Sewage Works Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control: </p> | | | | |
| 6 | 1 of 2 | 105.0 | 154 Iber Road Corp. 154 Iber Rd Ottawa ON | <u>CA</u> |
| <p> Certificate #: 3842-7B7PCA Application Year: 2008 Issue Date: 2/27/2008 Approval Type: Industrial Sewage Works Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control: </p> | | | | |
| 6 | 2 of 2 | 105.0 | Gina Purcell 154 Iber Rd Ottawa ON | <u>ECA</u> |
| <p> CofA Number: 9775-94LLQ5 Date: 2/12/2013 Status: Approved Project Type: Industrial Sewage </p> | | | | |
| 7 | 1 of 1 | 105.0 | BFI Canada Inc.<UNOFFICIAL> 152 Iber Road Ottawa ON | <u>SPL</u> |
| <p> Ref No.: 8732-82KM4C Incident Dt: MOE Reported Dt: 2/11/2010 Contaminant Name: HYDRAULIC OIL Contaminant Quantity: 30 L Incident Summary: BFI Ltd: 30 L Hyd. oil to concrete park. lot, cntd/cleaning Incident Cause: Pipe Or Hose Leak Incident Reason: Equipment Failure Nature of Impact: Soil Contamination Receiving Medium: Environmental Impact: Not Anticipated </p> | | | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|----------------------|-------------------|-------------------------|---|---------------------|
| 8 | 1 of 4 | 105.0 | The Duncan Group Limited 149 Iber Rd Ottawa ON K2S 1E7 | CA |
| Certificate #: | | 0305-78HL9L | | |
| Application Year: | | 2007 | | |
| Issue Date: | | 11/28/2007 | | |
| Approval Type: | | Industrial Sewage Works | | |
| Status: | | Approved | | |
| Application Type: | | | | |
| Client Name: | | | | |
| Client Address: | | | | |
| Client City: | | | | |
| Client Postal Code: | | | | |
| Project Description: | | | | |
| Contaminants: | | | | |
| Emission Control: | | | | |
| 8 | 2 of 4 | 105.0 | The Duncan Group Limited 149 Iber Road Ottawa ON K2S 1E7 | CA |
| Certificate #: | | 3010-5G8HQR | | |
| Application Year: | | 2002 | | |
| Issue Date: | | 11/27/2002 | | |
| Approval Type: | | Industrial Sewage Works | | |
| Status: | | Revoked and/or Replaced | | |
| Application Type: | | | | |
| Client Name: | | | | |
| Client Address: | | | | |
| Client City: | | | | |
| Client Postal Code: | | | | |
| Project Description: | | | | |
| Contaminants: | | | | |
| Emission Control: | | | | |
| 8 | 3 of 4 | 105.0 | Luxury Stone Flooring 149 Iber Road Unit C OTTAWA ON K2S 1E7 | GEN |
| SIC Code: | | 238330 | | |
| SIC Description: | | Flooring Contractors | | |
| Generator #: | | ON6609958 | | |
| Approval Yrs: | | 2009 | | |
| --- Details --- | | | | |
| Waste Code: | | 150 | | |
| Waste Description: | | INERT INORGANIC WASTES | | |
| 8 | 4 of 4 | 105.0 | Luxury Stone Flooring 149 Iber Road Unit C OTTAWA ON K2S 1E7 | GEN |
| SIC Code: | | | | |
| SIC Description: | | | | |
| Generator #: | | ON6609958 | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|----------------------|-------------------|-------------------------|---|-----|
| Approval Yrs: | | As of Jan 2010 | | |
| --- Details --- | | | | |
| Waste Code: | | 150 | | |
| Waste Description: | | Inert organic wastes | | |
| 9 | 1 of 1 | 105.0 | Torbram Electric Supply Corporation 150 Iber Road, Part of Lot 14, Registered Plan 4M-658 Ottawa ON | CA |
| Certificate #: | | 1015-6CANY3 | | |
| Application Year: | | 2005 | | |
| Issue Date: | | 5/16/2005 | | |
| Approval Type: | | Industrial Sewage Works | | |
| Status: | | Approved | | |
| Application Type: | | | | |
| Client Name: | | | | |
| Client Address: | | | | |
| Client City: | | | | |
| Client Postal Code: | | | | |
| Project Description: | | | | |
| Contaminants: | | | | |
| Emission Control: | | | | |
| 10 | 1 of 1 | 105.0 | SW Corner of Harry Douglas Dr. Ottawa ON | EHS |
| Order No.: | | 20041122006 | | |
| Report Date: | | 11/30/04 | | |
| Report Type: | | Complete Report | | |
| Search Radius (km): | | 0.25 | | |
| Addit. Info Ordered: | | | | |
| 11 | 1 of 1 | 105.0 | 145 IBER ROAD LIMITED 145 IBER RD., PT.LOT 6 (SWM) GOULBOURN TWP. ON | CA |
| Certificate #: | | 3-0503-96- | | |
| Application Year: | | 96 | | |
| Issue Date: | | 7/17/1996 | | |
| Approval Type: | | Municipal sewage | | |
| Status: | | Approved | | |
| Application Type: | | | | |
| Client Name: | | | | |
| Client Address: | | | | |
| Client City: | | | | |
| Client Postal Code: | | | | |
| Project Description: | | | | |
| Contaminants: | | | | |
| Emission Control: | | | | |
| 12 | 1 of 1 | 105.0 | 4063767 Canada Inc. 86 Harry Douglas Drive Ottawa ON K2S 2C7 | CA |
| Certificate #: | | 0940-5G9JK3 | | |
| Application Year: | | 2002 | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|---|------------------------------|------------------------|---|----------------------------|
| Issue Date: 12/11/2002 Approval Type: Industrial Sewage Works Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control: | | | | |
| 13 | 1 of 4 | 105.0 | Colonnade Development Incorporated 140 Iber Road Ottawa ON K2S 1E9 | <u>CA</u> |
| Certificate #: 1453-6S9PNC Application Year: 2006 Issue Date: 8/4/2006 Approval Type: Industrial Sewage Works Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control: | | | | |
| 13 | 2 of 4 | 105.0 | Smith Induspac 140 Iber Road Stittsville ON K2S 1E9 | <u>GEN</u> |
| SIC Code: 322219 SIC Description: Other Paperboard Container Manufacturing Generator #: ON6323274 Approval Yrs: 2009 --- Details --- Waste Code: 145 Waste Description: PAINT/PIGMENT/COATING RESIDUES + Waste Code: 150 Waste Description: INERT INORGANIC WASTES + Waste Code: 263 Waste Description: ORGANIC LABORATORY CHEMICALS | | | | |
| 13 | 3 of 4 | 105.0 | Smith Induspac 140 Iber Road Stittsville ON K2S 1E9 | <u>GEN</u> |
