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**Phase One
Environmental Site Assessment
54 Springbrook Drive
Stittsville, Ontario**

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Submitted to:

Amberwood Village Recreation Association
54 Springbrook Drive
Stittsville, ON
K2S 1B9

**Phase One
Environmental Site Assessment
54 Springbrook Drive
Stittsville, Ontario**

August 11, 2020
Project: 65133.01

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Ottawa, ON, Canada
K2K 2A9

August 11, 2020

File: 65133.01

Amberwood Village Recreation Association
54 Springbrook Drive
Stittsville, ON
K2S 1B9

Attention: Alison Stirling, Project Manager

**Re: Phase One Environmental Site Assessment
54 Springbrook Drive
Stittsville, Ontario**

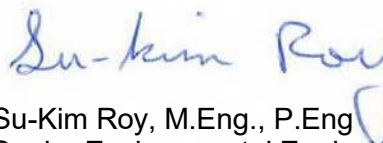
Enclosed is our Phase One ESA report for the above-noted project. The report presented herein is based on the scope of work summarized in our proposal dated June 5, 2020. This report was prepared by Nicole Soucy B.A.Sc, M.A.Sc. and senior reviewed by Su-Kim Roy M.Sc., P.Eng.

Sincerely,

GEMTEC Consulting Engineers and Scientists Ltd.



Nicole Soucy, M.A.Sc., P.Eng
Environmental Engineer



Su-Kim Roy, M.Eng., P.Eng
Senior Environmental Engineer

NS/SKR

Enclosures:

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EXECUTIVE SUMMARY

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by the Amberwood Village Recreation Association to carry out a Phase One Environmental Site Assessment (ESA) for a portion of the property located at 54 Springbrook Drive in Stittsville, Ontario (hereafter referred to as the “subject property” or “subject site”). It is understood that this Phase One ESA is required to support the proposed residential development in a treed area in the northeast portion of 54 Springbrook Drive along Trailway Circle Right of Way (ROW). As there is no proposed change in land use to a more sensitive category for the site, submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation (O.Reg.) 153/04, as amended, is not required. Accordingly, this Phase One ESA was conducted in general accordance with O.Reg 153/04 and the CSA Group standard Z768-01 (R2016), which are the accepted standards of regulatory agencies and financial institutions in the absence of a mandatory RSC.

The primary objective of this Phase One ESA was to identify any former or current potentially contaminating activities at the subject property and its vicinity to develop a preliminary determination of the likelihood of contamination in soil or groundwater, and to determine the need for a Phase Two ESA. The general objectives were met through the evaluation of the information gathered from the review of records, an interview and a site reconnaissance.

Based on GEMTEC’s review of available historical information pertaining to the subject site and adjacent properties, the interview completed and site reconnaissance undertaken, no areas of potential environmental concern were identified to be present on the subject property. As such, completion of a Phase Two ESA is not recommended at this time.

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Phase One Property Information.....	1
2.0	SCOPE OF THE INVESTIGATION	2
2.1	General Objectives	2
2.2	Records Review.....	2
2.3	Interview	3
2.4	Site Reconnaissance	3
3.0	RECORDS REVIEW	4
3.1	General.....	4
3.1.1	Phase One Study Area Determination	4
3.1.2	First Developed Use Determination	4
3.1.3	Fire Insurance Plans / Insurance Reports	4
3.1.4	Chain of Title.....	4
3.1.5	Environmental Reports	4
3.2	Environmental Source Information	5
3.2.1	Ecolog ERIS Database Report.....	5
3.2.2	City Directories	6
3.3	Regulatory Information.....	6
3.3.1	Freedom of Information.....	6
3.3.2	Technical Standards and Safety Authority	6
3.3.3	City of Ottawa	6
3.3.4	Mapping and Assessment of Former Industrial Sites	7
3.3.5	Mapping of Federally Contaminated Sites.....	7
3.3.6	Ontario Inventory of PCB Storage Sites	7
3.4	Physical Setting Sources	7
3.4.1	Aerial Photographs	7
3.4.2	Topography, Hydrology and Geology.....	8
3.4.3	Fill Materials.....	9
3.4.4	Provincially Significant Wetlands and Areas of Natural Significance	9
3.4.5	Well Records	9
3.4.6	Site Operating Records.....	9
4.0	INTERVIEWS.....	9
4.1	Assessment and Evaluation of Interview	10
5.0	SITE RECONNAISSANCE.....	10

5.1	General Requirements	10
5.1.1	Site Photographs	10
5.1.2	Observations.....	11
5.1.3	Site Services.....	11
5.2	Specific Observations within the Study Area	11
5.2.1	Services.....	11
5.2.2	Water Bodies and Areas of Natural Significance	11
5.2.3	Surrounding Properties	11
5.3	Enhanced Investigation Property	11
5.4	Written Description of Investigation	11
5.5	Hazardous Materials	12
5.5.1	Lead	12
5.5.2	Mercury.....	12
5.5.3	Storage Tanks	12
5.5.4	Polychlorinated Biphenyl (PCBs)	12
5.5.5	Asbestos Containing Materials (ACM).....	12
5.5.6	Urea Formaldehyde Foam Insulation (UFFI).....	13
5.5.7	Solid Waste Disposal Practices.....	13
5.5.8	Ozone Depleting Substances.....	13
5.5.9	Radon Gas	13
6.0	REVIEW AND EVALUATION OF INFORMATION.....	14
6.1	Current and Past Uses.....	14
6.2	Potentially Contaminating Activities.....	14
6.3	Areas of Potential Environmental Concern.....	16
6.4	Phase One Conceptual Site Model	16
6.4.1	Underground Utilities	17
6.4.2	Discussion of Uncertainty.....	17
7.0	CONCLUSIONS AND RECOMMENDATIONS	17
8.0	REFERENCES.....	18
9.0	LIMITATIONS OF LIABILITY	19
10.0	CLOSURE.....	19

LIST OF TABLES

Table 3.1: EcoLog ERIS Report Summary	5
Table 3.2: Summary of The City of Ottawa – Historical Land Use Inventory.....	7
Table 3.3: Summary of Aerial Photograph Review	7
Table 5.1: Summary of Site Photographs.....	10
Table 6.1: Summary of Potentially Contaminating Activities	14

LIST OF APPENDICES

Appendix A	Figures
Appendix B	Fire Insurance Plan
Appendix C	Chain of Title
Appendix D	EcoLog ERIS
Appendix E	Technical Standards & Safety Authority Records
Appendix F	Historical Land Use Inventory
Appendix G	Aerial Photographs
Appendix H	Site Photographs

1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by the Amberwood Village Recreation Association to carry out a Phase One Environmental Site Assessment (ESA) for a portion of the property located at 54 Springbrook Drive in Stittsville, Ontario (hereafter referred to as the “subject property” or “subject site”). It is understood that this Phase One ESA is required to support the proposed residential development in a treed area in the northeast portion of 54 Springbrook Drive along Trailway Circle Right of Way (ROW). As there is no proposed change in land use to a more sensitive category for the site, submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation (O.Reg.) 153/04, as amended, is not required. Accordingly, this Phase One ESA was conducted in general accordance with O.Reg 153/04 and the CSA Group standard Z768-01 (R2016), which are the accepted standards of regulatory agencies and financial institutions in the absence of a mandatory RSC.

The subject property consists of a treed area in the southeast portion of the property, which is bounded to the north and to the west by a golf course (also part of 54 Springbrook Drive), to the east by residential properties (23 Eagle Rock Way), and to the south by the Trailway Circle ROW. The subject property has an approximate area of 0.5 hectares (1.3 acres). The site location and study area are provided on Figures A.1 and A. 2, Appendix A.

1.1 Phase One Property Information

The legal description for 54 Springbrook Drive is as follows:

- PCL O-3, SEC 4M-250; BLK O, PL 4M-250, EXCEPT PT 1, 4R3741 ; S/T GB10259,LT186229,LT188436,LT270958 GOULBOURN SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWNSHIP OF GOULBOURN AS IN LT1349219.; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-30083 AS IN OC1889867.

The subject property is currently owned by Amberwood Village Recreation Association c/o The Bank of Nova Scotia. The contact person for the subject property is Ms. Alison Stirling, telephone 613-299-5654.

The subject property is not an enhanced investigation property as defined by Ontario Regulation 153/04, as amended.

2.0 SCOPE OF THE INVESTIGATION

2.1 General Objectives

The Phase One ESA was conducted in general accordance with current industry standards, as outlined within Ontario Regulation 153/04, and CSA Group standard Z768-01. The general objectives of the Phase One ESA were:

- To develop a preliminary determination of the likelihood of contamination in soil or groundwater at the subject property; and,
- To determine the need for a Phase Two ESA.

The general objectives were met through the evaluation of the information gathered from the review of records, an interview and a site reconnaissance. Specific objectives for these components and the tasks completed to achieve these objectives are described below.

2.2 Records Review

In order to identify actual or potential sources of contamination within the study area a review of information from the following sources was conducted:

- Bedrock and Overburden Geology Maps – Overburden and bedrock geology maps provided by Natural Resources Canada were reviewed in order to identify the underlying soil deposits and bedrock types.
- Fire Insurance Maps and Reports – A search of available fire insurance maps and reports was performed for the subject site and surrounding area. No fire insurance plans were available for the subject property, or for properties located within a 250-metre radius of the subject property. A copy of the request for fire insurance plans and reports can be found in Appendix B.
- A chain of title search for the subject property was provided by Wentzell Titles of Kemptville, Ontario and is included in Appendix C.
- Ecolog ERIS Databases – The Ecolog ERIS report searches more than 50 public and private information databases to identify potential environmental concerns. An Ecolog ERIS report was obtained for the subject site and a 250-metre-buffer surrounding the subject site. A copy of the Ecolog ERIS Report is provided in Appendix D.
- City Directories – Due to current COVID-19 restrictions, City Directory information for this property could not be obtained. Thus, the historical review to inform the Phase One ESA was completed considering the other available information sources and databases.
- Freedom of Information (FOI) – FOI searches completed through the Ministry of the Environment, Conservation and Parks (MECP) consist of information obtained from documents and records from the Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch.

- A records search was requested from the TSSA for the subject (54 Springbrook Drive) and adjacent properties located at 20 Wildpine Crescent; 1 and 3 Pinebluff Trail; 17,19, and 23 Eagle Rock Way; 18 and 20 Trailway Crescent; 3 Pinecone Trail, and 1 Snowy Owl Trail. The TSSA search results are provided in Appendix E.
- The City of Ottawa – Records from the City of Ottawa Historical Land Use Inventory (HLUI) were provided to GEMTEC as part of this study. The HLUI response can be found in Appendix F.
- GeoOttawa and National Air Photo Library Aerial Photographs – Aerial photographs from the years 1932, 1947, 1955, 1963, 1976, 1983, 1991, 1999, 2008, and 2017 were reviewed for the subject site and study area. The photographs were reviewed in order to identify areas of potential environmental concern resulting from historical land uses on the subject site and surrounding areas. A copy of the aerial photographs can be found in Appendix G.
- “Mapping of Federally owned Contaminated Sites” prepared by Treasury Board of Canada Secretariat was reviewed.
- “Ontario Inventory of PCB Storage Sites” dated January 1992 and prepared by Ontario Ministry of the Environment (Waste Management Branch) was reviewed.

2.3 Interview

An interview was carried out over the phone with Mr. Bernie Ashe on July 10, 2020, Mr. Ashe is a Board Member of the Amberwood Village Recreation Association and has been a resident of the area for over 30 years. Mr. Ashe provided, to the best of his knowledge, a description of recent and past uses of the subject property and activities that could have contributed to contamination of on-site soil and groundwater.

The objective of the interview was to assist in the identification of potentially contaminating activities (PCAs) that may have led to areas of potential environmental concern (APECs) at the subject property.

2.4 Site Reconnaissance

The subject property was visually assessed to document current conditions and to evaluate the potential for environmental impacts to on-site soil and groundwater. The site was also inspected to identify if any possible preferential pathways such as underground utilities exist on the subject property that may affect the fate, transport and distribution of contaminants. Adjacent properties were assessed from publicly accessible boundaries to evaluate the potential for environmental impacts to the subject property.

Photographs were taken to support observations, and are provided in Appendix I.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The subject property has an area of 0.5 hectares (1.3 acres) and is located at 54 Springbrook Drive in Stittsville, Ontario. The subject property has never been developed.

Historical land use in the study area prior to 1983 was primarily agricultural with many undeveloped treed areas, followed by residential development within the study area and a golf course present adjacent and north of the site.

Based on this information, a study area of 250 metres surrounding the subject property is deemed sufficient for the purpose of this Phase One ESA. The location of the subject property and the extent of the Phase One ESA study area, including the 250-metre radius buffer zone, are provided on the Site Location Plan, Figure A.2, Appendix A.

3.1.2 First Developed Use Determination

Based on a review of available historical information, the subject property has never been developed.

3.1.3 Fire Insurance Plans / Insurance Reports

A search of available fire insurance plans was conducted for the subject property and the adjacent properties. The search indicated that no fire insurance plans or multirisk reports were available within the study area. A copy of the request and response is provided in Appendix B.

3.1.4 Chain of Title

The Parcel Register Abstract for PIN is 04459-0256 (LT); and legal description for the subject site is PCL O-3, SEC 4M-250; BLK O, PL 4M-250, EXCEPT PT 1, 4R3741 ; S/T GB10259,LT186229,LT188436,LT270958 GOULBOURN SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWNSHIP OF GOULBOURN AS IN LT1349219.; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-30083 AS IN OC1889867. A copy of the Parcel Register Abstracts is provided in Appendix C.

The property is currently owned by Amberwood Village Recreation Association c/o The Bank of Nova Scotia, with easements allowed for The Hydroelectric Power Commission of Ontario, Ontario Hydro, and Hydro Ottawa Limited. No PCAs were identified from the review of the title search.

3.1.5 Environmental Reports

No historical environmental reports were provided to GEMTEC to review as part of this Phase One ESA.

3.2 Environmental Source Information

3.2.1 Ecolog ERIS Database Report

GEMTEC contacted Ecolog Environmental Risk Information Services Ltd. (Ecolog ERIS) to conduct a search of over 50 public and private information databases for the subject property and the area within 250 metres of the subject property. The complete Ecolog Eris report, including a list of databases searched, is provided in Appendix D. All listings were reviewed and the following entries were identified as relevant:

Table 3.1: EcoLog ERIS Report Summary

Address / Location	Distance from Subject Property	Company / Name	Database	Description
3 Pinecone Trail	150 metres east	Gurthie Woods Production Limited	Scotts Manufacturing Directory	<p>Listed in the manufacturing directory in 1988 for:</p> <ul style="list-style-type: none"> • All Other Textile Product Mills; <ul style="list-style-type: none"> • Cut and Sew Clothing Contracting; • Other Men's and Boys' Cut and Sew Clothing Manufacturing; • Women's and Girls' Cut and Sew Lingerie, Loungewear and Nightwear Manufacturing; • All Other Cut and Sew Clothing Manufacturing; • Clothing Accessories and Other Clothing Manufacturing; • Other Leather and Allied Product Manufacturing; • Jewellery and Silverware Manufacturing; • All Other Miscellaneous Manufacturing; • Metal Service Centres; • All Other Wholesaler-Distributors; and, • Clothing and Clothing Accessories Wholesaler-Distributors.
54 Springbrook Drive (North of Subject Property)	50 metres north	Amberwood Village Golf & Country Club	Ontario Regulation 347 Waste Generators Summary	Listed as generator of one or more of paint/pigment/coating residues, waste oils & lubricants, and halogenates pesticides in 2010, 2011, and 2016 through 2019.
52 Springbrook Drive	250 metres north	Amberwood Village Golf & Country Club	Ontario Regulation 347 Waste Generators Summary	Listed as a waste generator of undefined wastes in 2004.

