

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

OF

**3604 INNES ROAD  
ORLEANS, ONTARIO**

Prepared For:

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Prepared By:

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Trafalgar Project Number: T18011

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## 1.0 EXECUTIVE SUMMARY

Trafalgar Environmental Consultants was retained by MacEwen Petroleum Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as 3604 Innes Road in Orleans, Ontario. The activities completed as part of the Phase I ESA for the subject site include a 1) review of reasonably ascertainable public records, 2) a site inspection, 3) interviews, and 4) an evaluation of the information collected.

Following an evaluation of the historical information gathered, the observations made during the site inspection, and the interviews, this Phase I Environmental Site Assessment found no actual or potential sources of environmental impact at, or in the vicinity of, the subject property.

Based on the findings of this Phase I ESA, there is an overall **LOW** risk of environmental impact at the subject property.

No additional environmental assessment work is recommended at the present time.

## 2.0 INTRODUCTION

### 2.1 SCOPE OF WORK

Trafalgar Environmental Consultants (TEC) was retained by MacEwen Petroleum Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as 3604 Innes Road in Orleans, Ontario (referred to hereafter as “the subject property” or “the site”).

The objective of this Phase I ESA was to identify any actual or potential environmental issues at the subject property, or in the vicinity of the subject property, that may be present as a result of current or historical activities. The Phase I ESA was conducted according to *CSA Standard Z768-01: Phase I Environmental Site Assessment* (Canadian Standards Association, 2001, reaffirmed 2016, hereafter referred to as “the Standard”).

The activities completed as part of the Phase I ESA for the subject site include a 1) review of reasonably ascertainable public records, 2) a site inspection, 3) interviews, and 4) an evaluation of the information collected. In summary, the information sources reviewed and work conducted as part of this Phase I ESA consisted of the following:

1. **Reasonably Ascertainable Records Review:** including available material listed in the Standards as mandatory records; specifically aerial photographs, property use records (i.e. fire insurance plans, street directories), land title search, prior Phase I ESA reports, company records, geological/geotechnical reports, and regulatory information (i.e. Ontario Ministry of Environment, Technical Standards & Safety Authority). The following optional records were also reviewed: geological/soil maps, topographic maps, waste disposal site inventory, PCB storage site inventory, coal tar/gasification plant inventories, as well as any additional information provided in a mapped database report.
2. **Site Inspection:** including a walk-around inspection of the site and a preliminary survey of adjacent/neighbouring properties to determine uses, which may have the potential to impact the subject property.
3. **Interviews:** with relevant individuals to obtain first-hand information regarding the subject site.
4. **Evaluation of Information:** the conclusions and recommendations presented as part of this Phase I ESA are the result of an evaluation of the information gathered during the public records review, the site inspection, and the interviews.

In addition to the subject property, reasonably ascertainable background information was obtained regarding the properties immediately adjacent the subject property. The search distances for this project were limited to the lands immediately adjacent to the subject property except where additional historical information was readily accessible for other

nearby properties in the vicinity of the subject site. In these instances, the search radius was limited to 250 metres from the subject property. The information obtained for the adjacent properties does not constitute a complete assessment of those properties.

Although building materials that could potentially contain special attention items, such as asbestos containing materials, polychlorinated biphenyls (PCB), lead, ozone depleting materials, and urea formaldehyde foam insulation (UFFI) may have been observed at the site, this report does not constitute a Designated Substance Survey (DSS). A DSS would be required to confirm or refute the presence of these items and is beyond the scope of work of this assessment.

## 2.2 LIMITATIONS

### 2.2.1 *Records Review*

The following limitations were encountered with respect to the records review:

- None.

### 2.2.2 *Site Inspection*

The following limitations were encountered during the site inspection:

- None.

### 2.2.3 *General Limitations of the Assessment*

This report was prepared for the exclusive use of MacEwen Petroleum Inc. and may not be relied upon by any other party or entity without the written permission of Trafalgar Environmental Consultants and MacEwen Petroleum Inc. Any use that a third party makes of this report, or any reliance on decisions to be made based on its findings, is the responsibility of such third parties. Trafalgar Environmental Consultants accepts no responsibility for damage claims, if any, suffered by any third party as a result of decisions made or actions undertaken based on this report.