| SIC Code: SIC Description: Generator #: ON6323274 Approval Yrs: As of Apr 2012 | | | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|--------------------|------------------------------|--|--|----------------------------|
| <hr/> | | | | |
| --- Details --- | | | | |
| Waste Code: | | 145 | | |
| Waste Description: | | Wastes from the use of pigments, coatings and paints | | |
| + | | | | |
| Waste Code: | | 150 | | |
| Waste Description: | | Inert organic wastes | | |
| + | | | | |
| Waste Code: | | 251 | | |
| Waste Description: | | Waste oils/sludges (petroleum based) | | |
| + | | | | |
| Waste Code: | | 252 | | |
| Waste Description: | | Waste crankcase oils and lubricants | | |
| + | | | | |
| Waste Code: | | 263 | | |
| Waste Description: | | Misc. waste organic chemicals | | |
| <hr/> | | | | |
| 13 | 4 of 4 | 105.0 | Induspac Inc. - Ottawa 140 Iber Rd Stittsville ON K2S 1E9 | SCT |
| Established: | | 01-JUL-53 | | |
| Plant Size (ft²): | | 80000 | | |
| Employment: | | | | |
| --- Details --- | | | | |
| SIC/NAICS Code: | | 322219 | | |
| Description: | | Other Paperboard Container Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 326140 | | |
| Description: | | Polystyrene Foam Product Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 321920 | | |
| Description: | | Wood Container and Pallet Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 325189 | | |
| Description: | | All Other Basic Inorganic Chemical Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 322130 | | |
| Description: | | Paperboard Mills | | |
| + | | | | |
| SIC/NAICS Code: | | 322211 | | |
| Description: | | Corrugated and Solid Fibre Box Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 326150 | | |
| Description: | | Urethane and Other Foam Product (except Polystyrene) Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 322211 | | |
| Description: | | Corrugated and Solid Fibre Box Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 326111 | | |
| Description: | | Plastic Bag and Pouch Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 326198 | | |
| Description: | | All Other Plastic Product Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 337215 | | |
| Description: | | Showcase, Partition, Shelving and Locker Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 322220 | | |
| Description: | | Paper Bag and Coated and Treated Paper Manufacturing | | |
| <hr/> | | | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|---|--------------------------|--------------------|---|----------------------------|
| 14 | 1 of 5 | 105.0 | Colonnade Development Incorporated 130 Iber Road Ottawa ON K2S 1E9 | CA |
| Certificate #: 3440-6R7NLD Application Year: 2006 Issue Date: 7/13/2006 Approval Type: Industrial Sewage Works Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control: | | | | |
| 14 | 2 of 5 | 105.0 | Virtucom Inc. 130 Iber Road Stittsville ON K2S 1E9 | GEN |
| SIC Code: SIC Description: Generator #: ON5456299 Approval Yrs: As of Oct 2010 --- Details --- Waste Code: 113 Waste Description: Acid solutions - containing other metals and non-metals + Waste Code: 212 Waste Description: Aliphatic solvents and residues + Waste Code: 252 Waste Description: Waste crankcase oils and lubricants + Waste Code: 253 Waste Description: Emulsified oils | | | | |
| 14 | 3 of 5 | 105.0 | Virtucom Inc. 130 Iber Road Stittsville ON K2S 1E9 | GEN |
| SIC Code: 332999 SIC Description: All Other Miscellaneous Fabricated Metal Product Manufacturing Generator #: ON5456299 Approval Yrs: 2009 --- Details --- Waste Code: 113 Waste Description: ACID WASTE - OTHER METALS + Waste Code: 212 Waste Description: ALIPHATIC SOLVENTS + Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS + Waste Code: 253 | | | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|--------------------|-------------------|--|--|---------------------|
| Waste Description: | | EMULSIFIED OILS | | |
| 14 | 4 of 5 | 105.0 | Virtucom Inc. 130 Iber Road Stittsville ON K2S 1E9 | GEN |
| SIC Code: | | 332999 | | |
| SIC Description: | | All Other Miscellaneous Fabricated Metal Product Manufacturing | | |
| Generator #: | | ON5456299 | | |
| Approval Yrs: | | 07,08 | | |
| --- Details --- | | | | |
| Waste Code: | | 113 | | |
| Waste Description: | | ACID WASTE - OTHER METALS | | |
| + | | | | |
| Waste Code: | | 212 | | |
| Waste Description: | | ALIPHATIC SOLVENTS | | |
| + | | | | |
| Waste Code: | | 252 | | |
| Waste Description: | | WASTE OILS & LUBRICANTS | | |
| + | | | | |
| Waste Code: | | 253 | | |
| Waste Description: | | EMULSIFIED OILS | | |
| 14 | 5 of 5 | 105.0 | Virtucom Inc. 130 Iber Rd Stittsville ON K2S 1E9 | SCT |
| Established: | | 01-AUG-00 | | |
| Plant Size (ft²): | | 22000 | | |
| Employment: | | | | |
| --- Details --- | | | | |
| SIC/NAICS Code: | | 339990 | | |
| Description: | | All Other Miscellaneous Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 332329 | | |
| Description: | | Other Ornamental and Architectural Metal Product Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 332329 | | |
| Description: | | Other Ornamental and Architectural Metal Product Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 332810 | | |
| Description: | | Coating, Engraving, Heat Treating and Allied Activities | | |
| 15 | 1 of 4 | 105.0 | Madix Engineering Inc. 139 Iber Road Ottawa ON K2S 1E7 | GEN |
| SIC Code: | | | | |
| SIC Description: | | | | |
| Generator #: | | ON5094526 | | |
| Approval Yrs: | | As of Apr 2012 | | |
| --- Details --- | | | | |
| Waste Code: | | 251 | | |
| Waste Description: | | Waste oils/sludges (petroleum based) | | |
| + | | | | |
| Waste Code: | | 252 | | |
| Waste Description: | | Waste crankcase oils and lubricants | | |