Address / Location	Distance from Subject Property	Company / Name	Database	Description
Lot 25 Concession 11	Adjacent to 250m +	-	Landfill Inventory Management Ontario	A Historic and Closed Landfill was identified at the identified lot/ concession.

3.2.2 City Directories

Due to current COVID-19 restrictions, a search of the City Directory for this property could not be obtained. Thus, the historical review to inform the Phase One ESA was completed considering the other available information sources and databases.

3.3 Regulatory Information

3.3.1 Freedom of Information

A Freedom of Information (FOI) request for records on the subject property was sent to the MECP in June of 2020. FOI responses consist of information obtained from documents and records from the Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch.

A response to the FOI request has not yet been received from the MECP. If the MECP's response identifies records with respect to the subject property which indicate areas of potential environmental concern, an update will be provided.

3.3.2 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) was contacted on June 19, 2020 to request available records regarding the subject property (54 Springbrook Drive) and adjacent properties located at 20 Wildpine Crescent; 1 and 3 Pinebluff Trail; 17,19, and 23 Eagle Rock Way; 18 and 20 Trailway Crescent; 3 Pinecone Trail, and 1 Snowy Owl Trail.

The response from the TSSA indicated that they have no records for any of the searched properties. A copy of the search request and the response from the TSSA are provided in Appendix E.

3.3.3 City of Ottawa

Records from the City of Ottawa Historical Land Use Inventory (HLUI) were obtained as part of this study. A summary of information provided in the HLUI information within the study area, and associated PCAs (if applicable) are summarized in Table 3.2 below.

Table 3.2: Summary of The City of Ottawa – Historical Land Use Inventory

Company Name	Location	Distance from Subject Property	Facility Type	PCAs
James Ross Limited	5 Eagle Rock Way	160 metres northeast	Interior and finishing work	None
Guthrie Woods Products Limited	3 Pinecone Trail	150 metres east	Leather and Allied Products Industries	33. Metal Treatment, Coating, Plating and Finishing
Image Window Cleaning	21 Pinecone Trail	130 metres southeast	Services to Buildings and Dwellings	None

A copy of the information provided by the City of Ottawa is included in Appendix F.

3.3.4 Mapping and Assessment of Former Industrial Sites

A report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” dated July 1988 and prepared by Intera Technologies Ltd. was reviewed. The report provides an inventory and assessment of former industrial sites in the City of Ottawa from 1850 to 1984 that would have likely produced or handled hazardous waste and materials. Through a review of the report, no former industrial or landfill sites were identified within the study area.

3.3.5 Mapping of Federally Contaminated Sites

A Government of Canada, Treasury Board of Canada Secretariat, interactive map illustrating a database of over 4,000 federally owned contaminated sites was reviewed. The database did not identify any federally owned contaminated site within the study area.

3.3.6 Ontario Inventory of PCB Storage Sites

The Waste Management Branch of the MECP published a report entitled “Ontario Inventory of PCB Storage Sites in October 1991” in January 1992. The publication includes information of PCB storage sites collected under O.Reg 11/82 through MECP district and regional offices. The database did not identify any PCB storage sites within the study area.

3.4 Physical Setting Sources

3.4.1 Aerial Photographs

Aerial photographs were obtained at regular intervals and were selected considering suitable scale for analysis and coverage area. The earliest aerial photograph obtained was from 1932. Observations made with respect to the selected aerial photographs are summarized in Table 3.3.

Table 3.3: Summary of Aerial Photograph Review

Plate Number	Date	Photograph Number	Observations
G1	1932	A4432-34	The subject site appears to be an undeveloped treed lot.

Plate Number	Date	Photograph Number	Observations
			Surrounding areas appear to be undeveloped treed lots or agricultural use.
G2	1947	A10910-166	No significant changes from the 1932 Aerial Photograph.
G3	1955	Unidentified	No significant changes from the 1947 Aerial Photograph.
-	1976	Publically Available from GeoOttawa	No significant changes from the 1955 Aerial Photograph.
			The subject site still appears to be an undeveloped treed lot.
			A golf course has been developed adjacent north to the subject property.
G4	1983	A31337-163	Significant residential development has occurred north, west, and east of the subject site.
			Some preliminary roadways appear to be under development south of the subject site.
-	1991	Publically Available from GeoOttawa	The subject site still appears to be an undeveloped treed lot.
			Significant residential development has occurred south and east of the subject site.
-	1999	Publically Available from GeoOttawa	No significant changes from the 1991 Aerial Photograph.
-	2008	Publically Available from GeoOttawa	No significant changes from the 1999 Aerial Photograph.
-	2017	Publically Available from GeoOttawa	No significant changes from the 2008 Aerial Photograph.

Copies of the aerial photographs not publically available from GeoOttawa are provided in Appendix G.

Based on the review of selected historical aerial photographs, the subject property has never been developed, which is consistent with other sources.

Land use in the study area prior to 1983 was primarily agricultural with many undeveloped treed areas, followed by residential development in the study area with a golf course present adjacent to and north of the site.

3.4.2 Topography, Hydrology and Geology

A topographic map based on The Geography Network of Canada - Ontario Basic Mapping (GNC, 2004) is provided as Figure A.3, Appendix A. The subject property has an elevation of approximately 113 metres above sea level. The regional topography of the surrounding area generally slopes eastwards, however based on the presence of the golf course north of the site, it is anticipated that shallow local groundwater flow may have a northwards flow direction competent.

Surficial and bedrock geology maps of the Ottawa area indicate that the overburden in the vicinity generally consists of organic deposits of mainly muck and peat in bogs, fens, swamps

and poorly drained areas with a thickness ranging from 0 and 5 metres. The bedrock is mapped as interbedded calcarenite and subllthographic to fine crystalline limestone, with minor shales in upper part of the Bobcaygeon Formation.

3.4.3 Fill Materials

No fill materials were observed on the subject property during the site reconnaissance.

3.4.4 Provincially Significant Wetlands and Areas of Natural Significance

No provincially significant wetlands (PSWs) or areas of natural and scientific interest (ANSIs) were identified on the subject property or within the study area. One evaluated wetland was present approximately 220 metres west of the subject property (MNR, 2014).

3.4.5 Well Records

A copy of the MECP Well Records for the subject property and study area was reviewed. One well was identified within the 250 metre search radius. The location of the adjacent water well, based on the UTM coordinates provided in the water well records, have been plotted on Figure A.3, Appendix A. The depth to the water table based on the static water level available from the MECP well record was recorded as 0 metres below ground surface.

The MECP well record indicates that the stratigraphy of the overburden in the area is generally clay underlain by sand and gravel with boulders. Limestone bedrock was encountered at an average depth of 20.7 metres below ground surface.

3.4.6 Site Operating Records

The subject property is not an enhanced investigation property as defined by Ontario Regulation 153/04. As such, no site operating records were reviewed.

4.0 INTERVIEWS

An interview was carried out over the phone with Mr. Bernie Ashe on July 10, 2020. Mr. Ashe was identified as an interview candidate because he is familiar with the subject property, is on the management board for the subdivision, and has been living in the area for over 30 years. Details of the interview are summarized in the following sections.

- Mr. Ashe confirmed that the subject site is to be developed into five residential lots;
- Mr. Ashe confirmed that single family residential dwellings will be developed on each lot by Inverness Homes;
- Mr. Ashe indicated that currently the subject site is an overgrown treed lot that has, to the best of his knowledge never been developed. However he did mentioned that at times neighbouring residents have maintained a garden on the subject site;

- Mr. Ashe confirmed that municipal water and sewers are present along the roadway and to the lot line – future development will include connecting to the municipal services;
- Mr. Ashe indicated that there is a 10 metre easement for stormwater along the west side of the subject site; and,
- To the best of Mr. Ashe's knowledge, there has never been any garages, dry cleaners, or gas stations or any other potentially contaminating event on the subject site, or in the vicinity of the subject site.

4.1 Assessment and Evaluation of Interview

Mr. Ashe commented on the use of the subject property, future development plans and neighbouring properties. The interviews are consistent with historical records, and other information sources in that the subject property has never been developed and is currently an overgrown treed lot.

No PCAs were identified through the site interview.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

A site reconnaissance was carried out on July 9, 2020, from approximately 12:15 pm to 1:30pm. The weather at the time of the site reconnaissance was clear with a temperature of approximately 33 degrees Celsius.

The site reconnaissance was completed by Mr. Connor Shaw B.Eng., of GEMTEC. The site reconnaissance was carried out to determine if there were environmental concerns with the subject property and/or surrounding property uses.

5.1.1 Site Photographs

Photographs of the subject property were taken during the course of the site reconnaissance to document the general condition of the site. Selected relevant photographs are presented in Appendix H. A discussion of the photographs is provided in the Table 5.1.

Table 5.1: Summary of Site Photographs

Plate Number	Orientation	Description
H1	North	Photograph of the subject property overgrown with trees and greenery.
H2	Northwest	Photograph of an unofficial footpath through the subject site.
H3	Northwest	Photograph of services on the roadway adjacent to the subject property.

5.1.2 Observations

The following observations were made for subject property:

- The subject property is undeveloped with dense vegetation;
- A dry ditch was identified just north-west of the subject property;

5.1.3 Site Services

The site is currently undeveloped and, as such, is not serviced with any utilities.

5.2 Specific Observations within the Study Area

5.2.1 Services

Buildings in the study area are fully serviced with hydro, municipal water, natural gas, sanitary and storm sewers. Sewers were observed in the streets adjacent to the subject property. Structures in the study area are connected to underground hydro and had natural gas hookups on the exterior of their homes.

5.2.2 Water Bodies and Areas of Natural Significance

No areas of natural significance were observed in the study area. Three artificial water bodies in the form of ponds created as part of the golf course were identified north of the subject site.

5.2.3 Surrounding Properties

The following general observations were made for the properties surrounding the subject property:

- Residential homes are located to the south and east of the subject property;
- A golf course was identified to the north and west of the subject property;

5.3 Enhanced Investigation Property

The Phase One ESA property is not an enhanced investigation property as defined by Ontario Regulation 153/04, as amended.

5.4 Written Description of Investigation

The site reconnaissance was carried out on July 9, 2020, by Mr. Connor Shaw, B.Eng. of GEMTEC. The site reconnaissance was carried out to determine if there were environmental concerns with current land uses for the subject property and/or surrounding properties.

No potentially contaminating activities (PCAs) were identified on the subject property or in the study area during the site reconnaissance.

5.5 Hazardous Materials

5.5.1 Lead

Under the federal Hazardous Products Act, the lead content in interior paint was limited to 0.5% by weight in 1976. After 1980, lead was not used in interior paints; however, exterior paints may have still contained lead. All consumer paints produced and imported into Canada were virtually lead-free as of 1992.

Based on the subject site not having been previously developed, it is unlikely that lead based paints have been used on the subject property.

5.5.2 Mercury

Mercury is commonly found in thermostats and electrical switches, as well as mercury vapour-containing fluorescent light bulbs.

Based on the subject site not having been previously developed, it is unlikely that mercury containing items have been present on the subject property.

5.5.3 Storage Tanks

No storage tanks were observed on the site during the site reconnaissance.

5.5.4 Polychlorinated Biphenyl (PCBs)

From the 1930s to the 1970s, PCBs were used to make coolants and lubricants for certain kinds of electrical equipment, including transformers and capacitors, and were widely used in a number of industrial materials including sealing and caulking compounds, inks, and paint additives. PCBs are an environmental concern as they do not readily degrade and have been identified to bio-accumulate. In Canada, the Federal Environmental Contaminants Act (1976) prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, the storage and disposal of PCB waste materials is regulated.

No transformers were identified on the subject property at the time of site reconnaissance. Pad mounted transformers were identified in the study area. The transformers appeared to be in good condition with no evidence of leaking.

5.5.5 Asbestos Containing Materials (ACM)

Asbestos has been used in many products in buildings and continues to be used in some building products today. Two categories of asbestos were used in building construction (i) non-friable asbestos-containing materials (ACMs), and (ii) friable ACMs. Products that contain non-friable (hard or non-crumbly) asbestos include floor tiles, cement sheeting and pipes, motor vehicle brakes, and roofing materials. The use of these products has declined significantly since the 1970s; however, these products are still legal and are still used in Canada today. Friable

asbestos materials can be crumbled, pulverized, or reduced to powder by hand pressure. Due to the softer nature of these products, the fibres can more readily be released to the air where they can be inhaled. Most friable products were withdrawn from the Canadian market in the 1970s, and production of friable products ceased, and they were commercially unavailable by 1982. However, it was not until 1985 that provincial regulatory bodies enforced a complete ban on friable asbestos products. Common friable products included sprayed fireproofing, sprayed acoustic or decorative finishes, and thermal insulation on piping or mechanical systems.

Based on the subject site not having been previously developed, it is unlikely that ACM building supplies have been present on the subject property.

5.5.6 Urea Formaldehyde Foam Insulation (UFFI)

UFFI became an insulation product for existing houses in Canada in the 1970s; however, it was banned in Canada in 1980 under the Hazardous Products Act. UFFI can begin to deteriorate if exposed to water and moisture, and its degradation can also result in formaldehyde gas emissions.

Based on the subject site not having been previously developed, it is unlikely that UFFIs have been present on the subject property.

5.5.7 Solid Waste Disposal Practices

No waste or disposal locations were identified on the subject property at the time of site reconnaissance. Regular municipal waste collection is available in the study area.

5.5.8 Ozone Depleting Substances

In 1998, the Federal government filed the Ozone-Depleting Substances Regulations. The Regulations reflect Canada's commitment to meet its requirements under the Montreal Protocol on Substances that Deplete the Ozone Layer. The Montreal Protocol is an international agreement signed by over 180 countries to control the production and exchange of certain ozone-depleting substances. The Regulations are intended to further reduce emissions of ozone-depleting substances. The Regulations were amended in 2001, 2002, and 2004.

No ozone depleting substances were identified during the site reconnaissance.

5.5.9 Radon Gas

Radon is a colourless, tasteless radioactive gas with a very short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly confined areas near or in the ground, such as basements, where vapours can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure.

Based on GEMTECs review of the map entitled 'Radon Potential Map Ontario', the subject property is within a high potential radon hazard area (REMC, 2011).

Actual radon concentrations can only be determined using Long-term Measurement techniques, as described within Health Canada's 'Guide for Radon Measurements in Public Buildings' document (Health Canada, 2016).

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

The property is currently owned by Amberwood Village Recreation Association c/o The Bank of Nova Scotia, with easements allowed for The Hydroelectric Power Commission of Ontario, Ontario Hydro, and Hydro Ottawa Limited. No previous owners are listed on the Parcel Register Abstract.

6.2 Potentially Contaminating Activities

Potentially contaminating activities within the Phase One ESA study area and the likelihood for creating an APEC on the subject property are summarized in Table 6.1, locations of these PCAs are shown on Figure A.2, Appendix A.