Where possible, the relative degree of uncertainty (low, moderate, high) regarding the potential for environmental impact from a specific source is presented based on our professional interpretation/evaluation of available information. As this interpreted classification is subjective, it is presented only as an aid to further assist the reader with identifying those sources that might represent the *most likely* sources of potential environmental impact. Regardless of our classification of the potential source of impact, the performance of further intrusive testing would be required to confirm or refute the presence of any actual environmental impact at the subject property.

This Phase I ESA is intended to *reduce*, but not necessarily eliminate, *uncertainty regarding the potential for environmental impact of a property*. The findings and conclusions regarding potential or actual environmental impact at the property are based solely on the extent of the records review, the site inspection observations, interviews, and other reasonably ascertainable information gathered during the Phase I ESA. Further quantitative analysis would be required in order to confirm or refute the presence or extent of any actual/potential environmental impact.

This Phase I ESA was conducted using available historical information supplied and obtained from various sources. This historical information may contain incorrect information and/or omissions. Accordingly, reasonable attempts have been made to corroborate the information provided in this Phase I ESA report. However, no representation can be made regarding the completeness of the information provided and no assurances are provided about the accuracy of the information.

## **2.3 ADDITIONAL WORK PERFORMED**

Additional activities exceeding the work described in the Standard were not performed.

## **3.0 SITE DESCRIPTION**

### **3.1 SITE LOCATION**

The subject property is located in Orleans, Ontario on the south side of Innes Road, east of Pagé Road. The municipal address of the site is 3604 Innes Road in Orleans, Ontario

The Site Location Map presented on Figure 1 indicates the approximate location of the subject property relative to surrounding streets.

### **3.2 ADJACENT/SURROUNDING PROPERTY USES**

The site is located in a mixed commercial/residential area. A single-family residential home and a municipal parking/storage lot are located west of the subject property. A rental vehicle facility is located east of the subject property. A medical office, municipal works facility and a commercial plaza are located north of the subject property. A vacant lot is located south of the subject property. Site Location Map presented on Figure 1 shows the adjacent and nearby properties and the known occupants.

### **3.3 PROPERTY AND BUILDINGS**

The subject property consists of a parcel of land totaling approximately 15,000m<sup>2</sup>. The site is currently vacant and undeveloped, but formerly housed a shipping/receiving loading warehouse facility.



The subject property is covered in paved asphalt and loose gravel. An unnamed road borders the east side of the subject property.

### **3.4 ONSITE ACTIVITIES AND TENANTS**

The property is currently vacant and undeveloped.

### **3.5 BEDROCK AND SURFICIAL GEOLOGY**

The bedrock in the area has been mapped as shale, limestone, dolostone and siltstone (Ontario Geological Survey, 1991).

The surficial geology in the immediate vicinity of the site has been mapped as silt or silty clay (Barnett et al., 1991).

### **3.6 TOPOGRAPHY**

The ground surface at the site is relatively flat (Canada Centre for Mapping, 1986).

### **3.7 SURFACE WATER AND GROUNDWATER**

No surface water was observed at the subject property. The nearest surface water to the subject property is the Ottawa River, which is located approximately 4.1 km north of the subject property.

There were no water wells observed at the site. The depth to groundwater is unknown.

Regional groundwater flow direction is expected to be south. (Department of Energy, Mines and Resources, 1986). However, local groundwater flow direction may be influenced by nearby municipal service trenches and/or variations in local surficial and bedrock geology

### **3.8 WATER SUPPLY AND SANITARY SERVICE**

Potable drinking water and sanitary sewer services are provided by the City of Ottawa. The city obtains drinking water from the Ottawa River.

## **4.1 MANDATORY RECORDS**

### **4.1.1 Aerial Photographs**

Aerial photographs were not reviewed. Our experience with aerial photos for this area indicates that the scale and resolution of the photos do not provide sufficient detail to assist in the identification of potential environmental issues.

#### *4.1.2 Property Use Records*

##### Fire Insurance Plans

Fire insurance plans (FIP) provide information about building construction, property occupants, underground storage tank locations, and various other property use facts present at the time of mapping. FIP for the vicinity of the subject property were not available. Absence of FIP indicates sparse or rural historical development.