| Map Key | Number of Records | Elevation m | Site | DB |
|--------------------|----------------------|--|--|---------------------|
| 15 | 2 of 4 | 105.0 | Madix Engineering Inc. 139 Iber Road Ottawa ON K2S 1E7 | GEN |
| SIC Code: | | 326198 | | |
| SIC Description: | | All Other Plastic Product Manufacturing | | |
| Generator #: | | ON5094526 | | |
| Approval Yrs: | | 2009 | | |
| --- Details --- | | | | |
| Waste Code: | | 251 | | |
| Waste Description: | | OIL SKIMMINGS & SLUDGES | | |
| + | | | | |
| Waste Code: | | 252 | | |
| Waste Description: | | WASTE OILS & LUBRICANTS | | |
| 15 | 3 of 4 | 105.0 | Madix Engineering Inc. 139 Iber Road Ottawa ON K2S 1E7 | GEN |
| SIC Code: | | 326198 | | |
| SIC Description: | | All Other Plastic Product Manufacturing | | |
| Generator #: | | ON5094526 | | |
| Approval Yrs: | | 05,06,07,08 | | |
| --- Details --- | | | | |
| Waste Code: | | 251 | | |
| Waste Description: | | OIL SKIMMINGS & SLUDGES | | |
| + | | | | |
| Waste Code: | | 252 | | |
| Waste Description: | | WASTE OILS & LUBRICANTS | | |
| 15 | 4 of 4 | 105.0 | L-D Tool & Die Inc. 139 Iber Rd Stittsville ON K2S 1E7 | SCT |
| Established: | | 01-AUG-90 | | |
| Plant Size (ft²): | | 33000 | | |
| Employment: | | | | |
| --- Details --- | | | | |
| SIC/NAICS Code: | | 326198 | | |
| Description: | | All Other Plastic Product Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 333511 | | |
| Description: | | Industrial Mould Manufacturing | | |
| + | | | | |
| SIC/NAICS Code: | | 541490 | | |
| Description: | | Other Specialized Design Services | | |
| + | | | | |
| SIC/NAICS Code: | | 333519 | | |
| Description: | | Other Metalworking Machinery Manufacturing | | |