Table 6.1: Summary of Potentially Contaminating Activities

Type of PCA	Address / Location	Description	PCA Resulted in APEC / No APEC Rationale	Material of Concern Contaminants of Concern
17. Dye Manufacturing, Processing and Bulk Storage		Identified in the HLUI for wood products. Listed in the manufacturing directory in 1988 for:		
33. Metal Treatment, Coating, Plating and Finishing	3 Pinecone Trail	<ul style="list-style-type: none"> All Other Textile Product Mills; Cut and Sew Clothing Contracting; 	No Based on anticipated groundwater flow direction and distance from subject site	-
54. Textile Manufacturing and Processing	- 150 metres east	<ul style="list-style-type: none"> Other Men's and Boys' Cut and Sew Clothing Manufacturing; Women's and Girls' Cut and Sew Lingerie, Loungewear and Nightwear Manufacturing; 		
59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood		<ul style="list-style-type: none"> All Other Cut and Sew Clothing Manufacturing; 		

Type of PCA	Address / Location	Description	PCA Resulted in APEC / No APEC Rationale	Material of Concern Contaminants of Concern
Products		<ul style="list-style-type: none"> • Clothing Accessories and Other Clothing Manufacturing; • Other Leather and Allied Product Manufacturing; • Jewellery and Silverware Manufacturing; • All Other Miscellaneous Manufacturing; • Metal Service Centres; • All Other Wholesaler-Distributors; and, • Clothing and Clothing Accessories Wholesaler-Distributors. 		
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil conditioners.	54 Springbrook Drive (North of Subject Property) - 50+ metres north	Listed as generator of one or more of paint/pigment/coating residues, waste oils & lubricants, and halogenates pesticides in 2010, 2011, and 2016 through 2019.	No Based on anticipated location of site activity and anticipated groundwater flow direction	-
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil conditioners.	52 Springbrook Drive - 250 metres north	Listed as a waste generator of undefined wastes in 2004.	No Based on type of activity and anticipated groundwater flow direction	-
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil conditioners.	Lot 25 Concession 11 - adjacent to 250+ metres	Records identified a historic landfill at Lot 25 Concession 11.	No Based on review of the HLUI, the Government of Ontario landfill databases, Ottawa Old Landfill Management Strategy document by Golder (2004), City of Ottawa's Old Landfill report and aerial photograph review.	-

Type of PCA	Address / Location	Description	PCA Resulted in APEC / No APEC Rationale	Material of Concern Contaminants of Concern
			Note: This PCA has not been shown on the attached figures since its exact location is unknown.	

6.3 Areas of Potential Environmental Concern

The available information was reviewed in a comprehensive manner starting with available historical information, followed by the results of the site reconnaissance and finally the results of the interviews. These three components were evaluated using our professional experience, judgment and available documentation including guidelines to determine potentially contaminating activities. Available historical records were cross-referenced with other records to verify their accuracy. The observations from the site reconnaissance and information provided through the interview validated the available historical records for the subject property, and vice versa. The potentially contaminating activities were then reassessed using our professional experience and judgment in order to identify the areas of potential environmental concern on the subject property. In combination, the factual review of available historical records and application of professional judgment have led to a thorough analysis that is sufficient for the purposes of the Phase One ESA.

Based on the review, no areas of potential environmental concern (APECs) were identified on the subject property.

6.4 Phase One Conceptual Site Model

Based on the historical review and site reconnaissance, GEMTEC concludes that there is low potential for soil and groundwater contamination at the subject property. Information presented in this report that contributes to the development of the CSM is presented as applicable in Figures A.2 and A.3 and summarized as follows:

- Historical land use in the study area prior to 1983 was primarily agricultural with many undeveloped treed areas, followed by residential development in the study area with a golf course present adjacent north of the site;
- The subject property has never been developed;
- The surrounding properties are fully serviced by the municipality and utility providers;
- Surrounding properties are a primarily residential, with community roadways and a golf course;

- The subject property is currently a vacant treed lot, and is proposed to be developed into residential properties;
- The MECP Well Records search identified one well within the 250-metre search radius;
- No provincially significant wetlands (PSWs) or areas of natural and scientific interest (ANSIs) were identified on the subject property or within the study area;
- The subject property has an elevation of approximately 113 metres above sea level. The regional topography of the surrounding area generally slopes eastwards, however based on the identified ditch, local topography, and the presence of the golf course north of the site, it is anticipated that shallow local groundwater flow may have a northwards flow direction competent.
- Surficial and bedrock geology maps of the Ottawa area indicate that the overburden in the vicinity of the study area generally consists of organic deposits of mainly muck and peat in bogs, fens, swamps and poorly drained areas with a thickness ranging from 0 and 5 metres. The bedrock is mapped as interbedded calcarenite and subllithographic to fine crystalline limestone, with minor shales in upper part of the Bobcaygeon Formation; and,
- Based on the review of records, the interview and the site reconnaissance completed as part of the Phase One ESA, GEMTEC identified seven PCAs for the study area. However none of the PCAs were determined to create an APEC on the subject property.

Information considered for the development of this CSM was gathered from numerous sources (i.e. aerial photographs, city directories, environmental database searches, physical setting sources, interview and a site reconnaissance), which reduces the potential for not identifying a former property use or PCA.

6.4.1 Underground Utilities

There is potential for underground utilities to affect contaminant transport for the subject property, if contaminants are present. The adjacent properties and roadways are fully serviced with natural gas, hydro, water, and municipal sewer.

6.4.2 Discussion of Uncertainty

There is uncertainty with the Phase One Conceptual Site Model associated with using well record data, topographic and geology maps from external sources. Information based on these sources may have changed since publishing due to construction, seasonal variations, or other factors.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on GEMTEC's review of available historical information pertaining to the subject site and adjacent properties, the interview completed and site reconnaissance undertaken, no APECs

were identified to be present on the subject property. As such, completion of a Phase Two ESA is not recommended at this time.

8.0 REFERENCES

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9.0 LIMITATIONS OF LIABILITY

This Phase One ESA was carried out in general accordance with Ontario Regulation 153/04 and the CSA Group's "Z768-01 Phase One Environmental Site Assessment". The results of this Phase One ESA should in no way be construed as a warranty that the subject property is free from any and all contaminants other than those noted in this report, nor that all compliance issues have been addressed.

This report was prepared for the exclusive use of the Amberwood Village Recreation Association and is based on data and information collected during the Phase One ESA of the property conducted by Gemtec Consulting Engineers and Scientists Ltd. This report may not be relied upon by any other person or entity without the express written consent of Gemtec Consulting Engineers and Scientists Limited and the Amberwood Village Recreation Association. In evaluating this site, Gemtec Consulting Engineers and Scientists Limited has relied in good faith on information provided by others. We accept no responsibility for any deficiencies or inaccuracies in this report as a result of omissions, misinterpretations, or fraudulent acts of others.

The assessment of environmental conditions and possible site hazards presented has been made using the available historical and technical data collected and provided by others. The conclusions provided herein represent the best judgment of Gemtec Consulting Engineers and Scientists Ltd. based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities.

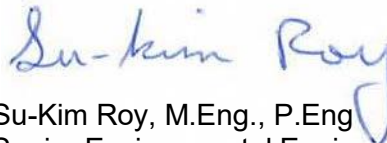
The scope of the Phase One ESA is sufficient to identify existing and/or potential environmental liabilities that are obvious from visual examination of surface features and from available sources of information. This level of work is a method of risk reduction, not risk elimination. No building materials, water, liquid, gas, products or chemical sampling and/or testing on or in the vicinity of the subject property was carried out as part of this assessment. The Phase One ESA does not include a program of intrusive observation/testing. These activities would be carried out as part of a Phase Two ESA. This environmental assessment included only a cursory overview of the neighbouring land uses from public right of ways and from the subject property and does not constitute a complete assessment of the adjacent sites.

10.0 CLOSURE

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



Nicole Soucy, M.A.Sc., P.Eng
Environmental Engineer

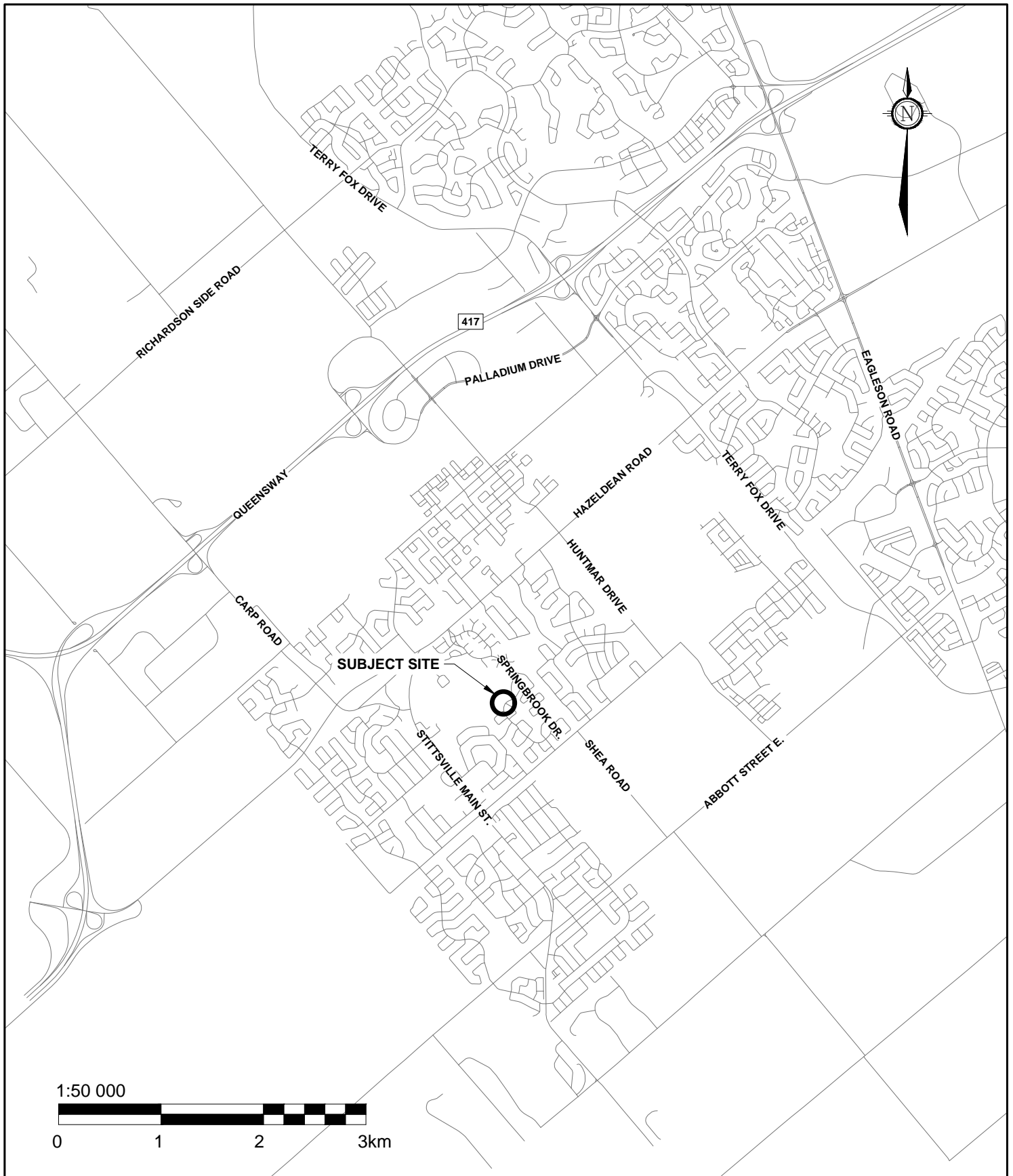



Su-Kim Roy, M.Eng., P.Eng
Senior Environmental Engineer

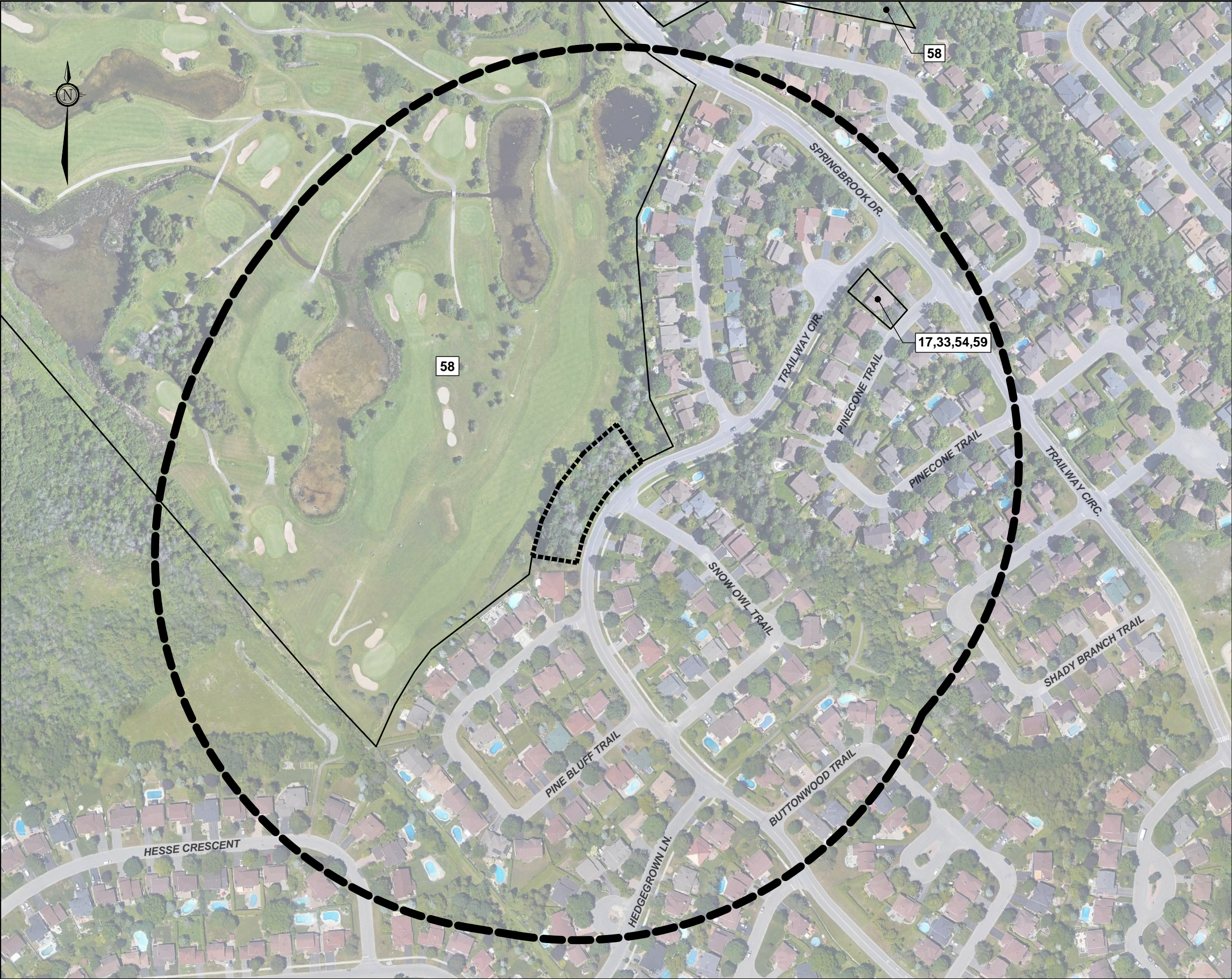


APPENDIX A

Figures



 GEMTEC CONSULTING ENGINEERS AND SCIENTISTS 32 Steacie Drive, Ottawa, ON K2K 2A9 T: (613) 836-1422 www.gemtec.ca ottawa@gemtec.ca	Project			Client		
	PHASE ONE ESA 54 SPRINGBROOK DRIVE STITTSVILLE, ON			AMBERWOOD VILLAGE RECREATION ASSOCIATION		
	Drwn By			Drawing		
P.C.			Chkd By	KEY PLAN		
N.S.			Date	Project No.	Revision No.	FIGURE A.1
			AUGUST 2020	65133.01	0	