##### City Directories

City directories provide a listing of property owners and/or businesses in operation during the years of publication. Street directory listings were not available at the MTRL, again suggesting sparse or rural historical development. The following observations were made with respect to the subject property and selected adjacent/surrounding properties:

##### *Subject Property – 3604 Innes Road*

- The subject property is currently vacant and undeveloped. A shipping/receiving warehouse was formerly located at the subject property.
- No historical activities of environmental concern were identified at the subject property.

##### *Adjacent Properties North*

- A medical office, municipal works building and a commercial plaza are located northeast, north, and northwest of the subject property.
- No historical activities of environmental concern were identified at the property to the north.
- With respect to properties further north, no historical activities of environmental concern were identified.

##### *Adjacent Property East*

- A vehicle rental facility has occupied the property to the east for several years. No historical activities of environmental concern were identified at the property to the east.
- With respect to properties further east, no historical activities were identified.

#### *Adjacent Property West – 3592 Innes Road*

- A single-family residential home is located west of the subject property. A municipal parking/storage lot is located southeast of the subject property. No historical activities of environmental concern were identified at the property to the west.
- With respect to properties further west, no historical activities of environmental concern were identified.

#### *Adjacent Properties to the South*

- A vacant lot with an empty building is located south of the subject property. No historical activities of environmental concern were identified at the properties to the south.
- With respect to properties further south, no historical activities of environmental concern were identified.

#### *4.1.3 Land Title Search*

A land title search was not conducted as part of this Phase I ESA. According to the Standard, “a title or assessment roll search should be performed if at least two other sources of mandatory records cannot be found or are not reasonably ascertainable, and if the search would contribute to assessing the environmental condition of a site.” TEC was able to review three of the six other mandatory records listed in the Standard. Based on the information collected from the review of other mandatory and optional records, TEC concluded that adequate information existed for the site and surrounding area, and a land title search was not warranted.

#### *4.1.4 Prior Phase I ESA Reports*

No previous Phase I ESA reports were provided for review.

#### *4.1.5 Company Records*

No company records were made available to TEC prior to the submission of this report.

#### *4.1.6 Geological/Geotechnical Reports*

No geological or geotechnical reports were made available to TEC. prior to the submission of this report.

#### *4.1.7 Regulatory Information*

A Freedom of Information (FOI) request form was submitted to the Ontario Ministry of the Environment (MOE) on March 10, 2018. The request was submitted in order to obtain any file information for the subject property regarding Certificates of Approval for air, water, sewage, etc., and any other environmental concerns, spills, orders, or charges that may be relevant to this Phase I ESA. As of March 15, 2018, no response has been received from the MOE. Once received, TEC will review the MOE report for any indication of potential environmental impacts and provide comments under separate cover. Appendix A contains a copy of the MOE FOI request form submitted by TEC.

A Public Record Information Request was submitted to the Technical Standards and Safety Authority (TSSA) on March 10, 2018. The request was submitted in order to obtain any file information (1987 to present) for the subject property with respect to historical underground/aboveground storage tanks, spill reports, environmental incidents, etc. As of March 15, 2018, no response has been received from the TSSA. Appendix A contains a copy of the request form submitted by TEC.

## **4.2 OPTIONAL RECORDS**

### *4.2.1 Geological/Soil Maps*

Information regarding geology and soil type is provided in section 3.5 of this report.

### *4.2.2 Topographic Maps*

Topographic information is provided in section 3.6 of this report.

### *4.2.3 Ontario Ministry of Environment Databases/Inventories*

TEC reviewed the following Ontario Ministry of Environment databases:

- *PCB Storage Sites in Ontario* (1996, 1998, 1999).
- *Waste Disposal Site Inventory* (June 1991).
- *Coal Tar Site Investigations 1986-1995* (January 1997).
- *HWIN Registered Generators* (2017).

#### PCB Storage Sites in Ontario

According to the information provided in these databases, the subject property and adjacent properties are not listed as PCB storage sites.

### Waste Disposal Site Inventory

According to the information provided in this database, the subject property and adjacent properties are not listed as active/closed waste disposal sites.