Unplottable Report

Site: **AXIOM DESIGNS INC.-LOTS 26 & 27/CONC. II**
HARRY DOUGLAS DRIVE GOULBOURN TWP. ON

Database:
CA

Certificate #: 7-0214-91-
Application Year: 91
Issue Date: 3/15/1991
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **FOREST CREEK DEV. LTD.-LOT 26, CONC. II**
HARRY DOUGLAS DR./FOREST CREEK GOULBOURN TWP. ON

Database:
CA

Certificate #: 3-0523-91-
Application Year: 91
Issue Date: 5/3/1991
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **3843173 Canada Inc.**
Iber Road, Lot 5, Part 4/5, Plan 4M-658 Ottawa ON

Database:
CA

Certificate #: 1916-5XEMBL
Application Year: 2004
Issue Date: 4/14/2004
Approval Type: Industrial Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Abbott Street, Stittsville, Plan M-303 Goulbourn ON** **Database:**
CA

Certificate #: 0253-4SWHYC
Application Year: 01
Issue Date: 1/23/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation of the City of Ottawa
Client Address: 2135 Huntley Road
Client City: Goulbourn
Client Postal Code: K2S 1A3
Project Description: This application is for modifications to an existing stormwater management pond which includes an outlet control structure to provide quality and quantity control.
Contaminants:
Emission Control:

Site: **SOFTWARE KINETICS LTD.** **Database:**
IBER ROAD, BLOCKS 4&5 (SWM) GOULBOURN TWP. ON **CA**

Certificate #: 3-0516-96-006
Application Year: 96
Issue Date: 7/17/96
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Abbott-Fernbank Holdings Inc.** **Database:**
Lot 28, Concession 10 Ottawa ON **PTTW**

Year: 2012
EBR Registry No.: 011-6875
Ministry Ref. No.: 0323-8WQKGR
Type: Instrument Proposal
Instrument Type: (OWRA s. 34) - Permit to take water
Proposal Date: August 01, 2012
Location: Lot 28, Concession 10, Geographic Township of Goulbourn, City of Ottawa GOULBOURN
Proponent Address: 1737 Woodward Drive 2nd Floor Ottawa Ontario Canada K2C0P9

Site: **SAFETY-KLEEN OIL SERVICES** **Database:**
HARRY DOUGLAS ROAD GOULBOURN ON **WDS**

Certificate No.: A420001
Issue Date: 12/31/1999
Status: Denied
Application Status:
Concession:
Lot: TRANSFER STATION - CANCELLED PROPOSAL
Region/County: OTTAWA-CARLETON
Proponent: SAFETY KLEEN CANADA INC.