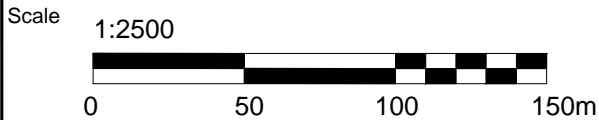


LEGEND

- SUBJECT SITE**
- STUDY AREA**
250m AROUND SUBJECT SITE

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

- 17** DYE MANUFACTURING, PROCESSING AND BULK STORAGE
- 33** METAL TREATMENT, COATING, PLATING AND FINISHING
- 54** TEXTILE MANUFACTURING AND PROCESSING
- 58** WASTE DISPOSAL AND WASTE MANAGEMENT, INCLUDING THERMAL TREATMENT, LANDFILLING AND TRANSFER OF WASTE, OTHER THAN USE OF BIOSOILS AS SOIL CONDITIONERS
- 59** WOOD TREATING AND PRESERVATIVE FACILITY AND BULK STORAGE OF TREATED AND PRESERVED WOOD PRODUCTS



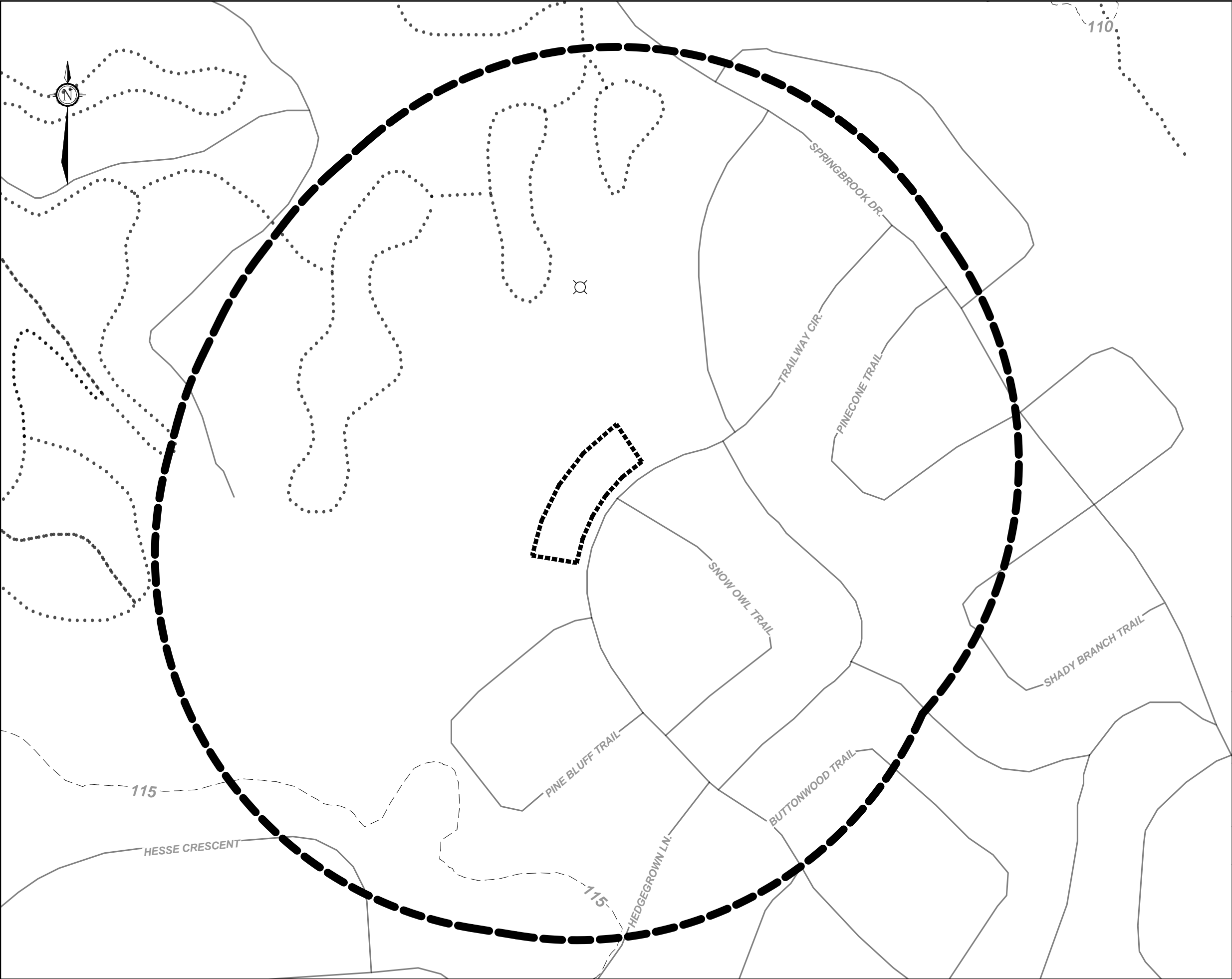
32 Steacie Drive
Ottawa, ON K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

Drawing
SITE LOCATION PLAN

Client
**AMBERWOOD VILLAGE
RECREATION ASSOCIATION**

Project 65133.01	PHASE ONE ESA 54 SPRINGBROOK DRIVE STITTSVILLE, ONTARIO
Drwn by P.C.	
Chkd by N.S.	

Date AUGUST 2020	Rev. 0	FIGURE A.2
---------------------	-----------	-------------------



LEGEND

SUBJECT SITE

STUDY AREA
250m AROUND SUBJECT SITE

CONTOUR INTERVAL, IN METRES

WATER BODIES

MECP WELL LOCATION

Scale

1:2500

0

50

100

150m

GEMTEC

CONSULTING ENGINEERS
AND SCIENTISTS

32 Steacie Drive
Ottawa, ON K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

Drawing

TOPOGRAPHIC MAP

Client

AMBERWOOD VILLAGE
RECREATION ASSOCIATION

Project

65133.01

Drwn by

P.C.

Chkd by

N.S.

Date

AUGUST 2020

Rev.

0

FIGURE A.3

PHASE ONE ESA
54 SPRINGBROOK DRIVE
STITTSVILLE, ONTARIO



APPENDIX B

Fire Insurance Plans



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Swati

Site Address:

45.26828 75.91843

Project No:

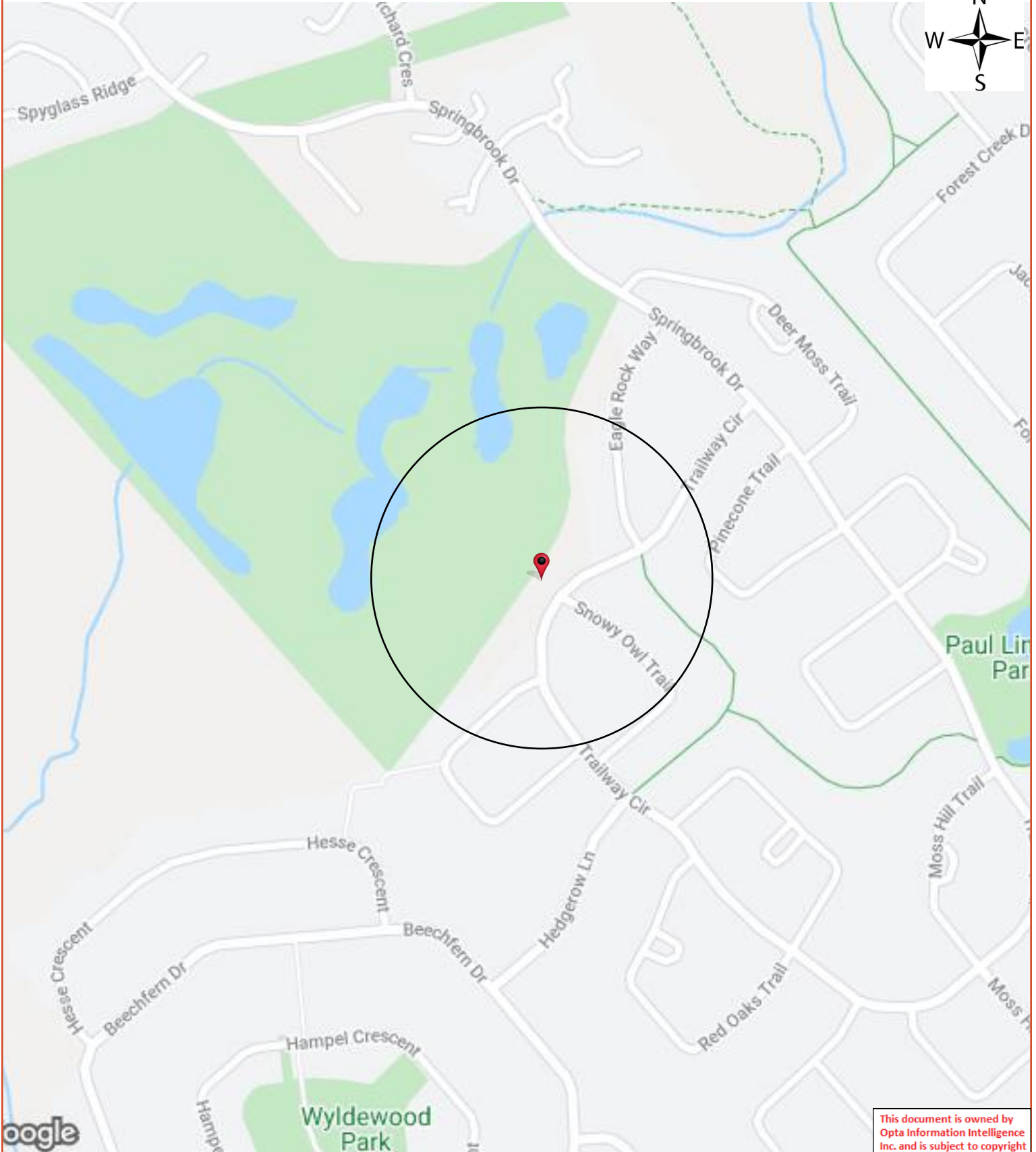
20200602249

Opta Order ID:

74927

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
6/26/2020 6:04:06 AM



Opta Historical Environmental Services EnviroscanTM 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 or in Opta's possession at the time of Report delivery to the purchaser. 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.

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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.

No Records Found

Requested by:
Eleanor Goolab
Date Completed: 06/26/2020 06:04:06



No Records Found





APPENDIX C

Chain of Title

LAND
REGISTRY
OFFICE #4

04459-0256 (LT)

PAGE 1 OF 2
PREPARED FOR EEGOOLAB
ON 2020/06/29 AT 19:39:21

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL O-3, SEC 4M-250; BLK O, PL 4M-250, EXCEPT PT 1, 4R3741 ; S/T GB10259,LT186229,LT188436,LT270958 GOULBOURN SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWNSHIP OF GOULBOURN AS IN LT1349219.; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-30083 AS IN OC1889867

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/02/24

OWNERS' NAMES

AMBERWOOD VILLAGE RECREATION ASSOCIATION

CAPACITY SHARE

BENO

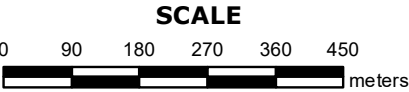
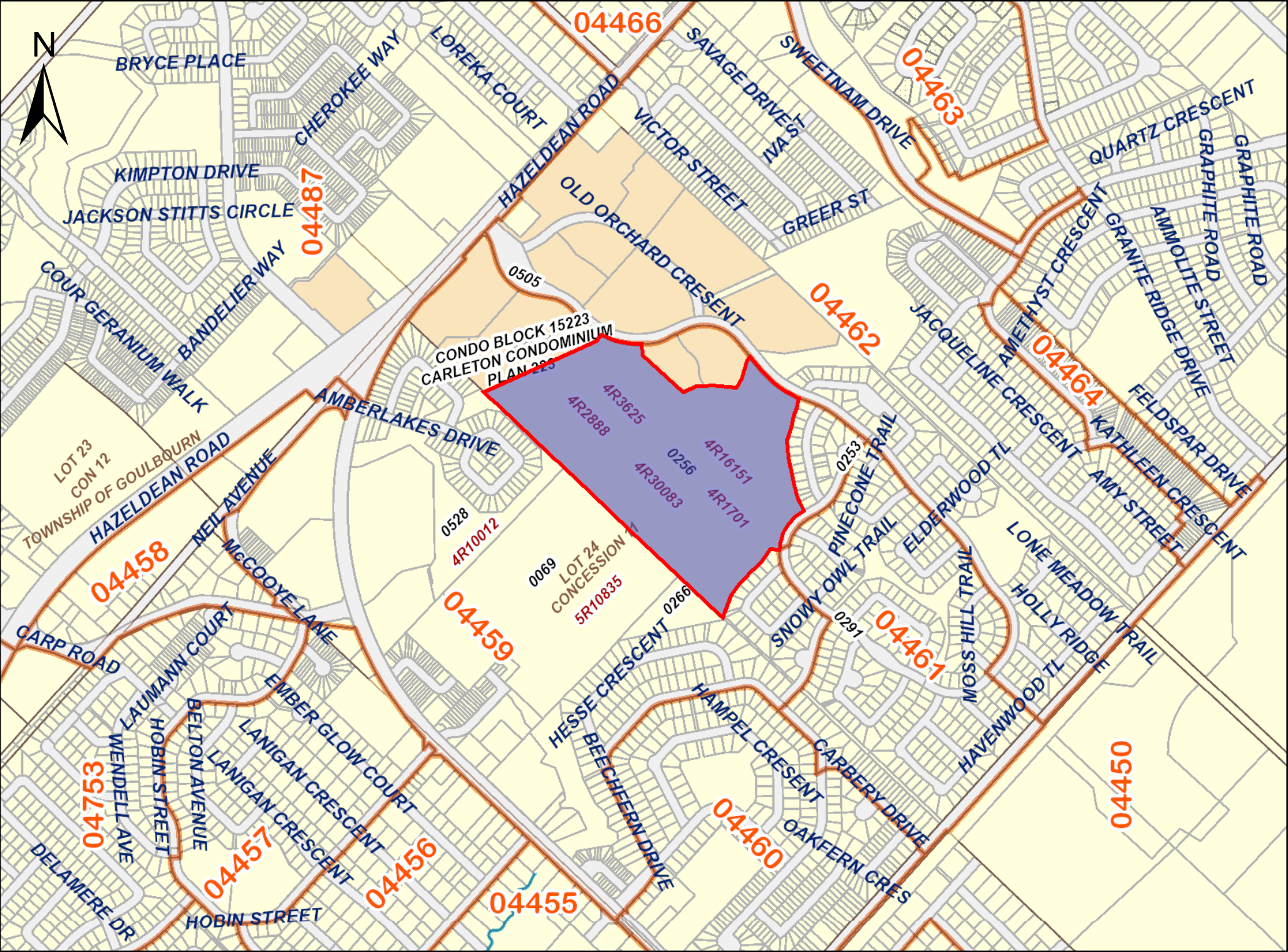
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/24 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/24						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
GB10259	1949/09/03	TRANSFER EASEMENT			THE HYDRO ELECTRIC POWER COMMISSION OF ONTARIO	C
REMARKS: LT181470						
4R1701	1976/03/03	PLAN REFERENCE				C
LT182317	1978/06/05	NOTICE AGREEMENT			THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
4R2888	1978/06/19	PLAN REFERENCE				C
LT186227	1978/07/21	NOTICE AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF GOULBOURN	C
LT186229	1978/07/21	TRANSFER EASEMENT			ONTARIO HYDRO	C
LT188048	1978/08/09	NOTICE AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF GOULBOURN	C
LT188436	1978/08/15	TRANSFER EASEMENT			THE CORPORATION OF THE TOWNSHIP OF GOULBOURN	C
4R3625	1981/09/02	PLAN REFERENCE				C
LT270953	1981/09/29	NOTICE AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF GOULBOURN	C
LT270958	1981/09/29	TRANSFER EASEMENT			THE CORPORATION OF THE TOWNSHIP OF GOULBOURN	C
LT448354	1986/03/10	TRANSFER	\$1		AMBERWOOD VILLAGE RECREATION ASSOCIATION	C
4R16151	2000/10/31	PLAN REFERENCE				C
LT1349219	2000/12/18	TRANSFER EASEMENT	\$1	AMBERWOOD VILLAGE RECREATION ASSOCIATION	THE CORPORATION OF THE TOWNSHIP OF GOULBOURN	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1755310	2016/01/11	CHARGE	\$140,000	AMBERWOOD VILLAGE RECREATION ASSOCIATION	THE BANK OF NOVA SCOTIA	C
4R30083	2017/01/31	PLAN REFERENCE				C
OC1889867	2017/05/19	TRANSFER EASEMENT	\$1	AMBERWOOD VILLAGE RECREATION ASSOCIATION	HYDRO OTTAWA LIMITED	C
OC1889868	2017/05/19	POSTPONEMENT		THE BANK OF NOVA SCOTIA	HYDRO OTTAWA LIMITED	C
REMARKS: OC1755310 TO OC1889867						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