### Coal Tar Site Investigations

According to the information provided in this database, the subject property and adjacent properties are not listed as former manufactured gasification plants, or sites producing/using coal tars and related tars.

### HWIN Registered Generators

According to the information provided in this database, the subject property and adjacent properties are not listed as registered waste generators.

## **5.0 SITE INSPECTION**

Rob Craig of TEC completed the walk-around site inspection on March 8, 2018. The following is a summary of the site inspection observations. Photographs of the subject property and selected adjacent/surrounding properties are presented in Appendix B.

### **5.1 PROPERTY USE**

The subject property consists of a parcel of land totaling approximately 15,000m<sup>2</sup>. The site is currently vacant and undeveloped, but formerly housed a shipping/receiving warehouse facility.

The subject property is covered in paved asphalt and loose gravel. An unnamed road borders the east side of the subject property. The property is currently vacant and undeveloped.

### **5.2 HAZARDOUS MATERIALS AND CHEMICALS**

No hazardous materials and chemicals were observed during the site inspection.

### **5.3 UNIDENTIFIED SUBSTANCES**

No unidentified substances were observed during the site inspection.

## **5.4 STORAGE TANKS**

### *5.4.1 Aboveground Storage Tanks (AST)*

No above ground storage tanks were observed at the subject property during the site inspection.

### *5.4.2 Underground Storage Tanks (UST)*

No evidence of underground storage tanks, such as vent/fill pipes, maintenance hatches, was observed during the site inspection.

## **5.5 STORAGE CONTAINERS**

No storage containers were observed during the site inspection.

## **5.6 ODOURS**

No unusual odours were detected during the site inspection.

## **5.7 POTABLE WATER SUPPLY**

Information pertaining to the potable water supply is presented in section 3.8 of this report.

## **5.8 SPECIAL ATTENTION ITEMS**

### *5.8.1 Polychlorinated Biphenyls (PCB)*

PCB are found in dielectric fluids for capacitors and transformers, heat transfer fluids, and hydraulic fluids. A common commercial application was in fluorescent light ballasts manufactured prior to 1978. Lamp ballasts manufactured after 1978 are labelled "No PCB" to indicate the absence of PCB within the lamp ballast.

Not applicable to a vacant property.

### *5.8.2 Asbestos Containing Materials (ACM)*

Asbestos is typically found in plasters, floor tiles, ceiling tiles, boiler insulation and mechanical piping insulation installed/manufactured prior to about 1980. Asbestos has been a designated substance in Ontario since 1982 and ACM must only be used under controlled conditions as explained in the Designated Substances Regulations under the Occupational Health and Safety Act. Under the Occupational Health and Safety Act, there are two regulations governing occupational exposure to and control of asbestos. These are

O.Reg. 490/09 – *Designated Substances* and O.Reg. 278/05 *Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations*.

None of these potential sources were observed during the site inspection.

#### 5.8.3 *Lead*

Common historical uses of lead include paint, car battery acid, plumbing, ammunition, vehicle fuels, glass, radiation shielding. Lead is typically found in old paints applied prior to the early 1970's.

None of these potential sources were observed during the site inspection.

#### 5.8.4 *Ozone Depleting Substances*

Ozone depleting substances (ODS), such as chlorofluorocarbons (CFC), have been used as aerosol propellants, refrigerants (e.g. Freon), and fire suppression. None of these potential sources were observed during the site inspection.

#### 5.8.5 *Urea Formaldehyde Foam Insulation (UFFI)*

UFFI was used during the 1970's for cavity-wall insulation. None of these potential sources were observed during the site inspection.

#### 5.8.6 *Radon*

Radon may be present in small quantities in fire alarms systems/equipment. Disposal of any radon-containing equipment should be completed in accordance with all local, provincial, and federal regulations. None of these potential sources were observed during the site inspection.

#### 5.8.7 *Mould*

No indications of mould, such as moisture, black staining, or other discolouration were observed during the site inspection.

#### 5.8.8 *Noise and Vibration*

No unusual noises or vibrations were encountered during the site inspection.

#### 5.8.9 *Electric and Magnetic Fields*

There was no evidence of equipment capable of generating significant electromagnetic fields observed during the site inspection.