Address: P.O. Box 130, 300 Woolwich St.
 City: Breslau, Ontario
 Facility Type: Transfer Station
 District Office: Ottawa
 Municipalities Served:
 Total Area (ha): 0
 Landfill Capacity (m³): 0
 Landfill Monitoring:
 Landfill Control Type:
 Est. Closure Date:
 Transfer Area (ha): 0
 Transfer Capacity (m³): 0
 Transfer Sites Certificate No.:
 Incinerator Area (ha): 0
 Incinerator Capacity (t): 0
 Processing Area (m³): 0
 Processing Capacity (m³/d): 0
 Processing Volume (m³): 0
 Processing Feed (m³): 0
 Mobile Units:
 Mobile Description:
 Mobile Capacity: 0
 Mobile Unit Certificate No.:
 Waste Type:
 Waste Type Other: No
 Waste Class:
 Other Approvals/Permits:
 Approval Description:
 Waste Description:
 Site Closing Description:

| <u>Site:</u> | | <u>Database:</u> | |
|----------------------|-----------------|---------------------|------------------|
| ON | | WWIS | |
| Well Id: | 1518033 | Lot: | 027 |
| Concession: | | Concession | |
| County: | OTTAWA-CARLETON | Name: | |
| Easting Nad83: | | Municipality: | OTTAWA CITY |
| Zone: | 18 | Northing | |
| Primary Water Use: | Cooling And A/C | Nad83: | |
| Secondary Water Use: | | Utm Reliability: | unknown UTM |
| Pump Rate: | 10 GPM | Construction | 1/29/1982 |
| Flow Rate: | | Date: | |
| Specific Capacity: | | Well Depth: | 100 ft |
| Construction Method: | Air Precussion | Static Water | 15 ft |
| Elevation (m): | | Level: | |
| Depth to Bedrock: | 15 | Clear/Cloudy: | CLEAR |
| Water Type: | FRESH | Final Well | Water Supply |
| | | Status: | |
| | | Flowing (y/n): | N |
| | | Elevation | |
| | | Reliability: | |
| | | Overburden/Bedrock: | Bedrock |
| | | Casing | STEEL, OPEN HOLE |
| | | Material: | |
| --- Details --- | | | |
| Thickness: | 10 ft | Original Depth: | 10 ft |
| Material Colour: | BROWN | Material: | CLAY |
| + | | | |
| Thickness: | 5 ft | Original Depth: | 15 ft |

Material Colour: GREY
+
Thickness: 12 ft
Material Colour: BLACK
+
Thickness: 73 ft
Material Colour: GREY

Material: CLAY

Original Depth: 27 ft
Material: SHALE, SOFT

Original Depth: 100 ft
Material: LIMESTONE

Site: ON **Database:** WWIS

Well Id: 1521315
Concession: 11

County: OTTAWA-CARLETON
Easting Nad83:

Zone: 18
Primary Water Use: Domestic

Secondary Water Use:
Pump Rate: 5 GPM

Flow Rate:
Specific Capacity:

Construction Method: Air Percussion
Elevation (m):

Depth to Bedrock: 0

Water Type: SULPHUR

Lot:
Concession Name:
Municipality: GOULBOURN TOWNSHIP
Northing Nad83:
Utm Reliability: unknown UTM
Construction Date: 4/16/1987
Well Depth: 174 ft

Static Water Level: 29 ft
Clear/Cloudy: CLEAR
Final Well Status: Water Supply
Flowing (y/n): N
Elevation Reliability:
Overburden/Bedrock: Mixed in a Layer
Casing Material: STEEL, OPEN HOLE

--- Details ---

Thickness: 5 ft
Material Colour: BROWN
+
Thickness: 169 ft
Material Colour: GREY

Original Depth: 5 ft
Material: FILL, ROCK, LOOSE

Original Depth: 174 ft
Material: LIMESTONE, MEDIUM-GRAINED

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: Up to 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-Jan 2012 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-Aug 2011

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-Mar 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-Mar 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:

1886-Oct 2011

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-Apr 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-Mar 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-Apr 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-Mar 2012

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:

2010

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-Nov 2011

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> | 1993-2010 | 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-Mar 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-Feb 2012

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-Mar 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 2012

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-Mar 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: 1986-2009 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-Apr 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 Storage Tanks:

Current to Oct 2011

Provincial

[VAR](#)

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-Apr 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:

1955-2011

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.