APPENDIX D

EcoLog ERIS



DATABASE REPORT

Project Property: *P65133.01
52 Springbrook Drive
Ottawa ON K2S 1E1*

Project No:

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *20200602249*

Requested by: *GEMTEC Consulting Engineers and
Scientists Limited (Ontario)*

Date Completed: *June 23, 2020*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	9
Map.....	12
Aerial.....	13
Topographic Map.....	14
Detail Report.....	15
Unplottable Summary.....	28
Unplottable Report.....	29
Appendix: Database Descriptions.....	34
Definitions.....	43

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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Executive Summary

Property Information:

Project Property: P65133.01
52 Springbrook Drive Ottawa ON K2S 1E1

Project No:

Order Information:

Order No: 20200602249
Date Requested: June 2, 2020
Requested by: GEMTEC Consulting Engineers and Scientists Limited (Ontario)
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Aerial Photographs Aerials - National Collection
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans
Land Title Search Current Land Title Search

Executive Summary: Report Summary

Database	Name	Searched	Project Property	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
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	2	2
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety 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
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	9	9
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
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 Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	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	Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	2	2
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	1	1
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	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	1	1
Total:			0	18	18

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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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	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>1</u>	WWIS		lot 25 con 11 ON Well ID: 1526399	N/71.0	-1.00	<u>15</u>
<u>2</u>	BORE		ON	W/105.4	0.39	<u>18</u>
<u>3</u>	SCT	Guthrie Woods Products Limited	3 Pinecone Trail Stittsville ON K2S 1E1	ENE/167.3	-1.69	<u>19</u>
<u>4</u>	HINC		3 HEDGEROW LANE STITTSVILLE ON K2S 1C9	SSE/171.5	3.03	<u>20</u>
<u>5</u>	PTTW	Amberwood Village Golf & Country Club Inc.	ON	WNW/245.7	-1.97	<u>21</u>
<u>5</u>	PTTW	Amberwood Village Golf & Country Club Inc.	54 Springbrook Dr Lot 25, Concession 11, Block O, Plan M-250, Original Geographic Township of Goulbourn, Ottawa, City, K2S 1E9 GOULBOURN ON	WNW/245.7	-1.97	<u>21</u>
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>22</u>
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>22</u>
<u>5</u>	PINC		54 SPRINGBROOK DRIVE, OTTAWA ON	WNW/245.7	-1.97	<u>22</u>
<u>5</u>	SPL		54 Springbrook drive Ottawa ON	WNW/245.7	-1.97	<u>23</u>
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>23</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>24</u>
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>24</u>
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>24</u>
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>25</u>
<u>5</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	WNW/245.7	-1.97	<u>25</u>
<u>6</u>	BORE		ON	ESE/239.4	0.88	<u>26</u>
<u>7</u>	GEN	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	52 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	NW/249.9	-1.97	<u>27</u>

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 2 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	105.4	<u>2</u>
	ON	239.4	<u>6</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jan 31, 2020 has found that there are 9 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSTVILLE ON K2S 1B9	245.7	<u>5</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSTVILLE ON K2S 1B9	245.7	<u>5</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSTVILLE ON K2S 1B9	245.7	<u>5</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSTVILLE ON K2S 1B9	245.7	<u>5</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSTVILLE ON K2S 1B9	245.7	<u>5</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSTVILLE ON K2S 1B9	245.7	<u>5</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	245.7	<u>5</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	245.7	<u>5</u>
AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC.	52 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	249.9	<u>7</u>

HINC - TSSA Historic Incidents

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

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	3 HEDGEROW LANE STITTSVILLE ON K2S 1C9	171.5	<u>4</u>

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2017 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	54 SPRINGBROOK DRIVE, OTTAWA ON	245.7	<u>5</u>

PTTW - Permit to Take Water

A search of the PTTW database, dated 1994-Apr 30, 2020 has found that there are 2 PTTW site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Amberwood Village Golf & Country Club Inc.	54 Springbrook Dr Lot 25, Concession 11, Block O, Plan M-250, Original Geographic Township of Goulbourn, Ottawa, City, K2S 1E9 GOULBOURN ON	245.7	<u>5</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Amberwood Village Golf & Country Club Inc.	ON	245.7	<u>5</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Guthrie Woods Products Limited	3 Pinecone Trail Stittsville ON K2S 1E1	167.3	<u>3</u>

SPL - Ontario Spills

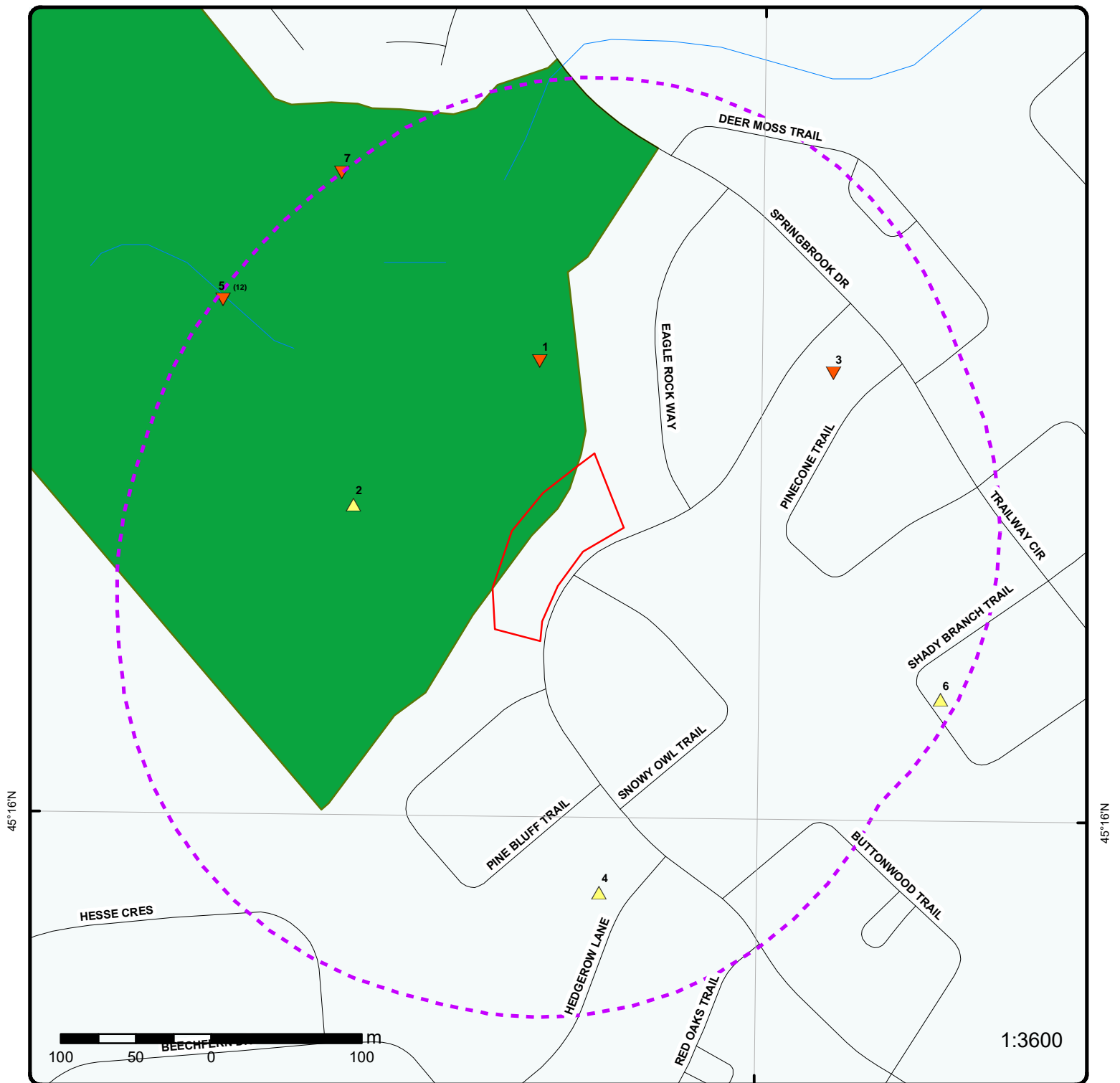
A search of the SPL database, dated 1988-Nov 2019 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	54 Springbrook drive Ottawa ON	245.7	<u>5</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Feb 28, 2019 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 25 con 11 ON <i>Well ID: 1526399</i>	71.0	<u>1</u>



Map : 0.25 Kilometer Radius

Order Number: 20200602249

Address: 52 Springbrook Drive, Ottawa, ON

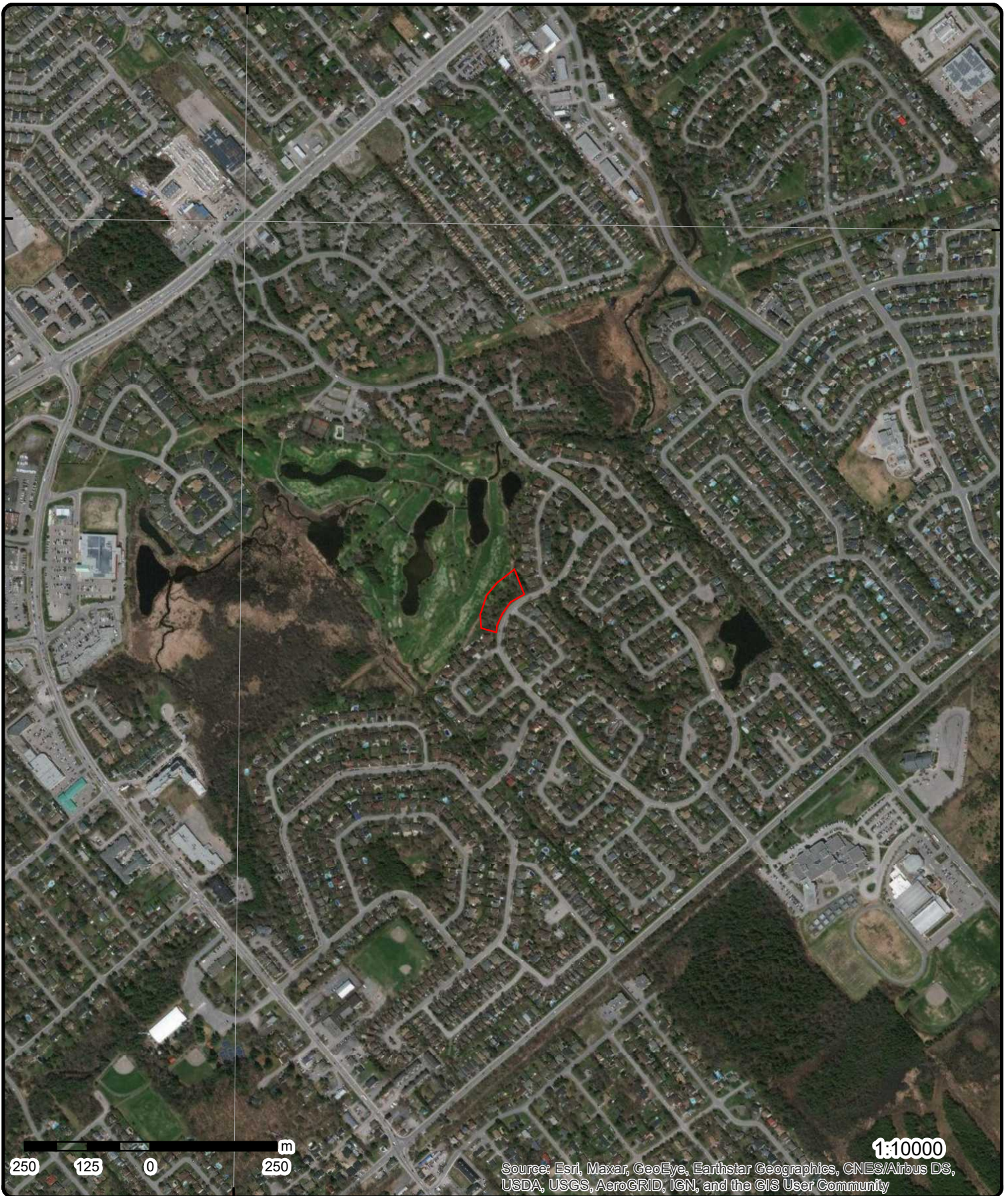


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

75°55'30"W

45°16'30"N

45°16'30"N



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:10000

Aerial

Year: 2019

Address: 52 Springbrook Drive, Ottawa, ON

Source: ESRI World Imagery

Order Number: 20200602249

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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75°55'30"W