#### *5.8.10 Mercury*

The most common use of mercury in commercial buildings is in thermostat switches (liquid) and fluorescent light tubes (vapour).

### **5.9 HEATING AND COOLING SYSTEMS**

Not applicable to vacant building.

### **5.10 STAINING**

No staining was observed during the site inspection.

### **5.11 DRAINS AND SUMPS**

None observed.

### **5.12 MECHANICAL EQUIPMENT**

None observed.

### **5.13 WELLS**

There were no wells observed at the subject property during the site inspection.

### **5.14 PITS AND LAGOONS**

There were no pits or lagoons observed at the subject property during the site inspection.

### **5.15 STRESSED VEGETATION**

Stressed vegetation was not observed during the site inspection.

### **5.16 FILLED AND GRADED AREAS**

None observed.

### **5.17 WASTEWATER**

Wastewater is discharged to the municipal sanitary sewer system.



## **5.18 WATERCOURSES, DITCHES, STANDING WATER**

There were no watercourses, ditches, or standing water observed during the site inspection.

## **5.19 ROADS, PARKING, RIGHTS-OF-WAY**

Innes Road borders the north side of the subject property. An unnamed asphalt road borders the east side of the subject property.

## **5.20 ADJACENT PROPERTIES**

### *5.20.1 North*

A medical office, a municipal works building and a commercial plaza are located north of the subject property. There were no activities occurring on the adjacent properties to the north with the potential to influence the environmental condition of the subject property.

### *5.20.2 East*

A vehicle rental facility is located east of the subject property. There were no activities occurring on the adjacent properties to the east with the potential to influence the environmental condition of the subject property.

### *5.20.3 South*

A vacant lot with vacant building is located south of the subject property. There were no activities occurring on the adjacent properties to the south with the potential to influence the environmental condition of the subject property.

### *5.20.4 West*

A single-family home and a large parking/storage lot are located west of the subject property. There were no activities occurring on the adjacent properties to the west with the potential to influence the environmental condition of the subject property.

## **6.0 INTERVIEWS**

Interviews with the following individuals were conducted as part of this Phase I ESA. Reference to these interviews is provided throughout the text of this report where appropriate.

- Larry Duchscher – property purchaser representative

## **7.0 EVALUATION OF FINDINGS**

The information collected from the records review, the site inspection, and the interviews was evaluated and analysed to determine the following chronological summaries of activities/occupants, and potential environmental impacts.

### **7.1 SUMMARY OF SUBJECT PROPERTY USE**

The following is a chronological summary of the activities taking place and/or occupants at the subject property:

- The subject property is currently vacant and undeveloped. A shipping/receiving warehouse facility was formerly located at the subject property.
- No historical activities of environmental concern were identified at the subject property.

### **7.2 SUMMARY OF ADJACENT PROPERTY USE**

#### *7.2.1 North*

The following is a chronological summary of the activities taking place and/or occupants at the adjacent properties north of the subject property:

- A medical office, municipal works building and a commercial plaza are located northeast, north, and northwest of the subject property.
- No historical activities of environmental concern were identified at the property to the north.
- With respect to properties further north, no historical activities of environmental concern were identified.

### 7.2.2 *East*

The following is a chronological summary of the activities taking place and/or occupants at the adjacent properties east of the subject property:

- A vehicle rental facility is located east of the subject property. No historical activities of environmental concern were identified at the property to the east.
- With respect to properties further east, no historical activities were identified.

### 7.2.3 *South*

The following is a chronological summary of the activities taking place and/or occupants at the adjacent properties south of the subject property:

- A vacant lot with a vacant building is located south of the subject property. No historical activities of environmental concern were identified at the properties to the south.
- With respect to properties further south, no historical activities of environmental concern were identified.

### 7.2.4 *West*

The following is a chronological summary of the activities taking place and/or occupants at the adjacent properties west of the subject property:

- A single-family residential home is located east of the subject property. A municipal parking/storage lot is located southeast of the subject property. No historical activities of environmental concern were identified at the property to the west.
- With respect to properties further west, no historical activities of environmental concern were identified.