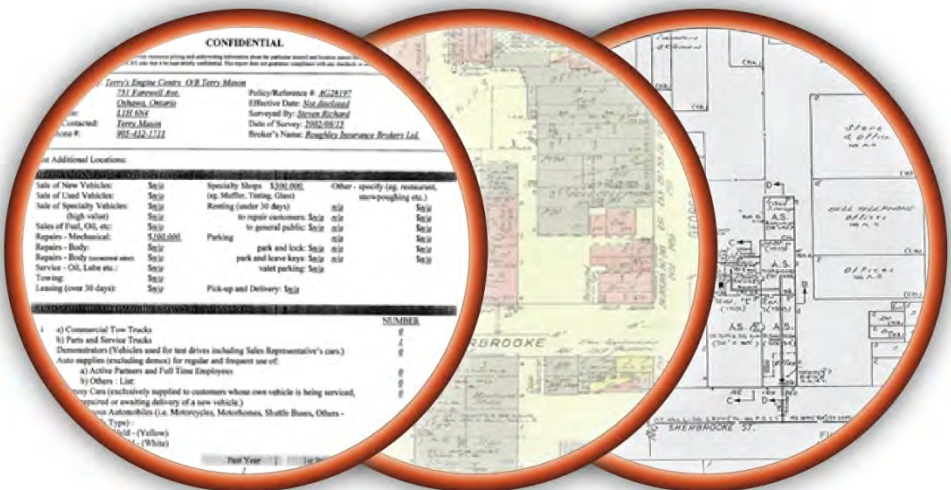
Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number 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.

HEIRS™

Historical Environmental Information Reporting System



An **SCM** Company

150 Commerce Valley Drive W
8th Floor
Markham, Ontario L3T 7Z3
T: 905-882-6300
www.optaintel.ca

Report Completed By:
Niruja Shanmuganathan

Site Address:
5618 Hazeldean Road
Kanata, Ontario

Project No:
20130516004

Opta ID No:
20130516004

Requested by:
Eleanor Goolab
Ecolog ERIS

Date Completed:
May 27, 2013

Opta Environmental Services
Historical Environmental Information Reporting System (HEIRS™)

May 27, 2013

Eleanor Goolab
Ecolog ERIS
80 Valleybrook Drive
North York, Ontario
M3B 2S9

Dear Eleanor,

Re: **Your Site Address: "5618 Hazeldean Road, Kanata, Ontario"**
Project No.: 20130516004
Opta Environmental Services Order ID: 20130516004

We are pleased to present our search results for "5618 Hazeldean Road, Kanata, Ontario" in the table below.

| Information | Year | Comment | Cost Prior to HST |
|-----------------------------|---|---|-------------------|
| Research Fee | | \$50.00 flat research fee per street address. | \$50.00 |
| Fire Insurance Plans (FIPs) | No Fire Insurance Plans were found in the Opta inventory. | \$100.00 for each Fire Insurance Plan. | |
| Insurance Report(s) | No Insurance Reports were found in the Opta databases. | \$55.00 for each Insurance Report. | |
| Site Plan(s) | No Site Plans were found in the Opta databases. | \$70.00 for small Site Plans. \$105.00 for large Site Plans. | |
| Total | | | \$50.00 |

The total cost for this report is \$50.00 plus HST. Please see the Terms and Conditions for our search on page two of this report.

Thank you for employing the services of Opta Information Intelligence.

Regards,

Niruja Shanmuganathan
Opta Environmental Services



150 Commerce Valley Drive W
Markham, Ontario
L3T 7Z3

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Opta Environmental Services

Historical Environmental Information Reporting System (HEIRS™)

Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

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

Law

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

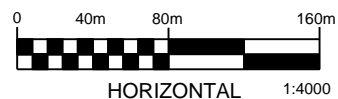
Appendix E: Aerial Photographs



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 Ottawa, ON K2B 8H6, Canada

| | | |
|------------------|---|--------------------------------|
| scale 1:4000 | CLIENT: CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST | project no. OTT-00212742-A0 |
| design T.G. | checked C.T.K. | date FEBRUARY 2014 |
| drawn by P.G. | TITLE: 2011 AERIAL PHOTOGRAPH IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. AER 1 |



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| | | | |
|------------------|-------------------|---|--------------------------------|
| scale 1:4000 | | CLIENT: CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST | project no. OTT-00212742-A0 |
| design T.G. | checked C.T.K. | | date FEBRUARY 2014 |
| drawn by P.G. | | TITLE: 1991 AERIAL PHOTOGRAPH IBER ROAD AND ABBOTT STREET, OTTAWA, ON | drawing no. AER 2 |

Appendix F: Site Photographs



Photograph No. 1

Subject site looking north



Photograph No. 2

Subject site looking south

Photos 1



Photograph No. 3

Neighbouring property to the west of the subject site



Photograph No. 4

Neighbouring property to the west of the subject site



Photograph No. 5

View of monitoring wells located along south property line