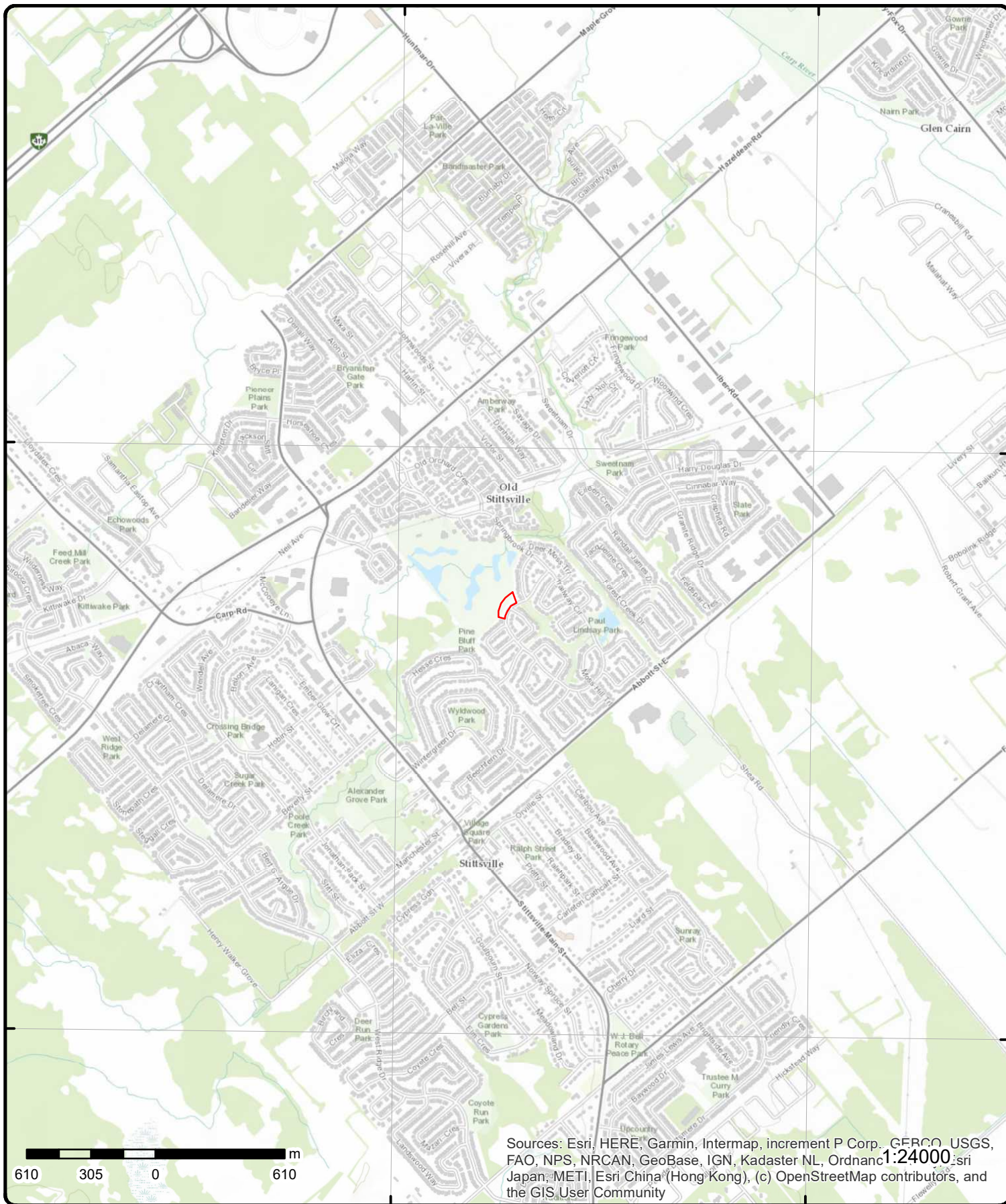
75°54'W

45°16'30"N

45°16'30"N

45°15'N

45°15'N



Topographic Map

Address: 52 Springbrook Drive, ON

Source: ESRI World Topographic Map

Order Number: 20200602249



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	N/71.0	111.8 / -1.00	lot 25 con 11 ON	WWIS
<div> <div> Well ID: 1526399 Construction Date: Primary Water Use: Domestic Sec. Water Use: Final Well Status: Water Supply Water Type: Casing Material: Audit No: 120631 Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy: </div> <div> Data Entry Status: Data Src: 1 Date Received: 8/18/1992 Selected Flag: Yes Abandonment Rec: Contractor: 1558 Form Version: 1 Owner: Street Name: County: OTTAWA-CARLETON Municipality: GOULBOURN TOWNSHIP Site Info: Lot: 025 Concession: 11 Concession Name: CON Easting NAD83: Northing NAD83: Zone: UTM Reliability: </div> </div>					
<u>Bore Hole Information</u>					
<div> <div> Bore Hole ID: 10048112 DP2BR: 68 Spatial Status: Code OB: r Code OB Desc: Bedrock Open Hole: Cluster Kind: Date Completed: 7/20/1992 Remarks: Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment: </div> <div> Elevation: 112.340721 Elevrc: Zone: 18 East83: 427944.6 North83: 5013287 Org CS: UTMRC: 9 UTMRC Desc: unknown UTM Location Method: lot </div> </div>					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
<div> <div> Formation ID: 931064082 Layer: 3 Color: 2 General Color: GREY Mat1: 28 Most Common Material: SAND Mat2: 11 Other Materials: GRAVEL Mat3: 13 </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Other Materials:		BOULDERS			
Formation Top Depth:		58			
Formation End Depth:		68			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931064081			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		12			
Formation End Depth:		58			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931064080			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		12			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931064083			
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		68			
Formation End Depth:		165			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933111682			
Layer:		1			
Plug From:		6			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug To:		69			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:	5				
Method Construction:	Air Percussion				
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10596682			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930084236			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		69			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930084237			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		165			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		991526399			
Pump Set At:					
Static Level:		0			
Final Level After Pumping:		165			
Recommended Pump Depth:		140			
Pumping Rate:		6			
Flowing Rate:					
Recommended Pump Rate:		5			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:		1			
Pumping Duration HR:					
Pumping Duration MIN:		30			
Flowing:		N			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934651950			
Test Type:		Recovery			
Test Duration:		45			
Test Level:		14			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934107377			
Test Type:		Recovery			
Test Duration:		15			
Test Level:		90			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934909148			
Test Type:		Recovery			
Test Duration:		60			
Test Level:		0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934391012			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		44			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		933485724			
Layer:		1			
Kind Code:		5			
Kind:		Not stated			
Water Found Depth:		142			
Water Found Depth UOM:		ft			

<u>2</u>	1 of 1	W/105.4	113.2 / 0.39	ON	BORE
Borehole ID:	609560			Inclin FLG:	No
OGF ID:	215511176			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:	Geotechnical/Geological Investigation			Primary Name:	
Completion Date:	APR-1971			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:	Not Used			Township:	
Sec. Water Use:				Latitude DD:	45.26852
Total Depth m:	1.6			Longitude DD:	-75.920113
Depth Ref:	Ground Surface			UTM Zone:	18
Depth Elev:				Easting:	427821
Drill Method:	Power auger			Northing:	5013192
Orig Ground Elev m:	111			Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	112				
Concession:					
Location D:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Survey D: Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:	218383511			Mat Consistency:	
Top Depth:	.1			Material Moisture:	
Bottom Depth:	1.7			Material Texture:	Fine
Material Color:	Grey			Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SAND,SILT-FINE. GREY.				
Geology Stratum ID:	218383510			Mat Consistency:	
Top Depth:	0			Material Moisture:	
Bottom Depth:	.1			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Organic			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	organic
Gsc Material Description:					
Stratum Description:	ORGANIC,SILT.				
Geology Stratum ID:	218383512			Mat Consistency:	
Top Depth:	1.7			Material Moisture:	
Bottom Depth:	1.6			Material Texture:	
Material Color:	Grey			Non Geo Mat Type:	
Material 1:	Till			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Sand			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	TILL,SILT,SAND. GREY. = 10000. N. 00101ISMIC VELOCITY = 22300. BEDROCK. SEISMIC VE **Note: Many records provided by the department have a truncated [Stratum Description] field.				
<u>Source</u>					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Iden:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:	H			Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: OTTAWA1.txt RecordID: 020680 NTS_Sheet: 31G05D				
Confiden 1:	Logged by professional. Exact and complete description of material and properties.				
<u>Source List</u>					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				
3	1 of 1	ENE/167.3	111.2 / -1.69	Guthrie Woods Products Limited 3 Pinecone Trail Stittsville ON K2S 1E1	SCT

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Established: Plant Size (ft²): Employment:		1988			
--Details--					
Description:		All Other Textile Product Mills			
SIC/NAICS Code:		314990			
Description:		Cut and Sew Clothing Contracting			
SIC/NAICS Code:		315210			
Description:		Other Men's and Boys' Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315229			
Description:		Women's and Girls' Cut and Sew Lingerie, Loungewear and Nightwear Manufacturing			
SIC/NAICS Code:		315231			
Description:		All Other Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315299			
Description:		Clothing Accessories and Other Clothing Manufacturing			
SIC/NAICS Code:		315990			
Description:		Other Leather and Allied Product Manufacturing			
SIC/NAICS Code:		316990			
Description:		Jewellery and Silverware Manufacturing			
SIC/NAICS Code:		339910			
Description:		All Other Miscellaneous Manufacturing			
SIC/NAICS Code:		339990			
Description:		Metal Service Centres			
SIC/NAICS Code:		416210			
Description:		All Other Wholesaler-Distributors			
SIC/NAICS Code:		418990			
Description:		Clothing and Clothing Accessories Wholesaler-Distributors			
SIC/NAICS Code:		414110			
<u>4</u>	1 of 1	SSE/171.5	115.9 / 3.03	3 HEDGEROW LANE STITTSVILLE ON K2S 1C9	HINC
External File Num:		FS INC 0806-03125			
Fuel Occurrence Type:		Pipeline Strike			
Date of Occurrence:		6/11/2008			
Fuel Type Involved:		Natural Gas			
Status Desc:		Completed - Causal Analysis(End)			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Construction Site (pipeline strike)			
Service Interruptions:		Yes			
Property Damage:		Yes			
Fuel Life Cycle Stage:		Transmission, Distribution and Transportation			
Root Cause:		Root Cause: Equipment/Material/Component:Yes Procedures:No Maintenance:No Design:Yes Training:Yes Management:Yes Human Factors:Yes			
Reported Details:					
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Ottawa			
Approx. Quant. Rel:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
5	1 of 12	WNW/245.7	110.9 / -1.97	Amberwood Village Golf & Country Club Inc. ON	PTTW
EBR Registry No: 010-0997 Ministry Ref No: 3536-74TNK7 Notice Type: Instrument Decision Notice Stage: Notice Date: February 04, 2008 Proposal Date: July 06, 2007 Year: 2007 Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map: Instrument Type: (OWRA s. 34) - Permit to Take Water Off Instrument Name: Posted By: Company Name: Amberwood Village Golf & Country Club Inc. Site Address: Location Other: Proponent Name: Proponent Address: Stittsville, 54 Springbrook Drive, Ottawa Ontario, Canada K2S 1B9 Comment Period: URL: Site Location Details: Amberwood Village Golf & Country Club 54 Springbrook Drive, Lot 25, Concession 11, Block O, Plan M-250, Original Geographic Township of Goulbourn, City of Ottawa, GeoReference: Map Datum: NAD83, Zone: 18, Accuracy Estimate: 10-30 metres eg. Medium Quality GPS, Method: GPS, UTM Easting: 427993, UTM Northing: 5013420, GOULBOURN					
5	2 of 12	WNW/245.7	110.9 / -1.97	Amberwood Village Golf & Country Club Inc. 54 Springbrook Dr Lot 25, Concession 11, Block O, Plan M-250, Original Geographic Township of Goulbourn, Ottawa, City, K2S 1E9 GOULBOURN ON	PTTW
EBR Registry No: 010-9081 Ministry Ref No: 6547-82CSJX Notice Type: Instrument Decision Notice Stage: Notice Date: July 08, 2013 Proposal Date: February 08, 2010 Year: 2010 Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map: Instrument Type: (OWRA s. 34) - Permit to Take Water Off Instrument Name: Posted By: Company Name: Amberwood Village Golf & Country Club Inc. Site Address: Location Other: Proponent Name: Proponent Address: Stittsville, 54 Springbrook Drive, Ottawa Ontario, Canada K2S 1B9 Comment Period: URL: Site Location Details: 54 Springbrook Dr Lot 25, Concession 11, Block O, Plan M-250, Original Geographic Township of Goulbourn, Ottawa, City, K2S 1E9 GOULBOURN					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	3 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
<div> <div> Generator No: ON3203488 Status: Approval Years: 2010 Contam. Facility: MHSW Facility: SIC Code: 713910 SIC Description: Golf Courses and Country Clubs </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
<div> Waste Class: 145 Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES </div>					
<div> Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS </div>					
5	4 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
<div> <div> Generator No: ON3203488 Status: Approval Years: 2011 Contam. Facility: MHSW Facility: SIC Code: 713910 SIC Description: Golf Courses and Country Clubs </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
<div> Waste Class: 145 Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES </div>					
<div> Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS </div>					
5	5 of 12	WNW/245.7	110.9 / -1.97	54 SPRINGBROOK DRIVE, OTTAWA ON	PINC
<div> <div> Incident ID: Incident No: 1933298 Type: FS-Pipeline Incident Status Code: Pipeline Damage Reason Est Fuel Occurrence Tp: Fuel Type: Tank Status: RC Established Task No: 6308029 Spills Action Centre: Method Details: E-mail Fuel Category: Natural Gas Date of Occurrence: Occurrence Start: 2016/09/01 Date: Operation Type: </div> <div> Health Impact: Environment Impact: Property Damage: No Service Interrupt: Enforce Policy: Yes Public Relation: Pipeline System: Depth: Pipe Material: PSIG: Attribute Category: FS-Perform P-line Inc Invest Regulator Location: </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pipeline Type: Regulator Type: Summary: 54 SPRINGBROOK DRIVE, OTTAWA - PIPELINE HIT - 1 ¼" Reported By: Everett Milotte - ENBRIDGE Affiliation: Occurrence Desc: Damage Reason: Excavation practices not sufficient Notes:					
<u>5</u>	6 of 12	WNW/245.7	110.9 / -1.97	54 Springbrook drive Ottawa ON	SPL
Ref No: 0368-ADCQK5 Site No: NA Incident Dt: 8/31/2016 Year: Incident Cause: Incident Event: Leak/Break Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: Air MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 8/31/2016 Dt Document Closed: Incident Reason: Operator/Human Error Site Name: Commercial Building- Golf Course<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: TSSA FSB: 1 1/4" made safe Contaminant Qty: 0 other - see incident description					
Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Unknown / N/A Agency Involved: Nearest Watercourse: Site Address: 54 Springbrook drive Site District Office: Site Postal Code: Site Region: Site Municipality: Ottawa Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill Source Type:					
<u>5</u>	7 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
Generator No: ON3203488 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 713910 SIC Description: GOLF COURSES AND COUNTRY CLUBS PO Box No: Country: Canada Choice of Contact: CO_OFFICIAL Co Admin: Phone No Admin:					
<u>Detail(s)</u>					
Waste Class: 145 Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES Waste Class: 242 Waste Class Desc: HALOGENATED PESTICIDES Waste Class: 252					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		WASTE OILS & LUBRICANTS			
5	8 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
Generator No:		ON3203488	PO Box No:		
Status:			Country:		Canada
Approval Years:		2015	Choice of Contact:		CO_OFFICIAL
Contam. Facility:		No	Co Admin:		
MHSW Facility:		No	Phone No Admin:		
SIC Code:		713910			
SIC Description:		GOLF COURSES AND COUNTRY CLUBS			
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		242			
Waste Class Desc:		HALOGENATED PESTICIDES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
5	9 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
Generator No:		ON3203488	PO Box No:		
Status:			Country:		Canada
Approval Years:		2014	Choice of Contact:		CO_OFFICIAL
Contam. Facility:		No	Co Admin:		
MHSW Facility:		No	Phone No Admin:		
SIC Code:		713910			
SIC Description:		GOLF COURSES AND COUNTRY CLUBS			
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		242			
Waste Class Desc:		HALOGENATED PESTICIDES			
5	10 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
Generator No:		ON3203488	PO Box No:		
Status:		Registered	Country:		Canada
Approval Years:		As of Dec 2017	Choice of Contact:		
Contam. Facility:			Co Admin:		
MHSW Facility:			Phone No Admin:		
SIC Code:					
SIC Description:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		242 L			
Waste Class Desc:		Halogenated pesticides and herbicides			
Waste Class:		242 A			
Waste Class Desc:		Halogenated pesticides and herbicides			
Waste Class:		145 L			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			
<u>5</u>	11 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
Generator No:	ON3203488			PO Box No:	
Status:	Registered			Country:	Canada
Approval Years:	As of Dec 2018			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		242 L			
Waste Class Desc:		Halogenated pesticides and herbicides			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		145 L			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			
Waste Class:		242 A			
Waste Class Desc:		Halogenated pesticides and herbicides			
<u>5</u>	12 of 12	WNW/245.7	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 54 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
Generator No:	ON3203488			PO Box No:	
Status:	Registered			Country:	Canada
Approval Years:	As of Oct 2019			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		145 L			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		242 L			
Waste Class Desc:		Halogenated pesticides and herbicides			
Waste Class:		242 A			
Waste Class Desc:		Halogenated pesticides and herbicides			
<u>6</u>	1 of 1	ESE/239.4	113.7 / 0.88	ON	BORE
Borehole ID:		609558	Inclin FLG:		No
OGF ID:		215511174	SP Status:		Initial Entry
Status:			Surv Elev:		No
Type:		Borehole	Piezometer:		No
Use:		Geotechnical/Geological Investigation	Primary Name:		
Completion Date:		APR-1971	Municipality:		
Static Water Level:			Lot:		
Primary Water Use:		Not Used	Township:		
Sec. Water Use:			Latitude DD:		45.26739
Total Depth m:		1.4	Longitude DD:		-75.915123
Depth Ref:		Ground Surface	UTM Zone:		18
Depth Elev:			Easting:		428211
Drill Method:		Power auger	Northing:		5013062
Orig Ground Elev m:		112	Location Accuracy:		
Elev Reliabil Note:			Accuracy:		Not Applicable
DEM Ground Elev m:		113			
Concession:					
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:		218383506	Mat Consistency:		
Top Depth:		.1	Material Moisture:		
Bottom Depth:		.5	Material Texture:		
Material Color:		Brown	Non Geo Mat Type:		
Material 1:		Sand	Geologic Formation:		
Material 2:		Silt	Geologic Group:		
Material 3:			Geologic Period:		
Material 4:			Depositional Gen:		
Gsc Material Description:					
Stratum Description:		SAND,SILT. BROWN.			
Geology Stratum ID:		218383507	Mat Consistency:		
Top Depth:		.5	Material Moisture:		
Bottom Depth:		1.4	Material Texture:		
Material Color:		Grey	Non Geo Mat Type:		
Material 1:		Silt	Geologic Formation:		
Material 2:		Sand	Geologic Group:		
Material 3:			Geologic Period:		
Material 4:			Depositional Gen:		
Gsc Material Description:					
Stratum Description:		SILT,SAND. GREY. VELOCITY = 10000. N. 00101ISMIC VELOCITY = 22300. BEDROCK. SEISMIC VE	**Note:		
		Many records provided by the department have a truncated [Stratum Description] field.			
Geology Stratum ID:		218383505	Mat Consistency:		
Top Depth:		0	Material Moisture:		
Bottom Depth:		.1	Material Texture:		
Material Color:			Non Geo Mat Type:		
Material 1:		Unknown	Geologic Formation:		
Material 2:		Soil	Geologic Group:		
Material 3:			Geologic Period:		
Material 4:			Depositional Gen:		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Gsc Material Description:					
Stratum Description:		UNSPECIFIED,SOIL.			
Source					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Iden:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:	H			Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: OTTAWA1.txt RecordID: 020660 NTS_Sheet: 31G05D				
Confiden 1:	Logged by professional. Exact and complete description of material and properties.				
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				
<u>7</u>	1 of 1	NW/249.9	110.9 / -1.97	AMBERWOOD VILLAGE GOLF & COUNTRY CLUB INC. 52 SPRINGBROOK DRIVE STITTSVILLE ON K2S 1B9	GEN
Generator No:	ON3203488			PO Box No:	
Status:				Country:	
Approval Years:	04			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	713910				
SIC Description:	Golf Courses and Country Clubs				