## 7.3 **POTENTIAL ENVIRONMENTAL CONCERNS – SUBJECT PROPERTY**

### 7.3.1 *Historical Uses*

The following potential environmental concerns were identified at the subject property due to historical uses at the site:

- None.

### *7.3.2 Current Uses*

The following potential environmental concerns were identified at the subject property due to current uses at the site:

- None.

## **7.4 POTENTIAL ENVIRONMENTAL CONCERNS – SURROUNDING PROPERTIES**

### *7.4.1 Historical Uses*

The following potential environmental concerns were identified at the subject property due to historical uses at adjacent/surrounding properties:

- None.

### *7.4.2 Current Uses*

The following potential environmental concerns were identified at the subject property due to current uses at adjacent/surrounding properties:

- None.

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

Following an evaluation of the historical information gathered, the observations made during the site inspection, and the interviews, this Phase I Environmental Site Assessment found no actual sources of environmental impact at, or in the vicinity of, the subject property.

No actual or potential sources of environmental impact were identified at, or in the vicinity of, the subject property.

Based on the findings of this Phase I ESA, there is an overall **LOW** risk of environmental impact at the subject property.

No additional environmental assessment work is recommended at the present time.

## 9.0 QUALIFICATIONS OF THE ASSESSOR

This report was prepared by Robb Hudson, P.Eng., QP<sub>ESA</sub>. The assessors' qualifications are presented in Appendix C.

If you have any questions, or if any additional information is required, please do not hesitate to contact the undersigned.

Respectfully submitted,

**T**RAFALGAR **E**NVIRONMENTAL **C**ONSULTANTS

A handwritten signature in dark ink, appearing to read 'Robb Hudson', with a long, sweeping horizontal line extending to the right.

Robb Hudson, P.Eng., MBA, QP<sub>ESA</sub>

## 10.0 REFERENCES

1. Canadian Standards Association, *CSA Standards Z768-01: Phase I Environmental Site Assessment* (Canadian Standards Association, Toronto, 2001, reaffirmed 2016).
2. Ontario Geological Survey 1991. *Bedrock geology of Ontario, southern sheet; Ontario Geological Survey, Map 2544, scale 1:1000000*.
3. Barnett, P.J., Cowan, W.R. and Henry, A.P. 1991. *Quaternary geology of Ontario, southern sheet; Ontario Geological Survey, Map 2556, scale 1:1000000*.
4. Canada Centre for Mapping, Department of Energy, Mines and Resources, *Topographic Map 31-D/05, scale 1:50000, Edition 7* (2000).
5. Ontario Ministry of the Environment, *Waste Disposal Site Inventory* (Queen's Printer for Ontario, June 1991).
6. Ontario Ministry of the Environment, *PCB Storage Sites in Ontario* (computer database, 1996, 1998, 1999).
7. Ontario Ministry of Environment and Energy, *Coal Tar Site Investigations* (Queen's Printer for Ontario, January 1997).
8. Ontario Ministry of Environment, *HWIN Registered Generators* (MOE, accessed March 20, 2017).

## FIGURES





# LEGEND

## SCALE

AS SHOWN

DRAWN BY	PESD	MAR 16/18
CHECKED BY	RH	MAR 16/18
REVISIONS		
REVISIONS		



## TITLE

SITE LOCATION MAP

SITE  
VACANT LOT  
3604 INNES ROAD  
ORLEANS, ONTARIO

FIGURE

1

TRAFALGAR PROJ. No. T18011

NOTE: SERVICE/UTILITY LOCATIONS ARE APPROXIMATE ONLY

**TRAFALGAR ENVIRONMENTAL CONSULTANTS**

P.O. Box 93316 Yonge Street, Newmarket, Ontario L3X 1A3  
Phone (416) 801-4631 Fax (905) 841-5494  
[www.trafalgarenvironmental.com](http://www.trafalgarenvironmental.com)


**APPENDIX A**

**REGULATORY INFORMATION**

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## Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester  Robb Hudson Trafalgar Environmental Consultants PO Box 93316 Yonge Street Newmarket, ON L3X 1A3 March 10, 2018  Email Address: rhudson@trafalgarenvironmental.com			FOI Request No.	Date Request Received
Telephone/Fax Nos.  Tel : 416-801-4631 Fax : 905-841-5494			Fee Paid \$  ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Your Project/Reference No. <b>T18011</b>	Signature of Requester 		~ CNR ~ ER ~ NOR ~ SWR ~ WCR ~ SAC ~ IEB ~ EAA ~ EMR ~ SWA	
<b>Request Parameters</b>				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)  3604 Innes Road, Orleans, Ontario K1C 1T1				
Present Property Owner(s) and Date(s) of Ownership  Real Estate Development				
Previous Property Owner(s) and Date(s) of Ownership  Unknown				
Present/Previous Tenant(s), (if applicable)  Unknown				
<b>Search Parameters</b> Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			<b>Specify Year(s) Requested</b>	
Environmental concerns (General correspondence, occurrence reports, abatement)			1985 to present	
Orders			1985 to present	
Spills			1985 to present	
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>			1985 to present	
Waste Generator number/classes			1985 to present	
<b>Certificates of Approval</b> ▶ Proponent information must be provided  1987 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
	<b>SD</b>	<b>Specify Year(s) Requested</b>		
air - emissions	X	1987 to present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	X	1987 to present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	X	1987 to present		
waste water - industrial discharge	X	1987 to present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	X	1987 to present		
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	X	1987 to present		
pesticides - licenses	X	1987 to present		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

publicinformationsservices@tssa.org

FOI 3604 Innes Road

Dear TSSA:

Can you please search your files for **3604 Innes Road in Orleans, Ontario** and provide us with a preliminary basic record from the computer database, including historical underground/aboveground storage tanks, spills reports, environmental incidents, etc.

All information can be emailed to my attention at [rhudson@trafalgarenvironmental.com](mailto:rhudson@trafalgarenvironmental.com). Thank you for your help in this matter. I can be reached at [416-801-4631](tel:416-801-4631) anytime if you require any additional information.

Regards,

**T**RAFALGAR **E**NVIRONMENTAL **C**ONSULTANTS

*Robb Hudson, P.Eng.*

Cell: [416-801-4631](tel:416-801-4631)

E-Mail: [rhudson@trafalgarenvironmental.com](mailto:rhudson@trafalgarenvironmental.com)

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**APPENDIX B**

**SITE PHOTOGRAPHS**

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Photograph 1: Subject Property



Photograph 2: Property to the Northwest



Photograph 3: Property to the North



Photograph 4: Property to the Northeast



Photograph 5: Property to the East



Photograph 6: Property to the South





Photograph 7: Property to the West

**APPENDIX C**

**QUALIFICATIONS OF THE ASSESSOR**

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## Qualifications of the Site Assessor:

***Robb Hudson, P.Eng., QP<sub>ESA</sub>***

Robb Hudson, P.Eng., has over thirty years of experience in the environmental engineering field.

Mr. Hudson is a registered professional engineer in the province of Ontario. He also holds the designation Qualified Person (QP<sub>ESA</sub>) as defined in O.Reg. 153/04.

Mr. Hudson has been involved with Phase I and Phase II Environmental Site Assessments of residential, commercial, and industrial properties in Ontario, New Brunswick, Nova Scotia, Prince Edward Island, Newfoundland, Manitoba and Alberta.

Mr. Hudson has been thoroughly trained to conduct Phase I Environmental Site Assessments in accordance with the *Canadian Standards Association (CSA) Standard Z768-01 – Phase I Environmental Site Assessment* (published in November 2001). Typically, Mr. Hudson conducts/reviews Phase I Environmental Site Assessments on a monthly basis. To date, Mr. Hudson has researched/prepared/reviewed more than 500 Phase I ESA reports.

Mr. Hudson has supervised soil remediation programs and completed environmental compliance reports for residential and commercial properties in all of the above noted provinces.

Robb Hudson obtained a Bachelor of Engineering Science (B.E.Sc) degree in Civil Engineering from the University of Western Ontario, in London, Ontario in 1982. He obtained a Master of Business Administration (M.B.A.) degree from York University, In Toronto, in 1984.

Mr. Hudson founded Trafalgar Environmental Consultants in 2015, following 30 years of progressive experience in the retail petroleum, construction and environmental consulting fields.