Unplottable Summary

Total: **13** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA		Lot 24, Concession 11, Amberlakes	Goulbourn ON	
CA	M. HOLITZNER HOMES LTD.- MANOR HOMES DEVE	PRIVATE RD.-LOT 24, CONC. 11	GOULBOURN TWP. ON	
CA	M. HOLITZNER HOMES LTD.- MANOR HOME DEVEL	PRIVATE RD.-LOT 24, CONC. 11	GOULBOURN TWP. ON	
CA		Lot 24, Concession 11, Amberlakes	Goulbourn ON	
CA	Amberlakes	Lot 24, Concession 11	Goulbourn ON	
CA		Lot 24, Concession 11, Stittsville	Goulbourn ON	
CA	Loblaws	Lot 24, Conc. 11, Block 32, Plan 4M- 1103	Ottawa ON	
CA	Loblaws	Lot 24, Conc. 11, Block 32, Plan 4M- 1103	Ottawa ON	
LIMO		Lot 25 Concession 11 Ottawa	ON	
SCT	GUTHRIE WOODS PRODUCTS LIMITED		STITTSVILLE ON	K2S 1A6
SCT	GUTHRIE WOODS PRODUCTS LIMITED		Stittsville ON	K2S 1A6
SCT	Guthrie Woods Products Limited		Stittsville ON	
SPL	UNKNOWN	MARLBOROUGH CREEK LOT 24, CON II	GOULBOURN TWP. ON	

Unplottable Report

Site: *Lot 24, Concession 11, Amberlakes Goulbourn ON* **Database:** *CA*

Certificate #: 4724-4NEJHJ
Application Year: 00
Issue Date: 8/22/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: T.L. Properties Iv Ltd.
Client Address: 104 Centrepoinde Drive, #200
Client City: Nepean
Client Postal Code: K2G 6B1
Project Description: Construction of watermain on Amberlakes Drive, Stowgrass Crescent, and the Easement from 65 m west of Stowgrass Crescent (east).
Contaminants:
Emission Control:

Site: *M. HOLITZNER HOMES LTD.-MANOR HOMES DEVE
PRIVATE RD.-LOT 24, CONC. 11 GOULBOURN TWP. ON* **Database:** *CA*

Certificate #: 7-0909-90-
Application Year: 90
Issue Date: 6/26/1990
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *M. HOLITZNER HOMES LTD.-MANOR HOME DEVEL
PRIVATE RD.-LOT 24, CONC. 11 GOULBOURN TWP. ON* **Database:** *CA*

Certificate #: 3-1120-90-
Application Year: 90
Issue Date: 6/26/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Lot 24, Concession 11, Amberlakes Goulbourn ON* **Database:** *CA*

Certificate #: 5854-4NEJ4U
Application Year: 00
Issue Date: 8/22/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: T.L. Properties Iv Ltd.
Client Address: 104 Centrepoinde Drive, #200
Client City: Nepean
Client Postal Code: K2G 6B1
Project Description: Construction of sanitary sewers on Amberlakes Drive, Stowgrass Crescent and the Easement from 40 m west of Stowgrass Crescent (east), and the Easement from 60 m north of Stowgrass Crescent (east)
Contaminants:
Emission Control:

Site: **Amberlakes**
Lot 24, Concession 11 Goulbourn ON

Database:
CA

Certificate #: 8052-4NQL6E
Application Year: 00
Issue Date: 9/1/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: T.L. Properties IV Ltd.
Client Address: 104 Centrepoinde Drive, #200
Client City: Nepean
Client Postal Code: K2G 6B1
Project Description: Storm sewers to be constructed on Amberlakes Drive, Stowgrass Crescent, the Easement from Stowgrass Drive to the Storm Pond, and the Easement from Northeast of Main Street to Southeast of Hazeldean Road
Contaminants:
Emission Control:

Site:
Lot 24, Concession 11, Stittsville Goulbourn ON

Database:
CA

Certificate #: 8705-4NQHP3
Application Year: 00
Issue Date: 9/7/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: T.L. Properties Iv Ltd.
Client Address: 104 Centrepoinde Drive, #200
Client City: Nepean
Client Postal Code: K2G 6B1
Project Description: This application is for the construction of a storm water management pond and outlet for quantity and quality control including a forebay, permanent pool, extended storage, outlet structure and overflow spillway to Poole Creek.
Contaminants:
Emission Control:

Site: **Loblaws**
Lot 24, Conc. 11, Block 32, Plan 4M- 1103 Ottawa ON

Database:
CA

Certificate #: 5813-4UUTBU
Application Year: 01
Issue Date: 3/28/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: T. L. Properties IV Ltd.
Client Address: 104 Centrepoinde Drive, Suite 200
Client City: Nepean

Client Postal Code: K2G 6B1
Project Description: Watermains to be constructed on Easement, Part 24, Plan 4R- 16275
Contaminants:
Emission Control:

Site: **Loblaws**
Lot 24, Conc. 11, Block 32, Plan 4M- 1103 Ottawa ON

Database:
CA

Certificate #: 4714-4UUTU4
Application Year: 01
Issue Date: 3/28/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: T. L. Properties IV Ltd.
Client Address: 104 Centrepointhe Drive, Suite 200
Client City: Nepean
Client Postal Code: K2G 6B1
Project Description: Sanitary and storm sewers to be constructed on Easement, Part 23, Plan 4R-16275
Contaminants:
Emission Control:

Site:
Lot 25 Concession 11 Ottawa ON

Database:
LIMO

ECA/Instrument No:	X9019	Natural Attenuation:
Oper Status 2016:	Historic	Liners:
C of A Issue Date:		Cover Material:
C of A Issued to:		Leachate Off-Site:
Lndfl Gas Mgmt (P):		Leachate On Site:
Lndfl Gas Mgmt (F):		Req Coll Lndfl Gas:
Lndfl Gas Mgmt (E):		Lndfl Gas Coll:
Lndfl Gas Mgmt Sys:		Total Waste Rec:
Landfill Gas Mntr:		TWR Methodology:
Leachate Coll Sys:		TWR Unit:
ERC Est Vol (m3):		Tot Aprv Cap Unit:
ERC Volume Unit:		Financial Assurance:
ERC Dt Last Det:		Last Report Year:
Landfill Type:		MOE Region:
Source File Type:	Historic and Closed Landfills	MOE District:
Fill Rate:		Site County:
Fill Rate Unit:		Lot:
Tot Fill Area (ha):		Concession:
Tot Site Area (ha):		Latitude:
Footprint:		Longitude:
Tot Aprv Cap (m3):		Easting:
Contam Atten Zone:		Northing:
Grndwtr Mntr:		UTM Zone:
Surf Wtr Mntr:		Data Source:
Air Emis Monitor:		
Approved Waste Type:		
Client Site Name:		
ERC Methodology:		
Site Name:		
Site Location Details:	Lot 25 Concession 11 Ottawa	
Service Area:		
Page URL:		

Site: **GUTHRIE WOODS PRODUCTS LIMITED**
STITTSVILLE ON K2S 1A6

Database:
SCT

Established: 1988
Plant Size (ft²): 0

Employment: 4

--Details--

Description: Cut and Sew Clothing Contracting
SIC/NAICS Code: 315210

Description: Other Men's and Boys' Cut and Sew Clothing Manufacturing
SIC/NAICS Code: 315229

Description: All Other Textile Product Mills
SIC/NAICS Code: 314990

Description: Women's and Girls' Cut and Sew Lingerie, Loungewear and Nightwear Manufacturing
SIC/NAICS Code: 315231

Description: All Other Cut and Sew Clothing Manufacturing
SIC/NAICS Code: 315299

Description: Clothing Accessories and Other Clothing Manufacturing
SIC/NAICS Code: 315990

Description: Other Leather and Allied Product Manufacturing
SIC/NAICS Code: 316990

Description: Jewellery and Silverware Manufacturing
SIC/NAICS Code: 339910

Description: All Other Miscellaneous Manufacturing
SIC/NAICS Code: 339990

Site: GUTHRIE WOODS PRODUCTS LIMITED
Stittsville ON K2S 1A6

Database:
SCT

Established: 1988
Plant Size (ft²): 0
Employment: 4

--Details--

Description: All Other Textile Product Mills
SIC/NAICS Code: 314990

Description: Cut and Sew Clothing Contracting
SIC/NAICS Code: 315210

Description: Other Men's and Boys' Cut and Sew Clothing Manufacturing
SIC/NAICS Code: 315229

Description: Women's and Girls' Cut and Sew Lingerie, Loungewear and Nightwear Manufacturing
SIC/NAICS Code: 315231

Description: All Other Cut and Sew Clothing Manufacturing
SIC/NAICS Code: 315299

Description: Clothing Accessories and Other Clothing Manufacturing
SIC/NAICS Code: 315990

Description: Other Leather and Allied Product Manufacturing
SIC/NAICS Code: 316990

Description: Jewellery and Silverware Manufacturing
SIC/NAICS Code: 339910

Description: All Other Miscellaneous Manufacturing
SIC/NAICS Code: 339990

Site: Guthrie Woods Products Limited
Stittsville ON

Database:
[SCT](#)

Established: 1988
Plant Size (ft²):
Employment: 4

Site: UNKNOWN
MARLBOROUGH CREEK LOT 24, CON II GOULBOURN TWP. ON

Database:
[SPL](#)

Ref No:	57256	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	9/13/1991	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	OTHER CONTAINER LEAK	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	CONFIRMED	Site Municipality:	20604
Nature of Impact:	Surface Water Pollution	Site Lot:	
Receiving Medium:	WATER	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	MOE
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	9/13/1991	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	INTENTIONAL/PLANNED	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	UNKNOWN LIQUID DUMPED IN CREEK FROM TRUCK		
Contaminant Qty:			

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2019

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Jan 31, 2020

Borehole:

Provincial [BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:Provincial [CA](#)

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:Federal [CDRY](#)

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:Provincial [CFOT](#)

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Chemical Register:Private [CHEM](#)

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Compressed Natural Gas Stations:Private [CNG](#)

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 - Feb 2020

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial [COAL](#)

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:Provincial [CONV](#)

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Dec 2019

Certificates of Property Use: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.

Government Publication Date: 1994-Apr 30, 2020

Drill Hole Database:Provincial [DRL](#)

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

Government Publication Date: 1886 - Sep 2019

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval). Please see our ECA database.

Government Publication Date: Oct 2011-May 31, 2020

Environmental Registry:

Provincial

[EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-Apr 30, 2020

Environmental Compliance Approval:

Provincial

[ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-May 31, 2020

Environmental Effects Monitoring:

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Jan 31, 2020

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

[EMHE](#)

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

[EPAR](#)

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2019

List of Expired Fuels Safety Facilities:Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Federal Convictions:Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Apr 2020

Fisheries & Oceans Fuel Tanks:Federal **FOFT**

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:Provincial **FSTH**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:Provincial **GEN**

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Jan 31, 2020

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

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.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Jan 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2018

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Mar 31, 2020

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

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.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Feb 29, 2020

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Jun 2019

Inventory of PCB Storage Sites:

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include 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.

Government Publication Date: 1994-Apr 30, 2020

Canadian Pulp and Paper:

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: 1988 - May 2020

Pipeline Incidents:

Provincial

PINC

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

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994-Apr 30, 2020

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-2016**Record of Site Condition:**

Provincial

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental clean-up 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).

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2020**Retail Fuel Storage Tanks:**

Private

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jan 31, 2020**Scott's Manufacturing Directory:**

Private

SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011***Ontario Spills:**

Provincial

SPL

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.

Government Publication Date: 1988-Nov 2019**Wastewater Discharger Registration Database:**

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).

Government Publication Date: 1990-Dec 31, 2017**Anderson's Storage Tanks:**

Private

TANK

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

Government Publication Date: 1915-1953***Transport Canada Fuel Storage Tanks:**

Federal

TCFT

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

Government Publication Date: 1970-Aug 2018

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011-May 31, 2020

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Feb 28, 2019

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

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

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



APPENDIX E

Technical Standards and Safety Authority

Nicole Soucy

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: July-02-20 8:08 AM
To: Nicole Soucy
Subject: RE: TSSA Search - 65133.01

Follow Up Flag: Flag for follow up
Flag Status: Flagged

No Records Found

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to 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.

Kind regards,



Connie Hill | Public Information Agent

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: Nicole Soucy <nicole.soucy@gemtec.ca>
Sent: July 1, 2020 8:52 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: RE: TSSA Search - 65133.01

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Can I please also have a search for:

- 3 Pinecone Trail

Also in Ottawa, Ontario (Historically Goulbourn Township)

Thanks,

Nicole



Nicole Soucy, M.A.Sc., P.Eng
Environmental Engineer
Ottawa, ON
tel: 613.836.1422 x265 / toll-free: 1.877.243.6832
mobile: 613.929.5630 / fax: 613.836.9731

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From: Public Information Services <publicinformationservices@tssa.org>

Sent: June-19-20 2:03 PM

To: Nicole Soucy <nicole.soucy@gemtec.ca>

Subject: RE: TSSA Search - 65133.01

No Records Found

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@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.

Kind regards,



Connie Hill | Public Information Agent

Facilities

345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Nicole Soucy <nicole.soucy@gemtec.ca>
Sent: June 19, 2020 10:17 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: TSSA Search - 65133.01

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Can I please have search for the following addresses:

- 54 Springbrook Drive
- 20 Wildpine Crescent
- 1, 3 Pine Bluff Trail
- 17, 19, 23 Eagle Rock Way
- 18, 20 Trailway Crescent
- 1 Snowy Owl Trail

In Stittsville, Ontario

Thanks,

Nicole



Nicole Soucy, M.A.Sc., P.Eng
Environmental Engineer
Ottawa, ON
tel: 613.836.1422 x265 / toll-free: 1.877.243.6832
mobile: 613.929.5630 / fax: 613.836.9731

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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



APPENDIX F

City of Ottawa – Historical Land Use Inventory



File Number: D06-03-20-0115

July 22, 2020

Nicole Soucy
GEMTEC
32 Steacie Drive
Ottawa, ON

Sent via email [nicole.soucy@gemtec.ca]

Dear Ms. Soucy,

**Re: Information Request
54 Springbrook Drive, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

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

- No information was returned on the Subject Property from Departmental circulation.

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

The HLUI database was also searched for activity associated with properties located within 250m of the Subject Property. The search revealed the following:

- There are 9 activities associated with 9 properties located within 250m of the Subject Property.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 21690
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 21690
Télééc: (613) 560-6006
www.ottawa.ca

Please note that certain activities have been identified to have a PIN Certainty of “2”. This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the property. All database entries with a PIN Certainty of “2” require independent verification as to their precise location.

A **site map** and **table** have been included to show the location of the Subject Property as well as the location of all the activities noted above, including the HLUI database’s location of the Activity Numbers with a PIN Certainty of “2”.

Additional information may be obtained by contacting:

Ontario’s Environmental Registry

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

The Ontario Land Registry Office

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

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

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

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

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

If you have any further questions or comments, please contact Colette Gorni at 613-580-2424 ext. 21239 or HLUI@ottawa.ca

Sincerely,

A handwritten signature in cursive script, appearing to read "Colette Gorni".

Colette Gorni

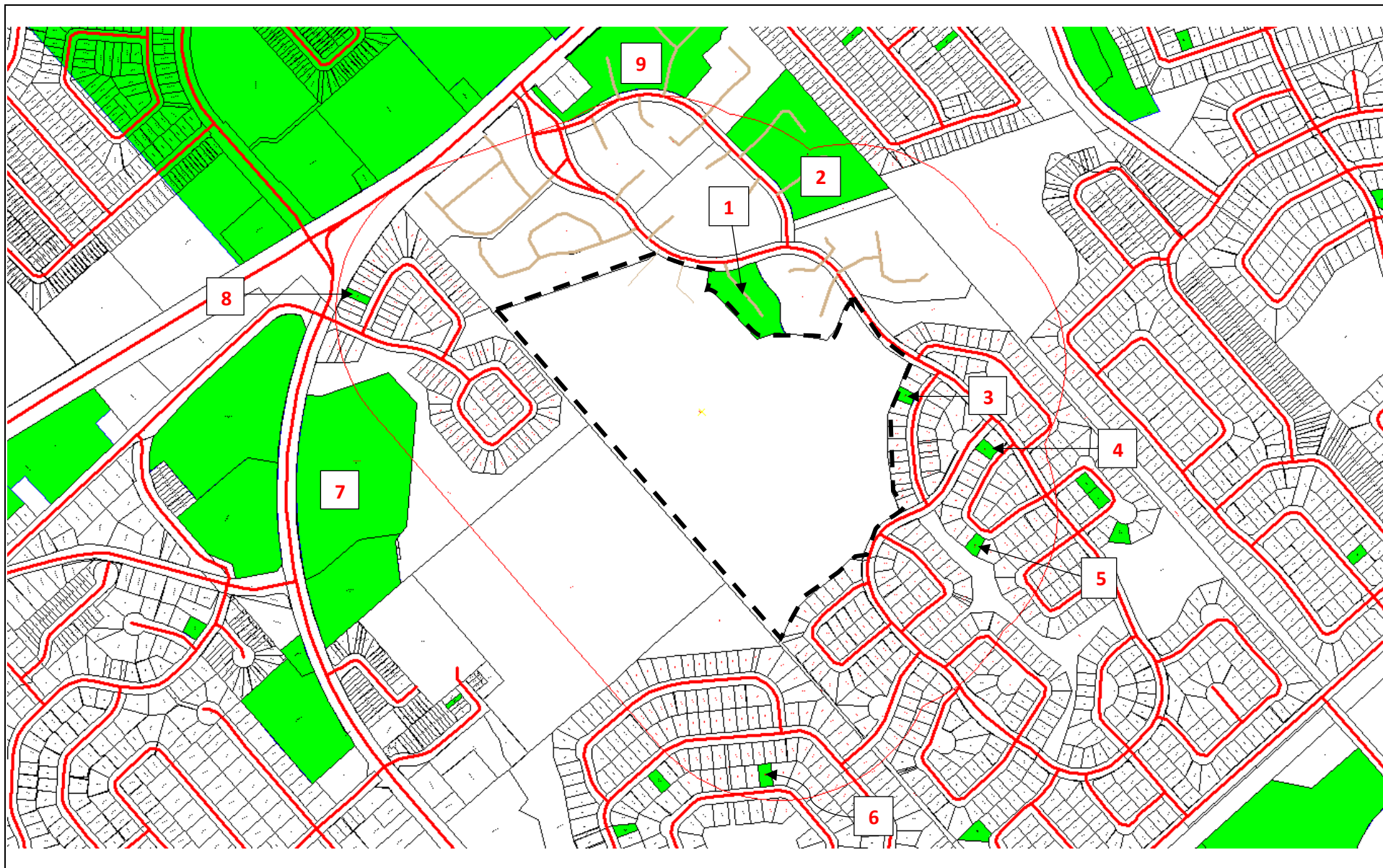
Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB / CG

Enclosures.

cc: File no. D06-03-20-0115



Address: 54 Springbrook Drive
Ottawa, ON

File No.: D06-03-20-0115

Prepared By: Colette Gorni

Legend:

	Area Number
	Subject Site
	250 m Buffer

Scale: 1 : N/A



Area	Associated HLUI Activities	Associated HLUI Activities with a PIN Certainty of "2" *
Subject Property		
1	6961	
2	13701	
3	7372	
4	6229	
5	7264	
6	14968	
7	2863	
8	8047	
9		6318

*This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

Historical Land Use Inventory

Activity Numbers –

Adjacent Properties

Historical Land Use Inventory

Area #1 Activity Numbers



CITY OF OTTAWA
HLUI ID: __679AH0
AREA (Square Metres): 8502.818

Report: RPTC_OT_DEV0122
Run On: 15 Jul 2020 at: 15:34:47

Study Year
2005

PIN
151900000

Multi-NAIC
N

Multiple Activities
N

Activity ID: 6961 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 151900000
Name: IN-HOME SEWING MACHINE SERVICE
Address: 21 OAKMONT COURT,
Facility Type: Recreational Vehicle Dealers (where servicing is present)
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2001 Employment Survey

NAICS **SIC**
811490 0

Company Name

IN-HOME SEWING MACHINE SERVICE

Year of Operation

c. 2001

Historical Land Use Inventory

Area #2 Activity Numbers



CITY OF OTTAWA

HLUI ID: __679985

AREA (Square Metres): 29492.547

Report: RPTC_OT_DEV0122

Run On: 15 Jul 2020 at: 15:35:02

Study Year
2005

PIN
154630000

Multi-NAIC
N

Multiple Activities
N

Activity ID: 13701 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 154630000

Name: TIDAL BOOKS

Address: 32 INNISBROOK COURT, STITTSVILLE

Facility Type: Combined Publishing and Printing Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
511130	0

Company Name

TIDAL BOOKS

Year of Operation

c. 2001

Historical Land Use Inventory

Area #3 Activity Numbers



CITY OF OTTAWA
HLUI ID: __6790PF
AREA (Square Metres): 593.048

Report: RPTC_OT_DEV0122
Run On: 15 Jul 2020 at: 15:35:25

Study Year
2005

PIN
044590231

Multi-NAIC
N

Multiple Activities
N

Activity ID: 7372 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 044590231

Name: JAMES ROSS LIMITED

Address: 5 EAGLE ROCK WAY,

Facility Type: Interior and Finishing Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
238320	0

Company Name

JAMES ROSS LIMITED

Year of Operation

c. 2001

Historical Land Use Inventory

Area #4 Activity Numbers



CITY OF OTTAWA

HLUI ID: __6790CN

AREA (Square Metres): 610.604

Report: RPTC_OT_DEV0122

Run On: 15 Jul 2020 at: 15:35:44

Study Year
2005

PIN
044610006

Multi-NAIC
N

Multiple Activities
N

Activity ID: 6229 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044610006

Name: GUTHRIE WOODS PRODUCTS LIMITED

Address: 3 PINECONE TRAIL, STITTSVILLE

Facility Type: Leather and Allied Products Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
321999	0

Company Name

GUTHRIE WOODS PRODUCTS LIMITED

Year of Operation

c. 2001

Historical Land Use Inventory

Area #5 Activity Numbers



CITY OF OTTAWA
HLUI ID: __6790CM
AREA (Square Metres): 650.324

Report: RPTC_OT_DEV0122
Run On: 15 Jul 2020 at: 15:36:13

Study Year
2005

PIN
044610015

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 7264 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 044610015
Name: IMAGE WINDOW CLEANING
Address: 21 PINECONE TRAIL,
Facility Type: Services to Buildings and Dwellings
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
561722	0
561799	0

Company Name

IMAGE WINDOW CLEANING

Year of Operation

c. 2005

Historical Land Use Inventory

Area #6 Activity Numbers



CITY OF OTTAWA

HLUI ID: __67991M

AREA (Square Metres): 755.866

Report: RPTC_OT_DEV0122

Run On: 15 Jul 2020 at: 15:36:38

Study Year
2005

PIN
044600054

Multi-NAIC
N

Multiple Activities
N

Activity ID: 14968 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044600054

Name: XILINX INC.

Address: 34 HAMPEL CRESCENT,

Facility Type: Other Manufactured Products Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
334610	0

Company Name

XILINX INC.

Year of Operation

c. 2001

Historical Land Use Inventory

Area #7 Activity Numbers



CITY OF OTTAWA

HLUI ID: __6790TD

AREA (Square Metres): 46407.407

Report: RPTC_OT_DEV0122

Run On: 15 Jul 2020 at: 15:37:22

Study Year
2005

PIN
044590395

Multi-NAIC
N

Multiple Activities
N

Activity ID: 2863 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044590395

Name: CARWELL CONSTRUCTION

Address: 1251 STITTSVILLE MAIN STREET,

Facility Type: Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
236110	0

Company Name

CARWELL CONSTRUCTION

Year of Operation

c. 2005

Historical Land Use Inventory

Area #8 Activity Numbers



CITY OF OTTAWA

HLUI ID: __6790F6

AREA (Square Metres): 539.036

Report: RPTC_OT_DEV0122

Run On: 15 Jul 2020 at: 15:37:44

Study Year
2005

PIN
044590496

Multi-NAIC
N

Multiple Activities
N

Activity ID: 8047 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 044590496

Name: LARCO MANAGEMENT LIMITED

Address: 7 STOWGRASS CRESCENT,

Facility Type: Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
236110	0

Company Name

LARCO MANAGEMENT LIMITED

Year of Operation

c. 2005

Historical Land Use Inventory

Area #9 Activity Numbers

**CITY OF OTTAWA**

HLUI ID: __679GED

AREA (Square Metres): 32645.896

Report: RPTC_OT_DEV0122

Run On: 15 Jul 2020 at: 15:38:36

Study Year
1998**PIN**
154970000**Multi-NAIC**
Y**Multiple Activities**
N

Activity ID: 6318 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 4551
Related PINS: 154970000
Name: GENUINE AUTOMOTIVE SERVICE
Address: HAZELDEAN ROAD, GOULBOURN
Facility Type: Gasoline Service Stations
Comments 1:
Comments 2: 5938-5988
Generator Number:
Storage Tanks:
HL References 1: GBD 1997, GGTBD 1998/99; SC98
HL References 2:
HL References 3:

NAICS	SIC
447110	633
447190	633
811199	633
811121	635
811119	635
811112	635

Company Name

Genuine Automotive Service
Hazeldean Auto Service
Stittsville Esso

Year of Operation

c. 1997-1999
c. 1997
c. 1998-1999



APPENDIX G

Aerial Photographs



GEMTEC

CONSULTING ENGINEERS
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T: (613) 836-1422 | www.gemtec.ca | ottawa@gemtec.ca

1932 AERIAL PHOTOGRAPH

Project PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
54 SPRINKBROOK DRIVE, OTTAWA, ON

Project No.
65133.01

FIGURE G.1



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1947 AERIAL PHOTOGRAPH

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FIGURE G.2



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1955 AERIAL PHOTOGRAPH

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FIGURE G.3



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1983 AERIAL PHOTOGRAPH

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FIGURE G.4



APPENDIX H

Site Photographs

Photograph J1



Photograph of the subject property overgrown with trees and greenery.

Photograph J2



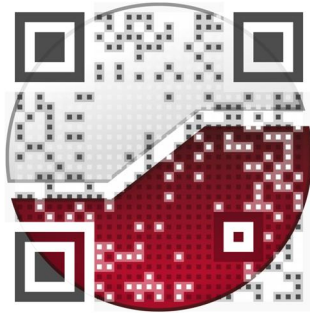
Photograph of an unofficial footpath through the subject site.

Photograph J3



Photograph of services on the roadway adjacent to the subject property.

experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnementale
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité

