

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

1592 TENTH LINE ROAD, ORLÉANS, ONTARIO

Prepared For:

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Client: Bridor Developments
Date: July 7, 2021
Project #: 11463



I. EXECUTIVE SUMMARY

I.I LOCATION

The phase one property is located at 1592 Tenth Line, Orleans, Ontario (herein referred to as the “the Site”). The site is situated on the west side of Tenth line Road and east of Phoenix Crescent, in the City of Orleans, Ontario.

I.II USE

The site was occupied by a two-storey building with five (5) residential apartments located centrally on the site. The first developed use of the property was residential in the early 1950s. Prior to approximately 1954, the site use was likely vacant or used for agricultural purposes. The site building was located centrally on the property, the north portion of the site was covered in asphalt and serves as a parking area for residents. Naturalized overgrown trees were present along the east and south of the property boundary. Driveway access to the property was available from the east from Tenth Line Road and from the west via Phoenix Crescent.

Residential properties were located to the north, south and west. The neighbouring properties on the east side of Tenth Line Road appeared to be commercial in use.

I.III HISTORY

AEL undertook a site history using a number of sources including historical mapping, aerial photographs and other sources as available. Historical evidence indicates that the 1592 Tenth Line property was first owned by the Canada Company in 1840. Aerial photos obtained from the National Air Photo Library (NAPL) show evidence of residential development on the property by 1954 and show evidence of sparse residential development to the east, north and south by 1960. Prior to first development the site was crown land, likely vacant or used for agricultural purposes, until initial development of the area. Surrounding lands were developed in the 1960s.

I.IV FIELD AND OFFICE WORK

AEL office work consisted of a review of selected historical documents and aerial photographs, titles, and other information. An owner interview was completed online. Information requests were made with various governmental departments in compliance with Ontario Regulation 153/04.

I.V OPINION

Based on all the work completed to date, AEL were of the opinion that there was no need to investigate the site further, based on the data reviewed at time of reporting, and a Phase two ESA is not recommended.

The report will be updated and become O.Reg.153/04 compliant when responses to freedom of information requests to government agencies have been received and reviewed by AEL. Based on the predominately residential nature of the Site, AEL do not anticipate the responses will alter AELs opinion regarding the assessment conclusions and opinion.

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1. INTRODUCTION

1.1 PHASE ONE PROPERTY INFORMATION

1.1.1 LOCATION

The phase one property is located at 1592 Tenth Line Road, Orléans, Ontario and was herein referred to as “the site”. The site is situated on the west-southwest side of Tenth Line Road and east-northeast side of Phoenix Crescent in Orléans, located in the City of Ottawa, Ontario. For this project, project east was oriented towards Tenth Line Road.

The site has an area of approximately 1,482 m² (0.148 Ha), according to estimates from the Geowarehouse on-line property database. The site is located in a mixed area of residential, community, institutional, commercial, and parkland land use as determined from site reconnaissance and records review. Figure 1 shows the phase one site and study area.

1.1.2 LEGAL DESCRIPTION

Based on a title review the property has a legal description of:

PT LT B, CON 11, PART 2, 50R1622; CUMBERLAND.

The Property Identification Number (PIN) is 14518-0375. The Roll Assessment number of the current property containing the site is 061450030132500.

1.1.3 GEOGRAPHIC CENTER

The property was centred on approximately 18T 461,381 m east, 5,035,336 m north and was at a surface elevation of about 86 metres above sea level (m asl) according to contour maps from Land Information Ontario (LIO).

1.1.4 OWNER

The owner of record for the phase one property was:

Bridor Developments
996B St Augustin Road
Embrun, ON K0A 1W0
Attention: Eric Brisson
eric.brisson@oligogroup.com
613-978-4123

1.1.5 CLIENT

The client of record was:

Bridor Developments
996B St Augustin Road
Embrun, ON K0A 1W0
Attention: Eric Brisson
eric.brisson@oligogroup.com
613-978-4123

1.2 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT INITIATION

The client engaged AEL Environment (AEL) to carry out an Ontario Regulation (O. Reg.) 153/04 compliant phase one environmental site assessment (ESA) for the site, known as 1592 Tenth Line Road, Orléans, ON. The client authorized the project in June 2021.

1.3 USE OF THE REPORT

The report is for the use of the client and AEL only in accordance with the terms of reference, during a 2021 site evaluation. The study was part of the client's work to complete an environmental assessment of the site for the purpose of legal segregation of the property. Additional studies may be required as a result of this report to address issues not specifically identified in the terms of reference of the report.

1.4 APPLICABILITY

Further as to use, the report may omit or not consider issues which may be important to the reader or deal with issues to the extent sought by the reader. Others with an interest in the site must undertake their own investigations and studies when considering site conditions discussed in this report. Neither AEL nor its officers know of any conflicts of interest AEL has respecting the site or the owner of the site.

1.5 FOLLOW UP

The report was prepared on the understanding and assumption that any work recommended or required, and any materials found will be completed and dealt with in accordance with any applicable law.

1.6 LIMITATIONS

The report was completed for the sole use of AEL and the client in a 2021 site evaluation stage. Others with an interest in the site must decide on the site conditions and conduct their own investigations to determine how or if the site affects them.

1.7 ASSESSOR

The geo-environmental engineering consulting firm of:

AEL environment

A division of Aeon Egmond Ltd.

1705 Argentia Road, Unit 3

Mississauga ON L5N 3A9

Telephone: 416-657-2367

Attention: Charna Kozole, P. Eng., Qualified Person

1.8 PHASE ONE ESA FORMAT

The ESA, as prepared herein, for those portions completed for the project, shall be in accordance with O. Reg. 153/04. The report will be updated and become O.Reg.153/04 compliant when responses to freedom of information requests to government agencies have been received and reviewed by AEL. Based on the predominately residential nature of the Site, AEL do not anticipate the responses will alter AELs opinion regarding the assessment conclusions and opinion

2. SCOPE OF INVESTIGATION

2.1 TERMS OF REFERENCE

The proposed scope of work (SOW) for the project and assumptions used to base the timing and cost estimates on were as follows:

- Carry out a phase one ESA to investigate the potential environmental legacy of the site.
- Carry out site investigations and records review from sources such as (but not necessarily including) existing reports by others (to be supplied by the client), historical maps, historical documents, title search, government and other information in consideration of various protocols, and other sources as could be developed within the investigation time frame.
- Carry out site reconnaissance and interviews.
- Evaluate the information gathered from the records review, interviews and site reconnaissance.
- Prepare a phase one ESA report outlining the findings and provide comments based on the findings as well as using information available to AEL received on or before the completion date of the report.
- A qualified person shall ensure that the phase one ESA meets the requirements of Schedule D of O. Reg. 153/04.
- Denial of access to a qualified person, or someone supervised by a qualified person, to a structure or building or to any other part of the phase one property or any area under the phase one property, for any reason other than safety or inaccessibility, is an impediment that precludes meeting the general or specific objectives, components or requirements of a phase one ESA.
- The client shall be responsible for providing AEL with a current site survey showing any current building(s) and site configuration prior to a Record of Site Condition (RSC) submission.
- All matters not listed in the terms of reference or general conditions are specifically excluded from AEL's responsibilities and reporting.

2.2 PHASE ONE ESA STANDARD

AEL followed the general procedures set out in O. Reg. 153/04 (as amended) to carry out the phase one ESA. AEL retains the sole discretion to increase or decrease the scope of the work based on the ongoing findings.

2.3 HISTORICAL SITE DOCUMENTS

AEL retained a private search firm to search various government and related agency archives to develop information related to the environmental legacy at the site. AEL further reviewed historical mapping and aerial photographs (See Figure 2a-k). The results of searches of Ecolog ERIS records are presented in Appendix 1. The titles search is presented in Appendix 2. Responses received from government agency requests are presented in Appendix 3.

2.4 MUNICIPAL POTABLE WATER USE

AEL made inquiries on behalf of the client with the municipality that has authority under the Municipal Act, 2001 to pass by-laws respecting water production, treatment and storage (City of Ottawa) regarding the application of non-potable water criteria at the site. The City of Ottawa responded they did not object to the application of non-potable clean-up standards. Based on the City's response, absence of potable drinking water wells on the site and absence of a Wellhead Protection Area, AEL conclude that the site is located in an area of non-potable water use for reporting purposes. The one domestic well noted as being present 189 m upgradient from Site is not anticipated to be influenced by Site activities.

3. RECORDS REVIEW

3.1 GENERAL

3.1.1 PHASE ONE STUDY AREA DETERMINATION

The phase one study area included properties that were located, wholly or partly, within 250 meters from the nearest point on a boundary of the phase one property.

3.1.2 FIRST DEVELOPED USE DETERMINATION

A qualified person reviewed material provided by the client and photos obtained from other sources (e.g. government and private agency databases, Google Earth). Historical evidence indicates that the property was first owned by an individual in 1840, likely for residential land use. Aerial photos obtained from the National Air Photo Library (NAPL) show evidence of residential development on the Site by 1954 and show evidence of sparse residential development to the east, north and south by 1960. Prior to first development the site was crown land, likely vacant or used for agricultural purposes, until initial development of the area. Surrounding lands were developed in the 1960s.

3.1.3 FIRE INSURANCE PLANS

No fire insurance plans were available for review of the site and the surrounding lands within 250 m of the site.

Table 3-1 Summary of Fire Insurance Plans			
Date	Source	Address	Relevant information
N/A			

3.1.4 CHAIN OF TITLE

AEL prepared an up-to-date chronological chain of title that shows the owners' names and dates of ownership for the phase one property based on a search of title that goes back to the date of the first developed use of the phase one property (to patent) (see Appendix 2). Table 3-2, below, summarizes the chain of title for the phase one property.

Table 3-2 Chain of Title: PIN 14518-0375			
Date of Transfer	From	To	Relevant Information
Oct 20, 1840	Crown	Canada Company	
May 6, 1870	Canada Company	Samuel Sauve	
Feb 2, 1887	Samuel Sauve	Israel Cardinal	
Feb 15, 1932	Israel Cardinal	Octave N.Lacroix	
April 26, 1949	Octave N.Lacroix	Victor Lacroix	
Aug 14, 1961	Victor Lacroix	Oscar Lacroix	
June 17, 1974	Oscar Lacroix	Rejean Lacroix Lucile Lacroix	

Table 3-2 Chain of Title: PIN 14518-0375			
Date of Transfer	From	To	Relevant Information
May 29, 1998	Rajean Lacroix	Lucile Lacroix	
May 29, 1998	Lucile Lacroix	Jack Loo Kim Loo	
Feb 5, 2008	Jack Loo Kim Loo	Daniel Dore, Nathaniel Valle-Dore	
May14, 2021	Daniel Dore, Nathaniel Valle-Dore	Bridor Developments	Current Owner

3.1.5 NEIGHBOURING PROPERTIES – CITY DIRECTORY SEARCH

AEL used a private search company, Environmental Risk Information Services (ERIS) to conduct a search of available city directories for the site and select neighbouring properties including those properties directly adjacent to the site. The search results have not been received to date, due to Covid-19 delays to access to library held information. When received, information will be summarized in an updated report, and will be updated in Appendix 1.

Table 3-3 City Directory Search Results			
Date	Address	Occupant/Activity	Possible Consequences/Areas of Concern
N/A	To be updated upon receipt of information.		

3.1.6 ENVIRONMENTAL REPORTS

The following is a list and summary of reports reviewed as referred to in Ontario Regulation 153/04, Schedule D, Part II, including,

- environmental site assessment reports,
- remediation reports,
- reports prepared in response to an order or request of the Ministry, and
- any other reports relating to the presence of a contaminant on, in or under the phase one property or the existence of an area of potential environmental concern.

AEL was provided with the following reports for review:

- “Property located at 1592 Tenth Line, Orleans, ON, Phase 1 Environmental Assessment”, prepared for Oligo Properties Inc., prepared by St. Lawrence Testing & Inspection Co. Ltd., dated December 9, 2020 (herein referred to as the 2020 Oligo Phase I ESA Report).

AEL was provided a site plan (See Appendix 4).

3.1.6.1 2020 OLIGO PHASE I ESA REPORT

AEL noted the following information from the report:

- A Phase I Environmental Site Assessment was undertaken by St. Lawrence Testing & Inspection Co. Ltd (St. Lawrence Testing) for a commercial property located at 1592 Tenth Line, Orleans.
- The site walkover was completed on December 7, 2020, which included an exterior and interior visual inspection of the property. Observations of the adjoining and neighbouring properties were performed from public access areas.
- The Phase I property was rectangular in shape, with an area of 1486.71 m². The Phase I property falls within the residential third density (R3Z) zoning for the City of Ottawa.
- The Phase I property had two (2) structures present, with a two-story rectangular structure located at the east side and a small wood framed storage shed located at the south side.
- The structure was possibly constructed in the 1960s as a private residential building. The building had five (5) apartment units present.
- The adjoining property to the south and located at 417 Phoenix Crescent was residential in use.
- The neighbouring properties to the west located across Phoenix Crescent were all private, residential use properties. The neighbouring properties to the east were a mix of commercial and community use.
- The first use of the Phase I property was as a private, residential property in the 1960's.
- The site was serviced with natural gas, potable water and sanitary sewer were supplied by the municipality.
- Aerial Photographs taken in 1975 shows evidence of a square shaped structure present on the property.
- Twenty-five (25) records were found in the Ontario Waste Generators Database within 250m radius of the Site. Waste generated from 1585 Tenth Line Road included inert organic waste, brine, paint, pigments and coatings. Waste generated from 1675 Tenth Line Road included pharmaceutical wastes, pathological wastes. Wastes generated from 1515 Tenth Line Road included light fuels, waste oils, lubricants, oil skimmings & sludges, acid & alkaline waste, inorganic wastes, petroleum distillates and aliphatic solvents. St. Lawrence testing deemed this a low environmental risk to the site property, as the generation, handling and disposal of these wastes are provincially regulated.
- One (1) record was found in the Fuel Oil Spills and Leaks Database, the property involved was located 234m northwest of the Site at 1540 Tenth Line Road. On December 1, 2014, a one (1) Litre heating fuel leak occurred at a private residence. St. Lawrence testing deemed this not an environmental concern due to the volume spilled and distance to the Site.
- Ten (10) records were found in the Pesticide Registry. All the records involved a limited vendor of retail pesticide located at 1675 Tenth Line Road. St. Lawrence Testing deemed this not an environmental concern due to the volume of pesticides sold at this location.
- Four (4) records were found in the Ontario Spills Database, the nearest spill occurred in 2001 at 1585 Tenth Line Road, approximately 187m east of the Site. Spill involved an unknown gas into the air. St. Lawrence Testing deemed this would not pose an environmental concern as the air would have been sufficiently diluted prior to reaching the Site.
- Two refrigerant spills occurred at the properties located at 1675 Tenth Line Road and 1515 Tenth Line Road respectively. St. Lawrence Testing deemed this not an environmental concern as records indicated no environmental impacts were suspected.
- The site was serviced with potable water by the municipality.
- The site was service with a connection to a sanitary sewer line along Tenth Line Road. The site also had an abandoned septic system located at the south side of the Site property.
- No fill material or stressed vegetation was observed during the Site walkover.

3.2 ENVIRONMENTAL SOURCE INFORMATION

AEL used a private search company, ERIS, to review some government records and provide internet searches for others. The records reviewed included the Ontario government records for water well records, fuel tanks, spills reporting and environmental infringements. Not all databases searched are listed below but are presented in Appendix 1.

3.2.1 ENVIRONMENTAL REPORTING

3.2.1.1 NATIONAL POLLUTANT RELEASE INVENTORY (NPRI)

The commercial search found no records for the site or for the surrounding lands within 250 m of the site.

3.2.1.2 CERTIFICATES OF APPROVAL (CA)

The commercial search found no records for the site.

The commercial search found one (1) record for surrounding lands within 250 m of the site. The records were reviewed, and details can be found in Appendix 1.

The record was reviewed and due to the type of record and distance to the site, this is not considered a potential environmental liability.

3.2.1.3 ENVIRONMENTAL COMPLIANCE APPROVAL (ECA)

The commercial search found no records for the site.

The commercial search found two (2) records for surrounding lands within 250 m of the site. The records were reviewed, and details can be found in Appendix 1.

The records were reviewed and due to the types of records, distance to the site and/or the inferred direction of groundwater flow, these are not considered a potential environmental liability.

3.2.1.4 ENVIRONMENTAL ACTIVITY AND SECTOR REGISTRY (EASR)

The commercial search found no records for the site.

The commercial search found two (2) records for surrounding lands within 250 m of the site. The records were reviewed, and details can be found in Appendix 1.

The records were reviewed and due to the types of records, these are not considered a potential environmental liability.

3.2.1.5 ENVIRONMENTAL REGISTRY (EBR)

The commercial search found no records for the site or for the surrounding lands within 250 m of the site.

3.2.1.6 NATIONAL PCB INVENTORY (NPCB)

The commercial search found no records for the site or for the surrounding lands within 250 m of the site.

3.2.1.7 INVENTORY OF PCB STORAGE SITES (OPCB)

The commercial search found no records for the site or for the surrounding lands within 250 m of the site.

3.2.1.8 PESTICIDE REGISTER (PES)

The commercial search found no records for the site.

The commercial search found ten (10) records for surrounding lands within 250 m of the site. The records were reviewed, and details can be found in Appendix 1.

The records were reviewed and due to the types of records and distance to the site and/or the inferred direction of groundwater flow, there are not considered a potential environmental liability.

3.2.2 ENVIRONMENTAL INCIDENT REPORTS

3.2.2.1 ONTARIO SPILLS (SPL)

The commercial search found no records for the site.

The commercial search found four (4) records for surrounding lands within 250 m of the site. The records were reviewed and details can be found in Appendix 1.

The records were reviewed and due to the types of gaseous releases, distance to the site and/or the inferred direction of groundwater flow, these are not considered a potential environmental liability.

3.2.2.2 TSSA INCIDENTS (INC)

The commercial search found no records for the site.

The commercial search found one (1) for surrounding lands within 250 m of the site. The record was reviewed, and details can be found in Appendix 1.

The record was reviewed and due to the distance to the site and the inferred direction of groundwater flow, this is not considered a potential environmental liability.

3.2.2.3 TSSA HISTORIC INCIDENTS (HINC)

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.2.4 TSSA PIPELINE INCIDENTS (PINC)

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.3 WASTE MANAGEMENT RECORDS

AEL requested Ecolog ERIS to review waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347 of the Revised Regulations of Ontario, 1990 (General — Waste Management) made under the Act, or its predecessors with respect to the phase one property and any property on, under or adjacent to the phase one property.

3.2.3.1 WASTE DISPOSAL SITES (WDS) – MOE CA INVENTORY

The commercial search found no records for the site or surrounding lands within 250 m of the site.

3.2.3.2 WASTE DISPOSAL SITES (WDSH) – MOE 1991 HISTORICAL APPROVAL INVENTORY

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.3.3 WASTE DISPOSAL SITES (ANDR) – ANDERSON'S WASTE DISPOSAL SITES

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.3.4 ONTARIO REGULATION 347 WASTE GENERATORS SUMMARY (GEN)

The commercial search found no records for the site.

The commercial search found twenty-five (25) records for surrounding lands within 250 m of the site. The records were reviewed, and details can be found in Appendix 1.

The records were reviewed and due to the types of records (i.e. pharmacy wastes, high school lab and shop and maintenance wastes), distance to the site and/or inferred direction of groundwater flow, these are not considered a potential environmental liability.

3.2.3.5 ONTARIO REGULATION 347 WASTE RECEIVERS SUMMARY (REC)

The commercial search found no records for the site or for the surrounding lands within 250 m of the site.

3.2.4 FUEL STORAGE TANK INFORMATION

3.2.4.1 FUEL STORAGE TANKS ON THE PHASE ONE STUDY PROPERTY (FST)

The commercial search found no records for the site. It should be noted that the Fuels Safety Division did not register private fuel underground or aboveground tanks prior to January 1990 or furnace oil tanks prior to May 1, 2002. The Fuels Safety Division did not register waste oil tanks in apartments, office buildings, residences, etc. or above ground gas or diesel tanks.

3.2.4.2 FUEL STORAGE TANKS ON ADJACENT PROPERTIES

The commercial search found no records for surrounding lands within 250 m of the site. Details can be found in Appendix 1.

3.2.4.3 FUEL STORAGE TANKS – HISTORIC (FSTH)

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.4.4 RETAIL FUEL STORAGE TANKS (RST)

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.4.5 PRIVATE FUEL STORAGE TANKS (PRT)

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.4.6 TSSA EXPIRED FACILITIES (EXP)

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.4.7 DELISTED FUEL TANKS

The commercial search found no records for the site or for surrounding lands within 250 m of the site.

3.2.5 NOTICES AND INSTRUMENTS/ONTARIO BROWNFIELDS REGISTRY

AEL reviewed the applicable document sites kept by the government. The site was not listed during AEL's search.

3.2.6 AREAS OF NATURAL SIGNIFICANCE

AEL reviewed maps by LIO and the municipality and determined the site is situated away from the boundaries of any areas of natural significance.

3.2.7 BUILDING AND ENGINEERING PLANNING RECORDS

No building or engineering planning records were available for review for the site.

3.3 PHYSICAL SETTING SOURCES

3.3.1 AERIAL PHOTOGRAPHS

AEL considered selected aerial photographs for the site. The photographs were collected from the National Air Photo Library (NAPL) and Google Earth (Table 3-4).

The time period between aerial photographs used was based on estimated time of first development of site starting from about 10 years prior and then progressing in approximately 10-year increments. Selected air photos are included as Figures 2a - k.

Table 3-4 Aerial Photographs			
Year	Photo Source	Site Features Observed	Neighbouring Property Observation
1954	Hunting Survey Corporation Limited	Buildings appear to be present on Site.	Residential Buildings are present to the east and west. General area appears to be developed with few residential properties, the remaining lands are either or vacant or agricultural in use. Current configuration of roads visible: Tenth Line Road is visible
1960	NAPL	No significant changes apparent from 1954 aerial photograph.	No significant changes apparent from 1954 aerial photograph.
1975	NAPL	No significant changes apparent from 1975 aerial photograph.	Significant residential development evident to the north and northwest. Neighbouring property to the east appears to be either vacant or agricultural in use.
1988	NAPL	No significant changes apparent from 1975 aerial photograph.	Significant residential development evident to the south, west and east.
1990	NAPL	No significant changes apparent from 1988 aerial photograph.	Sparse commercial development evident on the southeast. An institutional building (Sir Wilfrid Laurier Secondary School) is now present to the east of the site.

Table 3-4 Aerial Photographs			
Year	Photo Source	Site Features Observed	Neighbouring Property Observation
2003	Google Earth	No significant changes apparent from 1990 aerial photograph	A community building with a large parking lot has been developed to the east of the site. Commercial development present to the southeast
2008	Google Earth	No significant changes apparent from 2003 aerial photograph.	No significant changes apparent from 2003 aerial photograph
2020	Google Earth	No significant changes apparent from 2008 aerial photograph	No significant changes apparent from 2008 aerial photograph

3.3.2 TOPOGRAPHY, HYDROLOGY, GEOLOGY

3.3.2.1 TOPOGRAPHY

According to LIO, the site at an approximate elevation of 86 m asl. The local site topography is almost flat, with a slight slope towards the west (see Figure 3).

3.3.2.2 PHYSIOGRAPHY

The regional physiography is dominated by Ottawa Valley clay plains. Lying in the Ottawa Valley between Pembroke and Hawkesbury, it consists of plains interrupted by ridges of rock or sand as seen in Figure 4.

AEL did not undertake a geotechnical investigation of the site. Upon review of the Ministry of Northern Development and Mine's "Surficial Geology" layer from OGSEarth, the site is in an area of offshore marine deposits, characterized by Clay, Silty Clay and Silt. These materials are generally resistant to the infiltration of fluids and have a higher runoff potential and lower infiltration rates, due to the clay components (see Figure 5a).

3.3.2.3 GEOLOGY

Upon review of the Ministry of Northern Development and Mine's "Bedrock Geology" layer from OGSEarth, the bedrock consists of the Shadow Lake Formation (limestone, dolostone, shale, arkose, sandstone) from the Ordovician period (See Figure 5b). The depth to bedrock is anticipated to be approximately at 35m.

3.3.2.4 FILL MATERIALS

During site reconnaissance no fill material was observed.

3.3.2.5 WATER BODIES, AREAS OF NATURAL SIGNIFICANCE & GROUND WATER INFORMATION

The closest visible body of water is the tributary of Bilberry Creek, located approximately 800 m southwest of the site (see Figure 3). Based on local and regional topography the inferred direction of groundwater flow is to the northwest.

There are no parks, reserves or other areas of natural significance within vicinity, in whole or part, of the site (within 250 m).

The site and properties within the phase one study area are currently serviced by municipally supplied water. Well records searched on the MECP online database found no well records for wells located on the site. There was one (1) well record on surrounding lands within 250 m of the site. The final use of these wells was listed as domestic water supply.

3.3.2.6 WELL RECORDS

The commercial search found no records for the site.

Table 3-5 Wells Within Phase One Site						
Well #	Location	Stratigraphy	Depth to Bedrock	Well Depth	Depth to Water Table	Final Well Status
No well records were identified for the site.						

The commercial search found one (1) well records for surrounding lands within 250 m of the site, with details listed in Table 3-6 and in Appendix 1.

Table 3-6 Wells Within Phase One Study Area							
Well #	Location	Distance/Direction to Site	Stratigraphy	Depth to Bedrock	Well Depth	Depth to Water Table	Final Well Status
7167525	NAD83 – Zone 18 Easting: 461238 Northing: 5035224	188.9 m WNW (upgradient)	Clay 0-117 ft Gravel 117-119 ft Limestone 119-130 ft	N/A	130 ft	23.3 ft	Domestic Water Supply

3.4 SITE OPERATING RECORDS

Since the phase one property is not an enhanced investigation property, in accordance with clause 32 (3) (a) of the regulation, site operating records were not reviewed.

3.5 GOVERNMENT RECORDS

Contacts with various government agencies were made (Appendix 3), with responses listed below.

3.5.1 MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS (MECP)

AEL filed a Freedom of Information request with the MECP (formerly the Ministry of the Environment and Climate Change) regarding the site. No response was received before the report was issued.

3.5.2 MINISTRY OF LABOUR, TRAINING AND SKILLS DEVELOPMENT (MLTSD)

AEL filed a Freedom of Information request with the MLTSD regarding the site. MLTSD responded they held no records for the site in MLTSD's Occupational Health and Safety Database.

3.5.3 THE TECHNICAL STANDARDS AND SAFETY AUTHORITY (TSSA)

AEL filed an information request with the TSSA inquiring on the presence of USTs or ASTs. The TSSA responded they held no records of fuel storage tanks at the address.

3.5.4 CITY OF OTTAWA

AEL filed an information request with the City of Ottawa regarding the site. No response was received before the report was issued.

3.5.5 ENVIRONMENT AND CLIMATE CHANGE CANADA (ECCC)

AEL filed a Freedom of Information request with ECCC regarding the site. ECCC indicated they have no records pertaining to the site.

3.5.6 COAL TAR WASTES/MANUFACTURED GAS PLANTS

AEL reviewed the applicable documents kept by the government. The site and adjacent properties were not listed.

3.5.7 WASTE DISPOSAL SITE INVENTORY

AEL reviewed the applicable documents kept by the government. The site and adjacent properties were not listed.

4. PROPERTY INFORMATION INTERVIEW

4.1 DAN DORE, PART OWNER

4.1.1 INTERVIEW BACKGROUND

AEL interviewed a part owner of the property, Dan Dore of DORE Property Management. Mr. Dore's responses were logged electronically on June 04, 2021, using AEL's custom property survey form. See Appendix 4 for completed owner survey. Mr. Dore is deemed to be a credible source due to his involvement in managing the property.

4.1.2 INTERVIEW SUMMARY

The following information was provided in regard to the property on 1592 Tenth Line Road:

- The current site and past site use are residential.
- The property contains a two-storey dwelling with five apartment units.
- No transformers are located on site.
- No PCBs, hazardous chemicals or herbicides have been used on site.
- No recorded/known spills.
- No above or below ground storage tanks.
- There is a basement on site.
- No asbestos-containing materials or lead-based paints are present on-site.
- The site is on city water supply and is serviced by municipal sewer services.
- No known fill has ever been placed on-site.
- Tenants are present in three out of the five apartment units.

5. SITE RECONNAISSANCE

5.1 GENERAL REQUIREMENTS

5.1.1 INTRODUCTION

John Stephen, under the supervision of Charna Kozole, QP, attended the area and site from 1:00 PM to 1:40 PM on June 14th, 2021, during a cloudy day at a temperature of about 24° Celsius. All portions of the site were accessible, and no snow was present on-site surfaces. See Appendix 5 for the photographic layout of the site.

5.1.2 RECONNAISSANCE FINDINGS

The site was semi-occupied at the time of the investigation, consisting of a two-story residential dwelling with five (5) individual apartments located centrally on the site, along with a small wooden storage shed located at the south side of the Site. The site was located on the west side of Tenth Line Road, driveway access to the site was available from the east from Tenth Line Road and from the west via Phoenix Crescent.

Naturalized overgrown trees were present along the east and south of the property boundary. All vegetation appeared to be in good health, and no stressed vegetation was noted. An asphalt covered parking area extends west to east along the northern property boundary. The site contained remnants of a potable well located on the west side of the property, the well was abandoned and backfilled and no longer in service. No record of this well was located on the Ontario Well Records website. The site has access to sanitary sewer line along Tenth Line Road, during the site walkover an abandoned septic system was located at the south side of the site.

Chain link fenced separates the Site from the adjoining property to the north. A wooden fence separates the site from the adjoining property to the south. The adjoining properties to the south, north and east appear to be residential in use. Adjoining properties to the east located across Tenth Line Road appear to be a combination of commercial and/or community use.

The site has access to municipal water and sewer, hydro, natural gas and cable. Municipal water and sewer likely enter the site from the east side of the building from Tenth Line Road. Hydro enters the site from the north side of the building and natural gas enters the site from the west side of the building.

The phase one property was not currently nor formerly used for any of the uses described in Schedule D Table 2 of the regulation (O. Reg. 153/04)

5.1.3 NAME AND QUALIFICATIONS OF SITE INVESTIGATOR

John Stephen, under the supervision of Charna Kozole, P. Eng., completed site reconnaissance. Ms. Kozole is a qualified person as defined in O. Reg. 153/04.

5.1.4 PHOTOGRAPHIC RECORD

Below is a table outlining the details of the photographs taken by AEL during the site reconnaissance. The orientation by compass of the photographs and orientation with respect to other photographs can be seen in the site Photographic Plan (Appendix 5). Copies of the photographs can be found in the photo record appended to this report.

Table 5-1 Photographic Record	
Photo Number	Description
001	Facing west, the "site" consists of a two storey residential building with five (5) apartments. Northern portion of the site is asphalt covered and serves as a parking area for the residents
002	Facing east, hot water tanks located in the basement. The site is service by municipal water.
003	Facing south, overhead hydrolines enter the property from the south side of the building.
004	Facing east, gas enters the property from the west side of the building.

Table 5-1 Photographic Record	
Photo Number	Description
005	Facing southwest, remnants of a potable well that has been abandoned and backfilled. There are no records of a potable well existing on this site according Ontario Well Records database. The site is serviced by municipal water.
006	Facing southeast, commercial properties were located east of the site along Tenth Line Road.

5.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

5.2.1 BUILDINGS AND STRUCTURES

Two-storey rectangular building was present centrally on the Site. A small wooden storage shed was located at the south side of the site.

5.2.2 BELOW GROUND STRUCTURES

A basement containing two apartment units and a utility room containing washing machine, dryer and hot water tanks were present.

5.2.3 INTERIOR STORAGE TANKS

Five (5) domestic hot water tanks were located in the basement of the building.

5.2.4 WATER SOURCES

5.2.4.1 POTABLE WATER SOURCES

The site was connected to the municipal water system and enters the site at the east side.

5.2.4.2 NON-POTABLE WATER SOURCES

No evidence of non-potable wells was noted on site.

5.2.5 UNDERGROUND UTILITIES

No underground utility drawings were available for review. If a phase two ESA is to be undertaken at the site, AEL will obtain public and private locates. The exact location of underground utilities is unknown, although based on available records and site reconnaissance, the following was noted.

The site and neighbouring properties appear to be serviced by overhead hydro lines, underground natural gas lines and municipally supplied water and sewer lines. Municipal water and sewer likely enter the site from the east side of the building from Tenth Line Road. Hydro enters the site from the north side of the building and natural gas enters the site from the west side of the building. As natural gas lines are very small in diameter, they are not expected to have an effect on the transport of potential contaminants in the subsurface. Water and sewer lines are anticipated to be larger, and likely present within the same area on-site, and thus a preferential pathway may exist for the transport of groundwater and potential contaminants of concern where these utility lines are present.

5.2.6 BUILDING FEATURES

5.2.6.1 EXIT AND ENTRY POINTS

Entrance and exit to the site building is present from the east. Driveway access to the site is present east from Tenth Line Road and from the west via Phoenix Crescent.

5.2.6.2 HEATING/COOLING SYSTEM

Heating for the basement and second floor is via electric baseboards. The apartment present on the main floor is heated via a hot water boiler system using natural gas.

5.2.6.3 DRAINS, PITS AND SUMPS

Sanitary drains were present in the building, laundry equipment drained in the basement and lead in to the municipal sewer system.

5.2.6.4 FLOOR STAINING

No staining was noted.

5.2.6.5 FLOOR CRACKING

No cracking was noted.

5.2.6.6 UNIDENTIFIED SUBSTANCES

No unidentified substances were noted.

5.2.6.7 LIGHT FIXTURES

Standard fluorescent light fixtures were found throughout the building.

5.2.6.8 CHEMICAL STORAGE

Twenty (20) small containers (<5L) of paint and paint thinners were located in a storage closet on the east side of the building.

5.2.7 EXTERIOR PROPERTY

5.2.7.1 WELLS

During site reconnaissance remnants of a potable well was located on the west side of the site. The well was backfilled and abandoned.

5.2.7.2 SEWAGE WORKS

The site is serviced by the municipal sewer system, and likely enters the property at the east side along Tenth Line Road. There was also an abandoned septic system located at the south side of the site.

5.2.7.3 GROUND COVER

An asphalt covered parking area extended west to east along the northern property boundary, the remaining parts of the site was covered in grass.

5.2.7.4 RAILWAY LINES

Based on Google Earth estimates, the closest railway line is approximately 5.5 km south of the site. Considering the distance to the site, no impacts are anticipated.

5.2.7.5 EXTERIOR STORAGE TANKS

No tanks were present on site.

5.2.7.6 STAINING

No staining was noted.

5.2.7.7 VEGETATION

Naturalized overgrown trees were present along the east and south of the property boundary. All vegetation appeared to be in good health, and no stressed vegetation was noted.

5.2.7.8 FILL / DEBRIS

No fill material was observed.

5.2.7.9 UNIDENTIFIED SUBSTANCES

No unidentified substances were found at the property.

5.2.7.10 ENVIRONMENTALLY SENSITIVE AREAS

The site does not fall within the boundary of any environmentally sensitive areas.

5.2.7.11 BODIES OF WATER

The closest visible body of water is a tributary of Bilberry Creek located 800 m southwest of the site (see Figure 3). Based on local and regional topography the inferred direction of groundwater flow is to the northwest.

5.2.8 HAZARDOUS MATERIALS

5.2.8.1 ASBESTOS CONTAINING MATERIALS (ACMS)

Asbestos was a common component in building materials until the 1970s due to its fire-retardant properties. The health risks associated with asbestos occur when asbestos fibres are released from ACMs into the air. This may be the case during maintenance or demolition activities, or where an ACM has deteriorated to the point it has become friable. If an ACM is in good condition, it generally does not pose a health risk.

Building materials commonly containing asbestos include ceiling and flooring tiles, pipe, boiler, electrical wiring and blown-in insulation, electrical panel partitions, joint compounds, cement siding and wallboard, and caulking and putties.

An asbestos survey was not completed as part of the phase one ESA. Given the age of the building at the site, ACMs may potentially be present. A DSS survey should be completed prior to renovations to determine the presence of any designated substances.

5.2.8.2 LEAD

Lead was a common paint additive until the 1980s, as it produced a high quality, durable protective coating. Paints made prior to 1950 contain large amounts of lead; after 1950, lead was more common in exterior paint.

A lead survey was not completed as part of the phase one ESA. Given the age of the building at the site, lead may be present. A DSS survey should be completed prior to renovations of the property.

5.2.8.3 MERCURY

Mercury-containing products were commonly used in building products due to its ability to conduct electricity, measure temperature and pressure, and as a fungicide, preservative and disinfectant. Mercury-containing products include fluorescent lamps, thermostats, electrical switches and paints.

A mercury survey was not completed as part of the phase one ESA. Given the age of the building at the site, mercury may potentially be present in small quantities. A DSS survey should be completed prior to renovations of the property.

5.2.8.4 POLYCHLORINATED BIPHENYLS (PCBS)

PCBs were common up to the early 1980s as a dielectric fluid in transformers, capacitors and light ballasts. PCBs are an environmental concern as they persist in the environment and can accumulate in the food chain. The use of PCBs in light ballasts was ceased in the early 1980's. Federal PCB regulations have designated a 2009 deadline for end-of-use and end-of storage for high level PCBs for products and equipment containing PCBs. Products and equipment with low level PCBs are to be eliminated by 2025.

A PCB survey was not completed as part of the phase one ESA. Given the on-site activities PCBs are unlikely to be present on the site. A DSS survey should be completed prior to renovations to the property.

5.2.8.5 OZONE-DEPLETING SUBSTANCES (ODSS)

ODSs are any substances containing chlorofluorocarbon (CFC), carbon tetrachloride, methyl chloroform, or any other chemicals capable of depleting the stratospheric ozone layer. ODSs are commonly used in refrigeration, air conditioning, foam and industrial solvent applications. In Ontario, O. Reg. 463/10 outlines the mandatory recovery and reclamation of ODSs during maintenance of ODS containing equipment. ODSs are not of concern if handled with care during repair, removal or disposal activities.

Equipment potentially containing ODSs was not identified during site reconnaissance. Storage of ODSs was not observed during site reconnaissance.

5.2.8.6 UREA FOAM FORMALDEHYDE INSULATION (UFFI)

UFFI was used in the 1970s as building blown-in insulation but was banned in 1980. This material was mainly used in residential buildings as cavity filler, where the use of conventional insulation was impractical. UFFI is not a high concern in buildings with high ventilation rates.

Evidence of UFFI was not observed during site reconnaissance. A DSS survey should be completed prior to renovations to determine the presence of any designated substances.

5.2.8.7 OTHER

During site reconnaissance no obvious signs of any other hazardous or designated substances were observed.

5.3 SURROUNDING LANDS

All properties directly adjacent to the site and immediately surrounding lands were residential, community, institutional, or parkland in nature. Figure 6 outlines the site and surrounding property uses.

5.3.1 NORTH

A short walkway connecting Phoenix Crescent and Tenth Line Road was located north of the site, with a residential property (1582 Tenth Line Road) located on the north side of the walkway, further north of the site.

5.3.2 WEST

Phoenix Crescent was located west of the site, with a residential property (410 Phoenix Crescent) located on the west side of Phoenix Crescent, further west of the site.

5.3.3 SOUTH

A residential property, 417 Phoenix Crescent, was located south of the site.

5.3.4 EAST

Tenth Line Road was located east of the site, with a community/institutional/parkland property (a recreation centre, child care centre, and outdoor playing fields) located on the east side of Tenth Line Road, further east of the site.

5.4 WRITTEN DESCRIPTION OF INVESTIGATION

AEL undertook a site history using a number of sources including historical mapping, aerial photographs and other sources as available. Historical evidence indicates that the 1592 Tenth Line property was first owned by an individual in 1840, likely for residential land use. Aerial photos obtained from the National Air Photo Library (NAPL) show evidence of a residential property present on the site by 1956 and indicates that surrounding property use appears to be residential and agricultural in use. Prior to first development the site likely vacant or used for agricultural purposes. Surrounding lands were developed around the same time.

John Stephen, under the supervision of Charna Kozole, QP, attended the area and site from 1:00 PM to 1:40 PM on June 14th, 2021, during a cloudy day at a temperature of about 24° Celsius. All portions of the site were accessible, and no snow was present on-site surfaces. The site was semi-occupied at the time of the investigation, consisting of a two-story residential dwelling with five (5) individual apartments located centrally on the site, along with a small wooden storage shed located at the south side of the Site. The site was located on the west side of Tenth Line Road, driveway access to the site was available from the east from Tenth Line Road and from the west via Phoenix Crescent.

Naturalized overgrown trees were present along the east and south of the property boundary. All vegetation appeared to be in good health, and no stressed vegetation was noted. An asphalt covered parking area extends west to east along the northern property boundary. The site contained remnants of potable well located on the west side of the property, the well was abandoned and backfilled and no longer in service. No record of this well was located on the Ontario Well Records website. The site has access to sanitary sewer line along Tenth Line Road, during the site walkover an abandoned septic system was located at the south side of the site.

Chain link fenced separates the Site from the adjoining property to the north. A wooden fence separates the site from the adjoining property to the south. The adjoining properties to the south, north and east appear to be residential in use. Adjoining properties to the east located across Tenth Line Road appear to be commercial and/or community use.

The site has access to municipal water and sewer, hydro, natural gas and cable. Municipal water and sewer likely enter the site from the east side of the building from Tenth Line Road. Hydro enters the site from the north side of the building and natural gas enters the site from the west side of the building.

The phase one property was not currently nor formerly used for any of the uses described in Schedule D Table 2 of the regulation (O. Reg. 153/04).

6. REVIEW AND EVALUATION OF INFORMATION

6.1 CURRENT AND PAST USES

At the time of reporting, the land use type at the site was residential. The site was semi-occupied at the time of the investigation, consisting of a two-story residential dwelling with five (5) individual apartments located centrally on the site. The site was first developed in the early 1950s, surrounding lands were developed around the same time. Prior to the 1950s, the exact use of the property is unknown.

Table 6-1 summarizes the current and past uses of the phase one property, along with descriptions and observations, if any, made by AEL from historical records.

Table 6-1 Table of Current and Past Uses of the Phase One Property				
Year(s)	Name of Owner (Last Name, First Name)	Description of Property Use(s)	Property Use(s) (per regulatory types)	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Prior to October 20, 1840	Crown	No Information	Agriculture or other use	No records available.
October 20, 1840 – May 6, 1870	Canada Company	Exact use unknown	Agriculture or other use	
May 6, 1870- Feb 2, 1887	Samuel Sauve			
Feb 2, 1887 - Feb 15, 1932	Israel Cardinal			
Feb 15, 1932 – Jan 22, 1937	Octave N. Lacroix			
Jan 22, 1937 – April 26, 1949	Victor Lacroix			
April 26, 1949 – August 14, 1961	Oscar Lacroix	Residential Home	Residential	Residential Property Observed in Aerial Photographs
August 14, 1961- June 17, 1974	B.M. & B Holdings Limited			
June 17, 1974 – May 29, 1998	Rejean Lacroix			
May 29, 1998 – May 29 1998	Lucille Lacroix (Survivorship Application)			
May 29, 1998 – February 05, 2008	Jack Koo Kim Loo			
February 05, 2008 – 2021	Daniel Dore Natalie Vallee-Dore	Residential Home	Residential	Residential Property Observed in Aerial Photographs and during Site Walkover

Table 6-1 Table of Current and Past Uses of the Phase One Property

Year(s)	Name of Owner (Last Name, First Name)	Description of Property Use(s)	Property Use(s) (per regulatory types)	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2021-Present	Bridor Developments	Residential Home	Residential	Residential Property Observed during Site Walkover

6.2 POTENTIALLY CONTAMINATING ACTIVITY (PCAS)

No PCAs were identified for the subject site's current activities, past site use and neighbouring site land use activities.

Table 6-2 Potentially Contaminating Activities (PCAs)

PCA	Location (On-site or Off-site; up, down or trans gradient)	Information Source	Potentially Contaminating Activity*	Potential of PCA Contributing to an APEC
N/A				

* A potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

6.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

6.3.1 LOGIC USED BY QUALIFIED PERSON IN DETERMINING APECS

APECs were identified by noting all activities of potential concern within the phase one study area and then assessing the likelihood that the activities could have an environmentally deleterious effect on the site based on the following criteria:

1. Scale of the activity
2. Nature of the chemicals involved in the activity
3. Proximity of the activity to the ground outside
4. Potential pathways

6.3.2 APECS PRESENT AT SITE

No APECs were identified for the subject site's current activities, past site use and neighbouring site land use activities did present a potential for on-site APECs at this time.

Table 6-3 Table of Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Soil, groundwater and/or sediment)
N/A					

6.3.3 UNCERTAINTY

Minor gaps in data exist which raise minor uncertainties that all APECs were identified during the phase one ESA. Historical searches, particularly the fire insurance plans did not cover all years, therefore potentially contaminating activities that occurred during this period remain unknown to the Qualified Person.

AEL has ample experience in assessing similar facilities and used previous experience to deduce areas and contaminants of potential concern.

7. PHASE ONE CONCEPTUAL SITE MODEL (CSM)

7.1 POTENTIALLY CONTAMINATING ACTIVITIES (PCAS)

Table 6-2 summarizes the PCAs for the phase one property (none identified) and the phase one study area noted during the phase one ESA investigation.

7.2 CONTAMINANTS OF POTENTIAL CONCERN (COPCS)

No groups of contaminants of potential concern (COPCs), as identified in the “Protocol for Analytical Methods in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” (MOE, 2004) were identified at the site:

7.3 EFFECTS OF UNDERGROUND UTILITIES

The presence of utilities was investigated during the phase one site reconnaissance. The exact location of underground utilities is unknown, although based on available records and site reconnaissance, the following was noted.

7.3.1 COMMUNICATION LINES

The site and neighbouring properties appear to be serviced by underground communication lines, that enter the site at the north side of the site. As communication lines are very small in diameter, they are not expected to have an effect on the transport of potential contaminants in the subsurface.

7.3.2 GAS LINE

The site was service by natural gas, which entered the property at the west side of the site. As a natural gas utility connection is very small in diameter it is not expected to have an effect on the transport of potential contaminants in the subsurface.

7.3.3 HYDRO LINE

The site was serviced by overhead hydro lines, entering the property from the north.

7.3.4 WATER AND SEWER

The site is serviced by municipally supplied water and sewer services, which likely enter the property at the east side of the site from Tenth Line Road, Water and sewer lines are anticipated to be larger, and likely present within the same area on-site, and thus a preferential pathway may exist for the transport of groundwater and potential contaminants of concern where these utility lines are present.

7.3.5 UNDERGROUND PIPING

Site reconnaissance revealed no anticipated underground piping will be present on the site.

7.3.6 GEOLOGICAL AND HYDROGEOLOGICAL CONDITIONS

According to LIO, the site is at an approximate elevation of 86m asl. The local site topography is almost flat, with a slight downwards slope towards the west.

7.3.7 PHYSIOGRAPHY

The regional physiography is dominated by Ottawa Valley clay plains. Lying in the Ottawa Valley between Pembroke and Hawkesbury, it consists of plains interrupted by ridges of rock or sand as seen in Figure 4.

AEL did not undertake a geotechnical investigation of the site. Upon review of the Ministry of Northern Development and Mine’s “Surficial Geology” layer from OGSEarth, the site is in an area of offshore marine deposits, characterized by Clay, Silty Clay and Silt. These materials are generally resistant to the infiltration of fluids and have a higher runoff potential and lower infiltration rates, due to the clay components (see Figure 5a).

7.3.8 GEOLOGY

Upon review of the Ministry of Northern Development and Mine's "Bedrock Geology" layer from OGSEarth, the bedrock consists of the Shadow Lake Formation (limestone, dolostone, shale, arkose, sandstone) from the Ordovician period (See Figure 5b). The depth to bedrock is anticipated to be approximately at 35m.

7.3.9 FILL MATERIALS

During site reconnaissance only minor gravel surface fill material was observed.

7.3.10 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

The closest visible body of water is a tributary of Bilberry Creek, located approximately 800 m southwest of the site (see figure 3. Based on local and regional topography the inferred direction of groundwater flow is to the northwest.

There are no parks, reserves or other areas of natural significance within vicinity, in whole or part, of the site (within 250 m).

7.3.11 UNCERTAINTIES

Uncertainty or absence of information available regarding all past potential spills on-site and the potential presence of any above or underground tanks on neighbouring sites in each of the components of the phase one environmental site assessment could affect the validity of the CSM. As the majority of historical tanks have been identified on, and adjacent to, the site, the presence of additional tanks that could affect the site on surrounding lands is minimal.

8. CONCLUSIONS

8.1 ENGINEER'S OPINION AND JUDGMENT

AEL are of the opinion and judgment that the following conclusions may be reached for the site based on the information and observations made during the phase one ESA:

- Historical evidence indicates that the 1592 Tenth Line property was first owned by the Canada Company in 1840. Aerial photos obtained from the National Air Photo Library (NAPL) show evidence of residential development on the property by 1954 and show evidence of sparse residential development to the east, north and south by 1960. Prior to first development the site was crown land, likely vacant or used for agricultural purposes, until initial development of the area. Surrounding lands were developed in the 1960s.
- Site soils likely include clay, silty clay and silt components, which generally have a higher runoff potential and lower infiltration rates, due to the clay and silt components. These materials are generally less resistant to the infiltration of fluids.
- Based on local soil and surface conditions, the flow of groundwater in soils in the vicinity of the site is likely to the northwest, towards Bilberry Creek.
- AEL made inquiries on behalf of the client with the municipality that has authority under the Municipal Act, 2001 to pass by-laws respecting water production, treatment and storage (City of Ottawa) regarding the application of non-potable water criteria at the site. The City did not object to the application of non-potable water criteria at the site.

8.2 REQUIREMENT FOR PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

A phase two ESA is not required before a Record of Site Condition may be submitted, with respect to all or part of the phase one property.

8.2.1 FURTHER INVESTIGATIONS

Based on all the work completed to date, AEL were of the opinion that there was no need to investigate the site further.

The report will be updated and become O.Reg.153/04 compliant when responses to freedom of information requests to government agencies have been received and reviewed by AEL. Based on the predominately residential nature of the Site, AEL do not anticipate the responses will alter AELs opinion regarding the assessment conclusions and opinion.

9. CLOSURE AND LIMITATIONS

9.1 CONTRACT

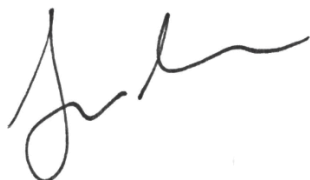
The Client authorized AEL to carry out the work set out in the report in accordance with the scope of work as set out herein.

9.2 O. REG. 153/04 STANDARD OF CARE

AEL are of the opinion the investigation and report above meet the general requirements for phase one ESAs. The Qualified Person (QP) confirms that work completed for the phase one ESA was conducted and/or supervised by the QP, and all findings and conclusions of the phase one ESA are included in the report. The report will be updated and become O.Reg.153/04 compliant when responses to freedom of information requests to government agencies have been received and reviewed by AEL. Based on the predominately residential nature of the Site, AEL do not anticipate the responses will alter AEL's opinion regarding the assessment conclusions and opinion.

9.3 LIMITATIONS

The present work is for the sole use of AEL, and the client in a 2021 site evaluation. Others with an interest in the site such as contractors, purchasers, etc., must undertake their own investigations respecting the site, and are advised that the work is to the terms of reference only. Neither AEL nor the Client warrant or represent the report has found, detected or reported on all site conditions or site environmental conditions.



John Stephen, B.Sc.
Project Scientist



Charna Kozole, P. Eng., QP_{ESA}
Senior Engineer

10. QUALIFICATIONS

10.1 HISTORY

AEL is an engineering firm operating in Canada and the United States of America. Through its ownership since 1987 AEL have completed over 1200 projects in real estate and mortgage type environmental issues, contaminants, soils, rock, concrete, and groundwater.

10.2 ASSOCIATES

AEL Principal Paul Wilson, P. Eng., has over 30 years of engineering and contaminated sites experience. AEL Senior Engineer Charna Kozole, P. Eng., has over 20 years of engineering and contaminated sites experience. Mr. Wilson and Mrs. Kozole are qualified persons as defined in Ontario Regulation 153/04.

10.3 CLIENTS

AEL clients include major corporations (e.g., CIBC, Hydro One, NAV CANADA); governmental organizations such as Ontario Hydro, school boards; governments; and environmental groups.

11. REFERENCES

AEL used or considered the following materials respecting the work reported herein:

1. AEL Site Reconnaissance Photographs – June 2021.
2. Aerial photographs: Ecolog ERIS, Google Earth, NAPL.
3. Chapman & Putnam. The Physiography of Southern Ontario. 1966.
4. Ecolog ERIS Database Report – 1592 Tenth Line Road, Orleans.
5. Ontario Ministry of the Environment (MOE). 2011. Ontario Regulation 153/04 – Records of Site Condition – Part XV.1 of the Environmental Protection Act.
6. Oligo Properties Inc. 9 December 2020. Property located at 1592 Tenth Line, Orleans, Phase 1 Environmental Assessment.
7. Ontario Ministry of Northern Development and Mines. Ontario Geological Survey, OGSEarth Maps.
8. Topographical Maps, Ministry of Natural Resources and Forestry.

Phase 1 Site Assessment
Site and Study Area
Figure 1

#11463

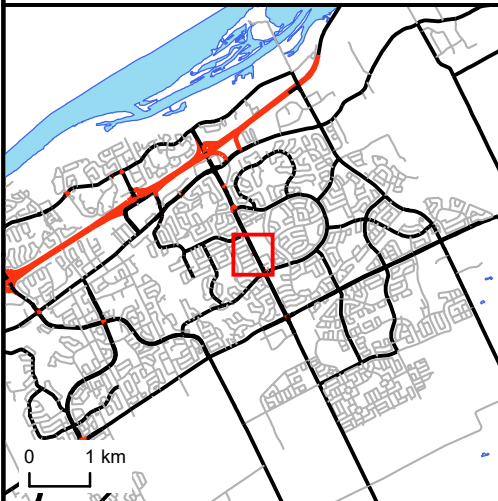
2021-06-15

Legend

-  Roads
-  Study Area (250m)
-  Property Boundary

Notes:

1592 Tenth Line Road
Orleans, ON



Source:





1592 Tenth Line
Aerial Photographs
Appendix 2a

#11463

Position of Site within the
neighborhood and level of development
in 1954

Source: Hunting Survey Corporation
Limited

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019





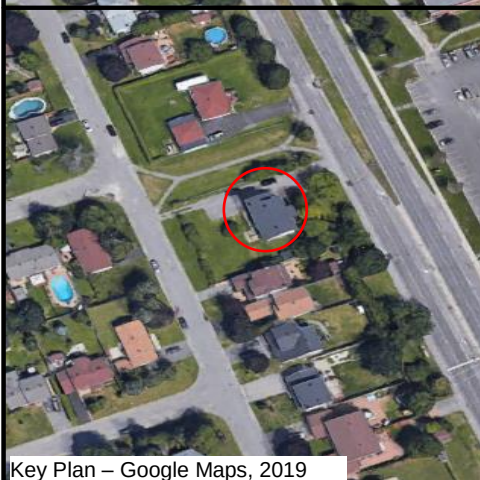
1592 Tenth Line
Aerial Photographs
Appendix 2b

#11463

Position of Site within the
neighborhood and level of development
in 1960

Source: NAPL

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019





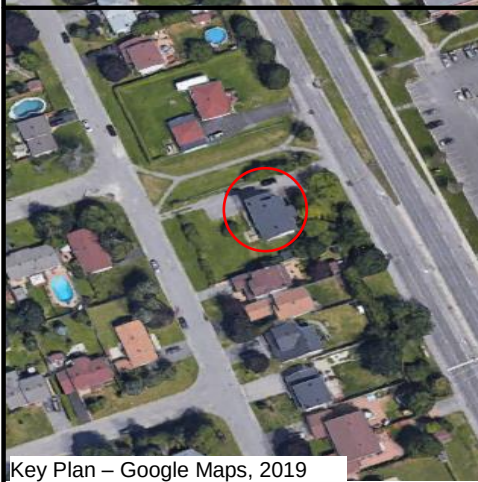
1592 Tenth Line
Aerial Photographs
Appendix 2c

#11463

Position of Site within the
neighborhood and level of development
in 1975

Source: NAPL

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019





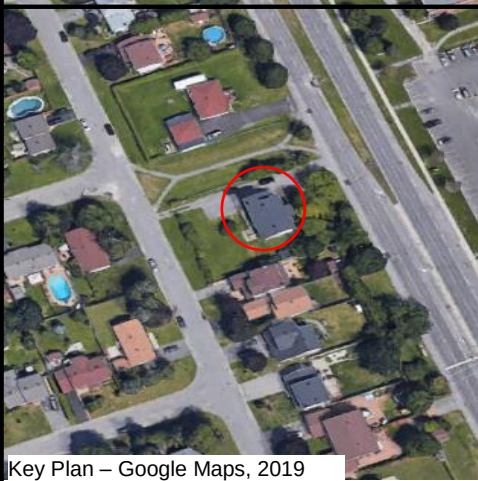
1592 Tenth Line
Aerial Photographs
Appendix 2d

#11463

Position of Site within the
neighborhood and level of development
in 1988

Source: NAPL

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019





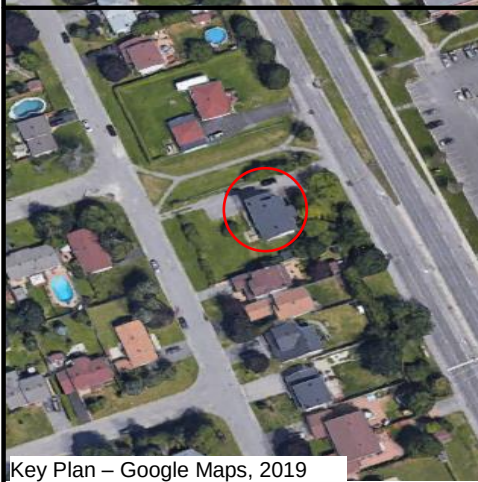
1592 Tenth Line
Aerial Photographs
Appendix 2e

#11463

Position of Site within the
neighborhood and level of development
in 1990

Source: NAPL

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019





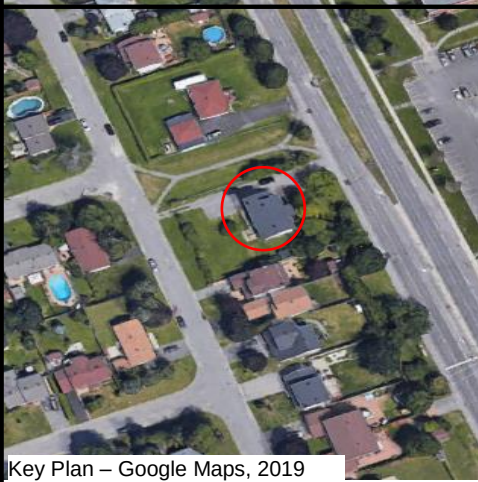
1592 Tenth Line
Aerial Photographs
Appendix 2f

#11463

Position of Site within the
neighborhood and level of development
in 2004

Source: Google Earth

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019





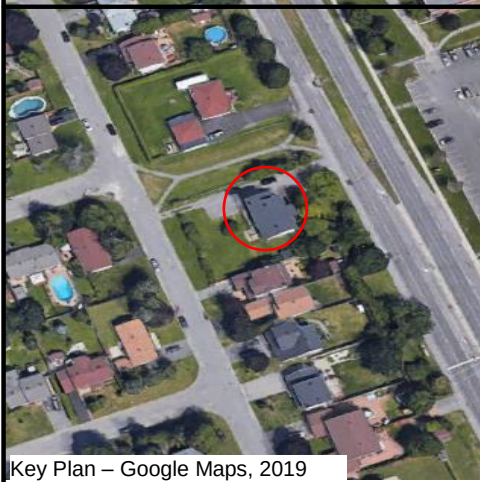
1592 Tenth Line
Aerial Photographs
Appendix 2g

#11463

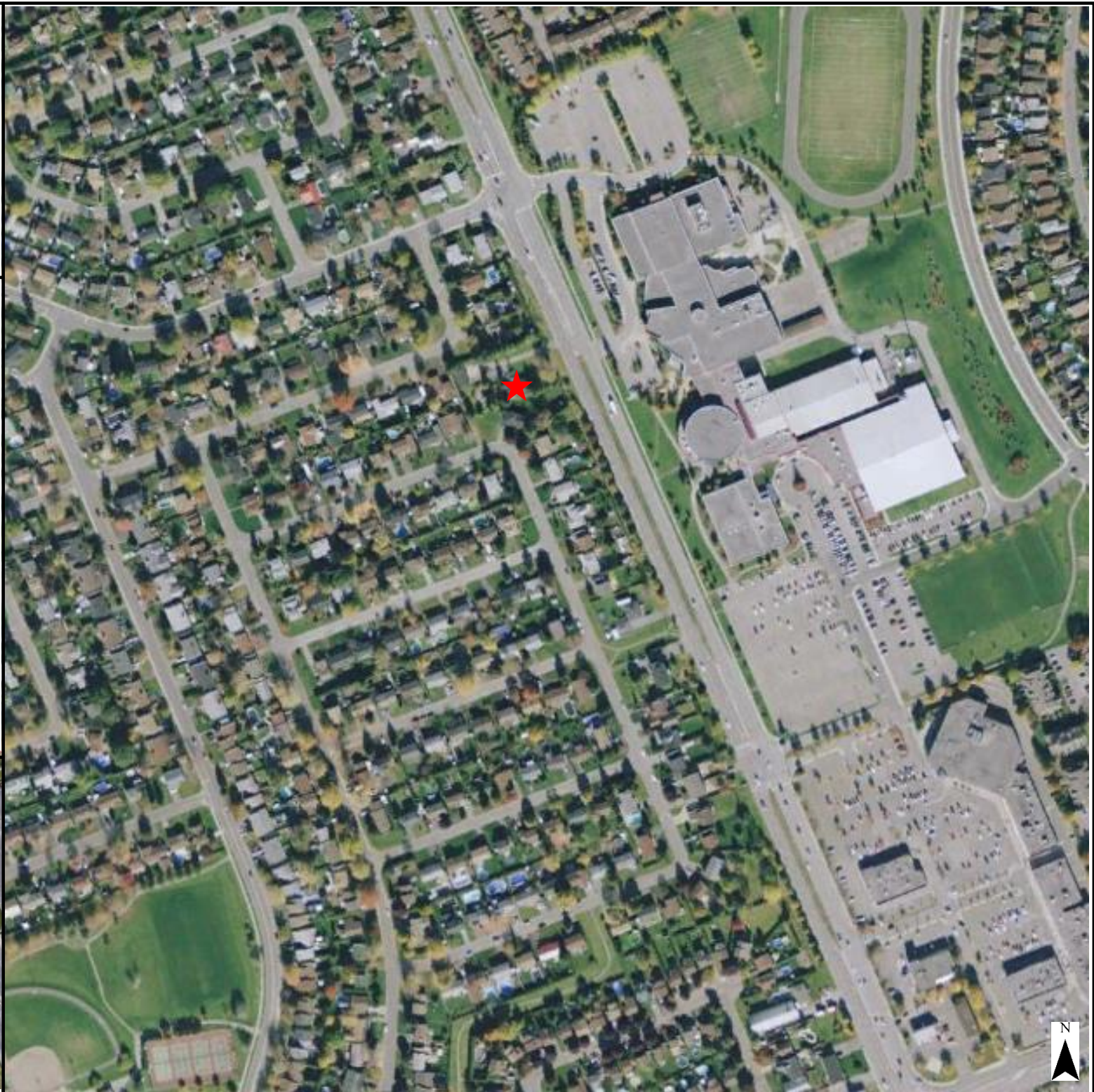
Position of Site within the
neighborhood and level of development
in 2008

Source: NAPL

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019





1592 Tenth Line
Aerial Photographs
Appendix 2h

#11463

Position of Site within the
neighborhood and level of development
in 2020

Source: NAPL

1592 Tenth Line Road, Orleans



Key Plan – Google Maps, 2019

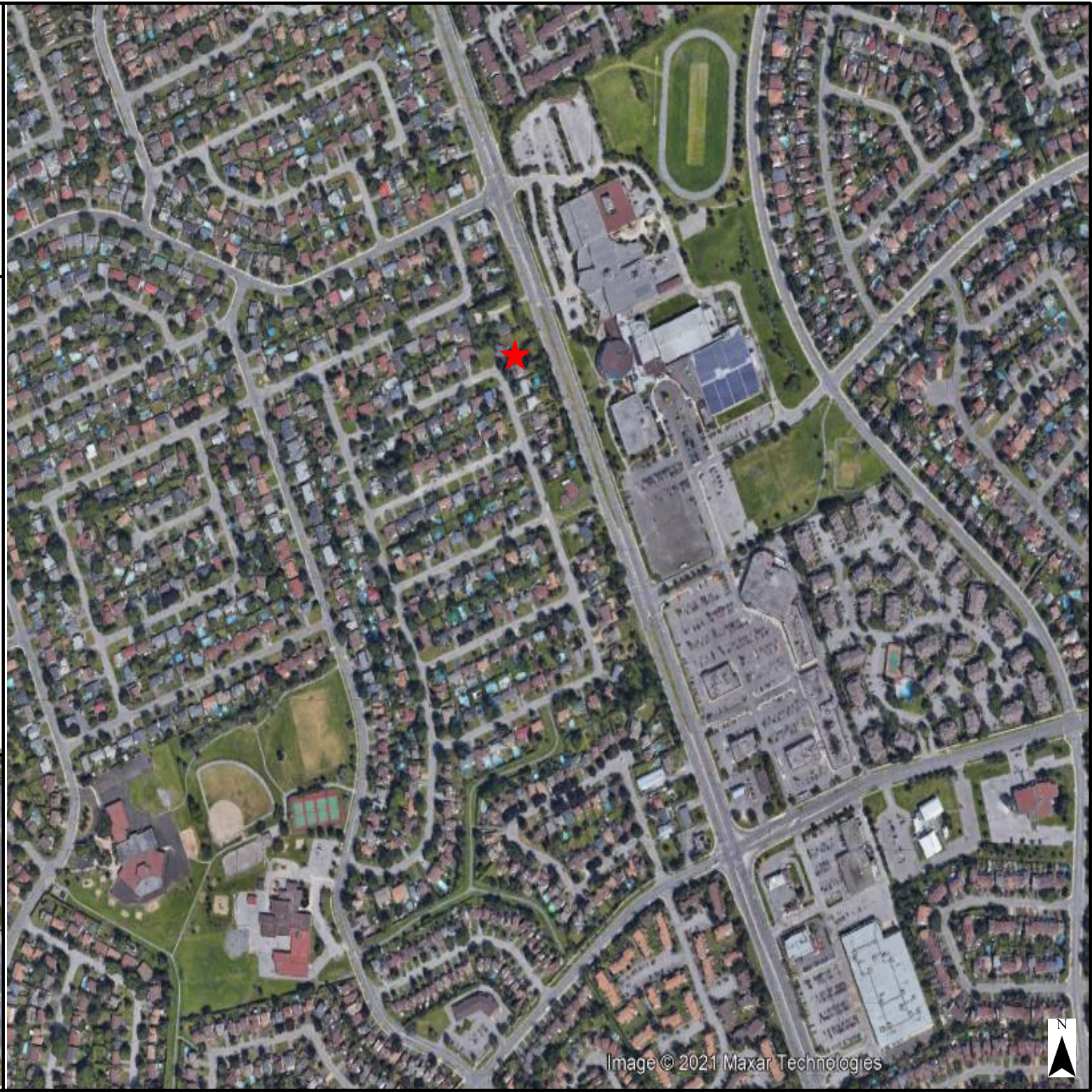


Image © 2021 Maxar Technologies

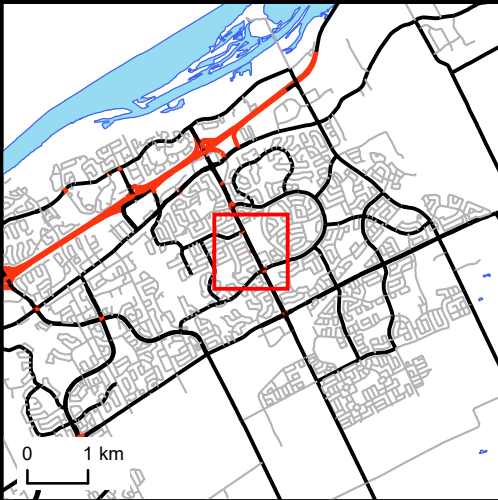


Legend

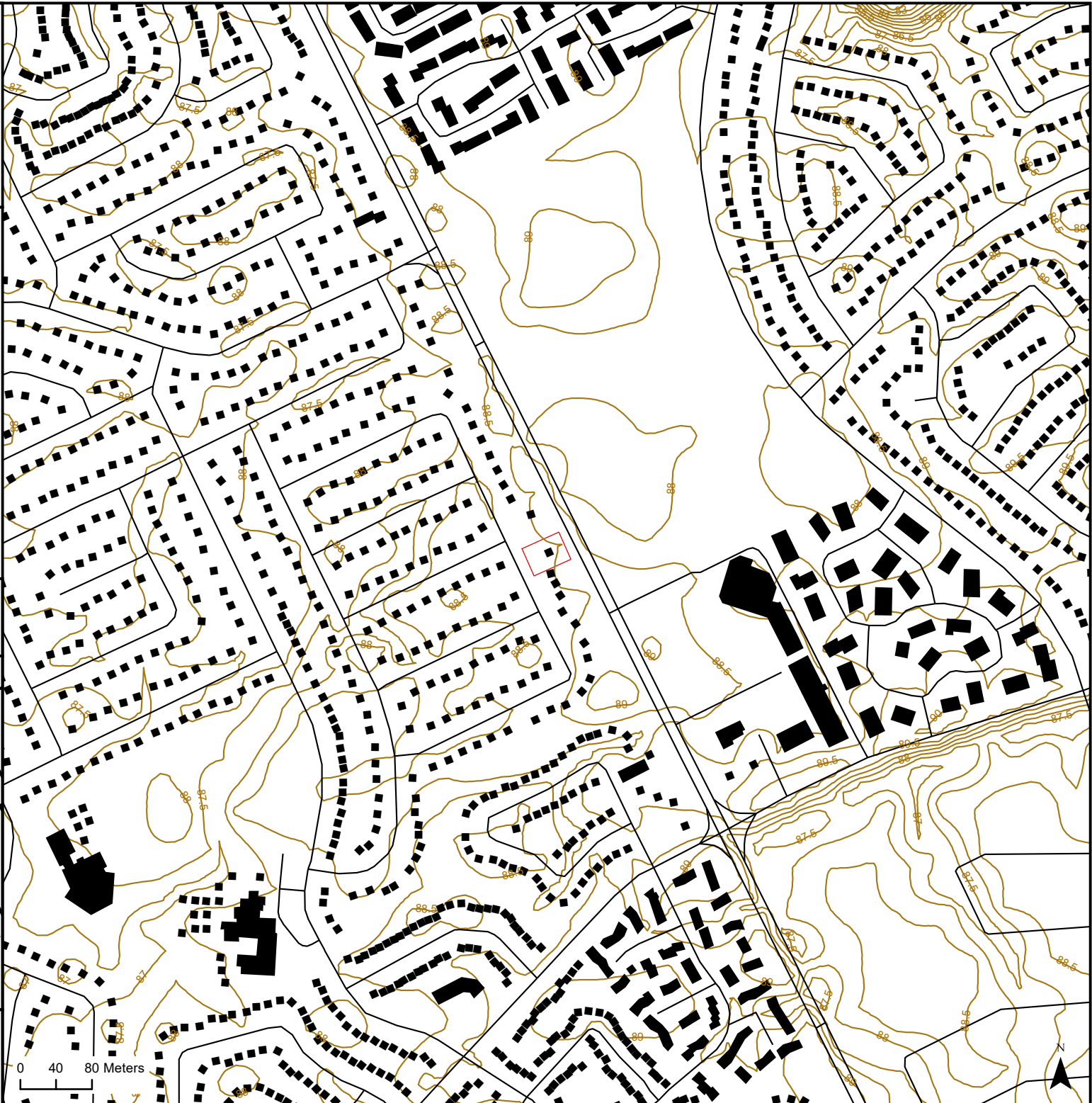
- Building
- Roads
- Topographic Contours (masl)
- Property Boundary

Notes:

1592 Tenth Line Road
Orleans, ON



Source:



Phase 1 Site Assessment
Groundwater Flow
Figure

#11463

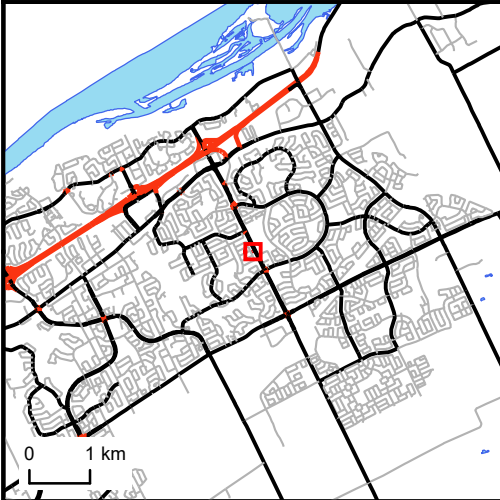
2021-06-15

Legend

- Roads
- Property Boundary

Notes:

1592 Tenth Line Road
Orleans, ON



Source:



Phase 1 Site Assessment
Surface Physiography
Figure 4

#11463

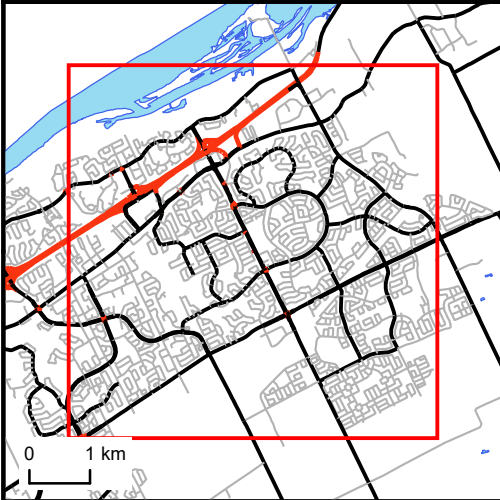
2021-06-15

Legend

-  Property Boundary
-  Clay Plains
-  Limestone Plains
-  Sand Plains
-  Till Plains (Undrumlinized)

Notes:

1592 Tenth Line Road
Orleans, ON



Source:

0 230 460 Meters



Phase 1 Site Assessment
Surface Geology
Figure 5a

#11463

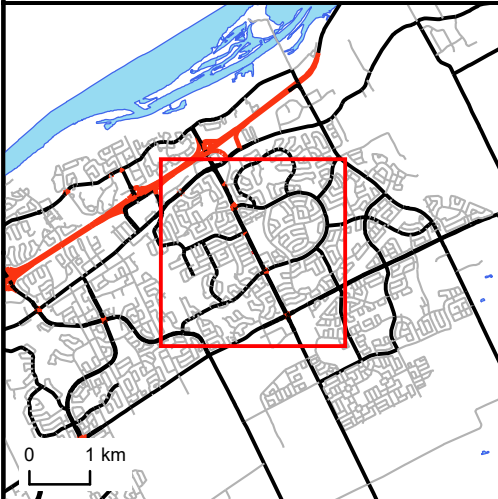
2021-06-15

Legend

-  Property Boundary
-  Clay and silt underlying erosional terraces; upper part of marine deposits removed to variable depths by fluvial erosion so in places clay is uniform blue-grey
-  Clay, silty clay and silt, commonly calcareous and fossiliferous; locally overlain by thin sands
-  Limestone, dolomite, sandstone, and locally shale; relatively flat lying; mainly occurring as bare, tabular outcrops
-  Mainly muck and peat in bogs, fens, swamps and poorly drained areas.

Notes:

1592 Tenth Line Road
Orleans, ON



0 1 km

Source:

0 110 220 Meters



Phase 1 Site Assessment
Bedrock Geology
Figure 5b

#11463

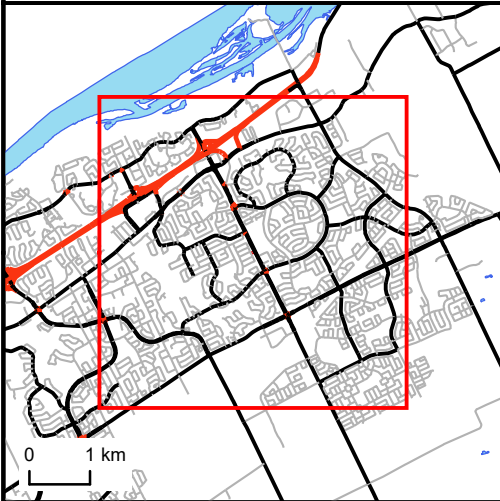
2021-06-15

Legend

-  Property Boundary
-  Limestone, dolostone, shale, arkose, sandstone

Notes:

1592 Tenth Line Road
Orleans, ON



Source:

0 190 380 Meters



Phase 1 Site Assessment
Neighbouring Property Uses
Figure 6

#11463

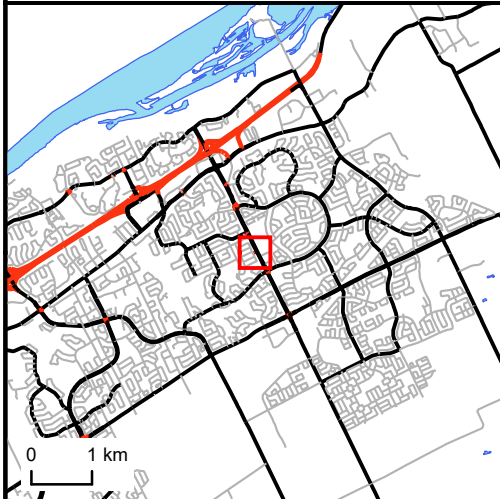
2021-06-15

Legend

- - - 11463_Neighb
- Roads
- Property Boundary

Notes:

1592 Tenth Line Road
Orleans, ON



Source:



APPENDIX 1

ECOLOG ERIS SEARCH RESULTS



DATABASE REPORT

Project Property: *1592 Tenth Line, Orleans, ON
1592 Tenth Line Road
Orléans ON K1E 2H8*

Project No:

Report Type: *Standard Report*

Order No: *20313000035*

Requested by: *St. Lawrence Testing & Inspection Co. Ltd.*

Date Completed: *December 3, 2020*

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Executive Summary

Property Information:

Project Property: 1592 Tenth Line, Orleans, ON
1592 Tenth Line Road Orléans ON K1E 2H8

Project No:

Coordinates:

Latitude: 45.4705667
Longitude: -75.4940304
UTM Northing: 5,035,345.25
UTM Easting: 461,382.89
UTM Zone: UTM Zone 18T

Elevation: 282 FT
85.88 M

Order Information:

Order No: 20313000035
Date Requested: November 30, 2020
Requested by: St. Lawrence Testing & Inspection Co. Ltd.
Report Type: Standard Report

Historical/Products:

Aerial Photographs Aerials - National Collection
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans
Physical Setting Report (PSR) PSR

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
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	0	0
CA	Certificates of Approval	Y	0	1	1
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	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
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	2	2
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	2	2
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	1	3	4
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	25	25
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	1	1
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	10	10
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	4	4
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:	1	49	50

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>
<u>1</u>	EHS		1592 Tenth Line Road Orleans ON K1E 2H8	-/0.0	0.00	<u>20</u>

Executive Summary: Site Report Summary - Surrounding Properties

<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>
<u>2</u>	SPL	RECREATION & PARKS DEPARTMENT	1585 10TH LINE ROAD,CUMBERLAND AREA. ARENA OTTAWA CITY ON	ENE/186.8	0.01	<u>20</u>
<u>2</u>	GEN	Serco Facilities Management Inc.	1585 Tenth Line Road Orleans ON K1E 3E8	ENE/186.8	0.01	<u>20</u>
<u>2</u>	EHS		1585 Tenth Line Road Orleans ON K1E 3E8	ENE/186.8	0.01	<u>21</u>
<u>2</u>	GEN	City of Ottawa	1585 Tenth Line Road Orleans, ON ON K1E 3E8	ENE/186.8	0.01	<u>21</u>
<u>2</u>	EASR	CITY OF OTTAWA	1585 TENTH LINE RD ORLEANS ON K1E 3E8	ENE/186.8	0.01	<u>22</u>
<u>2</u>	EASR	CITY OF OTTAWA	1585 TENTH LINE RD ORLEANS ON K1E 3E8	ENE/186.8	0.01	<u>22</u>
<u>2</u>	ECA	City of Ottawa	1585 Tenth Line Road Ottawa City ON K1E 3E8	ENE/186.8	0.01	<u>22</u>
<u>2</u>	ECA	City of Ottawa	1585 Tenth Line Rd Ottawa ON K1P 1J1	ENE/186.8	0.01	<u>22</u>
<u>2</u>	GEN	City of Ottawa	1585 Tenth Line Road Ottawa ON K1E 3E8	ENE/186.8	0.01	<u>23</u>
<u>2</u>	GEN	City of Ottawa	1585 Tenth Line Road Ottawa ON K1E 3E8	ENE/186.8	0.01	<u>23</u>
<u>2</u>	GEN	City of Ottawa	1585 Tenth Line Road Ottawa ON K1E 3E8	ENE/186.8	0.01	<u>24</u>
<u>3</u>	WWIS		373 VINCE DR ORLEANS ON	WSW/188.9	-0.48	<u>24</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 7167525			
4	EHS		1540 Tenth Line Road Orléans ON K1E 2H7	NW/233.5	-0.32	31
5	INC		1540 TENTH LINE ROAD, ORLÉANS ON	NW/233.5	-0.32	31
6	CA	JEFFS FOODS LTD.	1675 TENTH LINE CUMBERLAND TWP. ON	ESE/245.3	1.01	32
6	GEN	SHOPPERS DRUG MART	1675 10TH LINE ROAD ORLEANS ON K1E 3P6	ESE/245.3	1.01	32
6	PES	SHOPPERS DRUG MART #0632 (FALLINGBROOK CENTRE)	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE/245.3	1.01	33
6	EHS		1675 Tenth Line Road Ottawa ON	ESE/245.3	1.01	33
6	SPL	Metro Ontario Inc. <UNOFFICIAL>	1675 Tenth Line Road Ottawa ON	ESE/245.3	1.01	33
6	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 275	1675 TENTH LINE ROAD ORLEANS ON K1E3P6	ESE/245.3	1.01	34
6	SPL	Parson Refrigeration (1985) Ltd.	1675 Tenth Line Ottawa ON	ESE/245.3	1.01	34
6	PES	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E 3P6	ESE/245.3	1.01	35
6	PES	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E 3P6	ESE/245.3	1.01	35
6	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 275	1675 Tenth Line Road Orleans ON K1E 3P6	ESE/245.3	1.01	35
6	PES	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE/245.3	1.01	36

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>6</u>	GEN	Triple A Pharmacy Inc.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE/245.3	1.01	<u>36</u>
<u>6</u>	GEN	Triple A Pharmacy Inc.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE/245.3	1.01	<u>37</u>
<u>6</u>	GEN	T.SANDOUKA PHARMACY INC.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE/245.3	1.01	<u>37</u>
<u>6</u>	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 275	1675 TENTH LINE ROAD ORLEANS ON K1E3P6	ESE/245.3	1.01	<u>37</u>
<u>6</u>	PES	ERIC SEWELL ENT.INC.O/A FALLINGBROOKHOME HARDWARE	1675-10TH LINE ROAD ORLEANS ON K1E3P6	ESE/245.3	1.01	<u>38</u>
<u>6</u>	PES	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE/245.3	1.01	<u>38</u>
<u>6</u>	PES	SHOPPERS DRUG MART #0632 (FALLINGBROOK CENTRE)	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE/245.3	1.01	<u>38</u>
<u>6</u>	GEN	T.SANDOUKA PHARMACY INC.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE/245.3	1.01	<u>39</u>
<u>7</u>	GEN	CARLETON BOARD OF EDUCATION	SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>39</u>
<u>7</u>	GEN	CARLETON BOARD OF EDUCATION 07-627	SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>39</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>40</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>40</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>40</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>41</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>42</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>42</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>43</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON	NNE/247.9	0.01	<u>44</u>
<u>7</u>	SPL		1515 tenth line, Orleans Ottawa ON	NNE/247.9	0.01	<u>45</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>45</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>46</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>47</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD Health and Safety	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>47</u>
<u>7</u>	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD Health and Safety	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE/247.9	0.01	<u>48</u>

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
JEFFS FOODS LTD.	1675 TENTH LINE CUMBERLAND TWP. ON	ESE	245.34	<u>6</u>

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011-Oct 31, 2020 has found that there are 2 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CITY OF OTTAWA	1585 TENTH LINE RD ORLEANS ON K1E 3E8	ENE	186.84	<u>2</u>
CITY OF OTTAWA	1585 TENTH LINE RD ORLEANS ON K1E 3E8	ENE	186.84	<u>2</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Oct 31, 2020 has found that there are 2 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
City of Ottawa	1585 Tenth Line Rd Ottawa ON K1P 1J1	ENE	186.84	<u>2</u>
City of Ottawa	1585 Tenth Line Road Ottawa City ON K1E 3E8	ENE	186.84	<u>2</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2020 has found that there are 4 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1592 Tenth Line Road Orleans ON K1E 2H8	-	0.00	<u>1</u>
	1585 Tenth Line Road Orleans ON K1E 3E8	ENE	186.84	<u>2</u>
	1675 Tenth Line Road Ottawa ON	ESE	245.34	<u>6</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1540 Tenth Line Road Orléans ON K1E 2H7	NW	233.48	<u>4</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 31, 2020 has found that there are 25 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
City of Ottawa	1585 Tenth Line Road Ottawa ON K1E 3E8	ENE	186.84	<u>2</u>
City of Ottawa	1585 Tenth Line Road Ottawa ON K1E 3E8	ENE	186.84	<u>2</u>
City of Ottawa	1585 Tenth Line Road Ottawa ON K1E 3E8	ENE	186.84	<u>2</u>
Serco Facilities Management Inc.	1585 Tenth Line Road Orleans ON K1E 3E8	ENE	186.84	<u>2</u>
City of Ottawa	1585 Tenth Line Road Orleans, ON ON K1E 3E8	ENE	186.84	<u>2</u>
SHOPPERS DRUG MART	1675 10TH LINE ROAD ORLEANS ON K1E 3P6	ESE	245.34	<u>6</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Triple A Pharmacy Inc.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE	245.34	<u>6</u>
Triple A Pharmacy Inc.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE	245.34	<u>6</u>
T.SANDOUKA PHARMACY INC.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE	245.34	<u>6</u>
T.SANDOUKA PHARMACY INC.	1675 TENTH LINE RD Orleans ON K1E 3P6	ESE	245.34	<u>6</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	<u>7</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	<u>7</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD Health and Safety	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	<u>7</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	<u>7</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD Health and Safety	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	<u>7</u>
CARLETON BOARD OF EDUCATION 07-627	SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	<u>7</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	<u>7</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	7
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	7
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	7
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	7
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	7
CARLETON BOARD OF EDUCATION	SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	7
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON	NNE	247.86	7
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	NNE	247.86	7

INC - Fuel Oil Spills and Leaks

A search of the INC database, dated Jul 31, 2020 has found that there are 1 INC site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1540 TENTH LINE ROAD, ORLÉANS ON	NW	233.53	5

PES - Pesticide Register

A search of the PES database, dated Oct 2011-Oct 31, 2020 has found that there are 10 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SHOPPERS DRUG MART #0632 (FALLINGBROOK CENTRE)	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE	245.34	<u>6</u>
TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE	245.34	<u>6</u>
ERIC SEWELL ENT.INC.O/A FALLINGBROOKHOME HARDWARE	1675-10TH LINE ROAD ORLEANS ON K1E3P6	ESE	245.34	<u>6</u>
METRO ONTARIO INC O/A METRO/FOOD BASICS # 275	1675 TENTH LINE ROAD ORLEANS ON K1E3P6	ESE	245.34	<u>6</u>
TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE	245.34	<u>6</u>
TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E 3P6	ESE	245.34	<u>6</u>
TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632	1675 TENTH LINE RD OTTAWA ON K1E 3P6	ESE	245.34	<u>6</u>
METRO ONTARIO INC O/A METRO/FOOD BASICS # 275	1675 TENTH LINE ROAD ORLEANS ON K1E3P6	ESE	245.34	<u>6</u>
SHOPPERS DRUG MART #0632 (FALLINGBROOK CENTRE)	1675 TENTH LINE RD OTTAWA ON K1E3P6	ESE	245.34	<u>6</u>
METRO ONTARIO INC O/A METRO/FOOD BASICS # 275	1675 Tenth Line Road Orleans ON K1E 3P6	ESE	245.34	<u>6</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Nov 2019 has found that there are 4 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
RECREATION & PARKS DEPARTMENT	1585 10TH LINE ROAD, CUMBERLAND AREA. ARENA OTTAWA CITY ON	ENE	186.84	<u>2</u>
Parson Refrigeration (1985) Ltd.	1675 Tenth Line Ottawa ON	ESE	245.34	<u>6</u>
Metro Ontario Inc.<UNOFFICIAL>	1675 Tenth Line Road Ottawa ON	ESE	245.34	<u>6</u>
	1515 tenth line, Orleans Ottawa ON	NNE	247.86	<u>7</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Apr 30, 2020 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	373 VINCE DR ORLEANS ON <i>Well ID:</i> 7167525	WSW	188.93	<u>3</u>

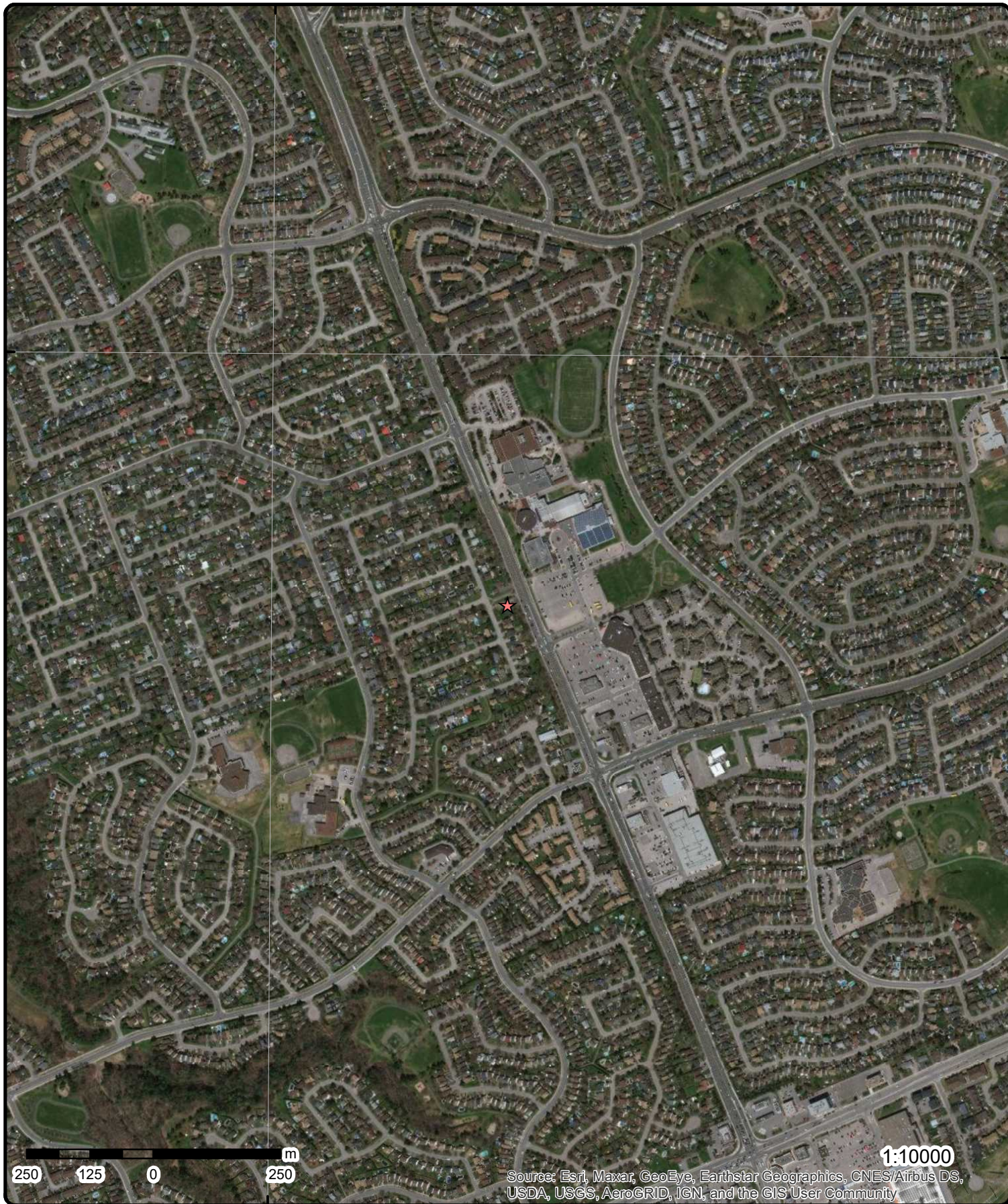


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
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°30'W

45°28'30"N

45°28'30"N



Aerial Year: 2015

Address: 1592 Tenth Line Road, Orléans, ON

Source: ESRI World Imagery

Order Number: 20313000035

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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75°30'W

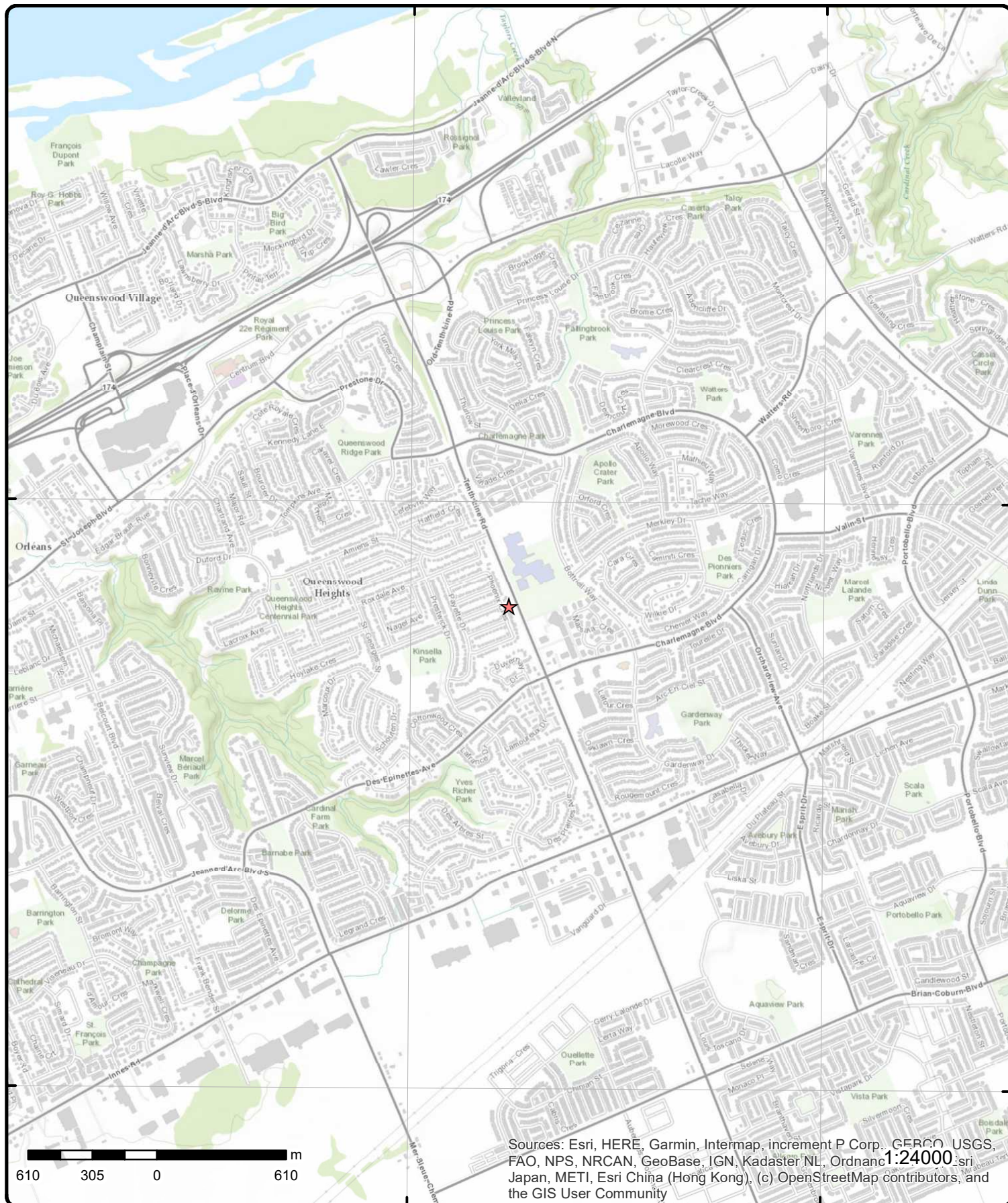
75°28'30"W

45°28'30"N

45°28'30"N

45°27'N

45°27'N



Topographic Map

Address: 1592 Tenth Line Road, ON

Source: ESRI World Topographic Map

Order Number: 20313000035



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	-/0.0	85.9 / 0.00	1592 Tenth Line Road Orleans ON K1E 2H8	EHS
Order No: 20140702032 Status: C Report Type: Standard Report Report Date: 08-JUL-14 Date Received: 02-JUL-14 Previous Site Name: unknown Lot/Building Size: approximately 0.4 acres Additional Info Ordered:		Nearest Intersection: Municipality: Orleans Ward, City of Ottawa Client Prov/State: ON Search Radius (km): .25 X: -75.49367 Y: 45.470573			
2	1 of 11	ENE/186.8	85.9 / 0.01	RECREATION & PARKS DEPARTMENT 1585 10TH LINE ROAD,CUMBERLAND AREA. ARENA OTTAWA CITY ON	SPL
Ref No: 205019 Site No: Incident Dt: 7/4/2001 Year: Incident Cause: UNKNOWN Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Possible Nature of Impact: Human health Receiving Medium: Air Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 7/4/2001 Dt Document Closed: Incident Reason: UNKNOWN Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: ARENA-UKN GAS RELEASED INCOMMUNITY CENTRE,1 TO HOSPITAL,FD,PD,HAZMAT. Contaminant Qty:		Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: FD,PD. Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: 20107 Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:			
2	2 of 11	ENE/186.8	85.9 / 0.01	Serco Facilities Management Inc. 1585 Tenth Line Road Orleans ON K1E 3E8	GEN
Generator No: ON4703966 Status: Approval Years: 04,05,06 Contam. Facility: MHSW Facility:		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Code:	713940				
SIC Description:	Fitness and Recreational Sports Centres				
 <u>Detail(s)</u>					
Waste Class:	145				
Waste Class Desc:	PAINT/PIGMENT/COATING RESIDUES				
Waste Class:	113				
Waste Class Desc:	ACID WASTE - OTHER METALS				
Waste Class:	121				
Waste Class Desc:	ALKALINE WASTES - HEAVY METALS				
Waste Class:	122				
Waste Class Desc:	ALKALINE WASTES - OTHER METALS				
Waste Class:	112				
Waste Class Desc:	ACID WASTE - HEAVY METALS				
Waste Class:	146				
Waste Class Desc:	OTHER SPECIFIED INORGANICS				
Waste Class:	242				
Waste Class Desc:	HALOGENATED PESTICIDES				
Waste Class:	251				
Waste Class Desc:	OIL SKIMMINGS & SLUDGES				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
Waste Class:	254				
Waste Class Desc:	TRANSFER STATION OILS WASTES				
Waste Class:	263				
Waste Class Desc:	ORGANIC LABORATORY CHEMICALS				
Waste Class:	312				
Waste Class Desc:	PATHOLOGICAL WASTES				
Waste Class:	331				
Waste Class Desc:	WASTE COMPRESSED GASES				
<u>2</u>	3 of 11	ENE/186.8	85.9 / 0.01	1585 Tenth Line Road Orleans ON K1E 3E8	EHS
Order No:	20071012010			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	CAN - Complete Report			Client Prov/State:	
Report Date:	10/18/2007			Search Radius (km):	0.25
Date Received:	10/12/2007			X:	-75.492899
Previous Site Name:				Y:	45.472229
Lot/Building Size:	191,672				
Additional Info Ordered:					
<u>2</u>	4 of 11	ENE/186.8	85.9 / 0.01	City of Ottawa 1585 Tenth Line Road Orleans, ON ON K1E 3E8	GEN
Generator No:	ON4411470			PO Box No:	
Status:				Country:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	2010 913910	Other Local Municipal and Regional Public Administration		Choice of Contact: Co Admin: Phone No Admin:	
Detail(s)					
Waste Class: Waste Class Desc:	132 NEUTRALIZED WASTES - OTHER METALS				
2	5 of 11	ENE/186.8	85.9 / 0.01	CITY OF OTTAWA 1585 TENTH LINE RD ORLEANS ON K1E 3E8	EASR
Approval No: Status: Date: Record Type: Link Source: Project Type: Full Address: Approval Type: Full PDF Link:	R-002-9384135496 REGISTERED 2013-10-31 EASR MOFA Standby Power System EASR-Standby Power System http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=6494			SWP Area Name: MOE District: Municipality: ORLEANS Latitude: 75.49305556 Longitude: 45.47194444 Geometry X: Geometry Y:	
2	6 of 11	ENE/186.8	85.9 / 0.01	CITY OF OTTAWA 1585 TENTH LINE RD ORLEANS ON K1E 3E8	EASR
Approval No: Status: Date: Record Type: Link Source: Project Type: Full Address: Approval Type: Full PDF Link:	R-003-5384503345 REGISTERED 2013-10-31 EASR MOFA Heating System EASR-Heating System http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=6497			SWP Area Name: MOE District: Municipality: ORLEANS Latitude: 75.49305556 Longitude: 45.47194444 Geometry X: Geometry Y:	
2	7 of 11	ENE/186.8	85.9 / 0.01	City of Ottawa 1585 Tenth Line Road Ottawa City ON K1E 3E8	ECA
Approval No: Approval Date: Status: Record Type: Link Source: SWP Area Name: Approval Type: Project Type: Address: Full Address: Full PDF Link:	7267-9L6JA9 8/21/14 Approved Air/Noise 1585 Tenth Line Road Ottawa City, K1E 3E8			MOE District: City: Ottawa City Longitude: Latitude: Geometry X: Geometry Y:	
2	8 of 11	ENE/186.8	85.9 / 0.01	City of Ottawa 1585 Tenth Line Rd Ottawa ON K1P 1J1	ECA

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval No: 7267-9L6JA9 Approval Date: 2014-08-21 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-AIR Project Type: AIR Address: 1585 Tenth Line Rd Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/7267-9EJJZJ-14.pdf					
2	9 of 11	ENE/186.8	85.9 / 0.01	City of Ottawa 1585 Tenth Line Road Ottawa ON K1E 3E8	GEN
Generator No: ON8808940 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 913910 SIC Description: 913910 PO Box No: Country: Canada Choice of Contact: CO_OFFICIAL Co Admin: Ian McGillvray Phone No Admin: 6135802424 Ext.32045					
<u>Detail(s)</u>					
Waste Class: 150 Waste Class Desc: INERT INORGANIC WASTES Waste Class: 145 Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES Waste Class: 146 Waste Class Desc: OTHER SPECIFIED INORGANICS					
2	10 of 11	ENE/186.8	85.9 / 0.01	City of Ottawa 1585 Tenth Line Road Ottawa ON K1E 3E8	GEN
Generator No: ON8808940 Status: Registered Approval Years: As of Dec 2018 Contam. Facility: MHSW Facility: SIC Code: SIC Description: PO Box No: Country: Canada Choice of Contact: Co Admin: Phone No Admin:					
<u>Detail(s)</u>					
Waste Class: 133 L Waste Class Desc: Brine, chlor-alkali sludges Waste Class: 145 I Waste Class Desc: Wastes from the use of pigments, coatings and paints Waste Class: 146 T Waste Class Desc: Other specified inorganic sludges, slurries or solids Waste Class: 150 L Waste Class Desc: Inert organic wastes Waste Class: 212 L					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		Aliphatic solvents and residues			
2	11 of 11	ENE/186.8	85.9 / 0.01	City of Ottawa 1585 Tenth Line Road Ottawa ON K1E 3E8	GEN
Generator No:		ON8808940	PO Box No:		
Status:		Registered	Country:		Canada
Approval Years:		As of Jul 2020	Choice of Contact:		
Contam. Facility:			Co Admin:		
MHSW Facility:			Phone No Admin:		
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		133 L			
Waste Class Desc:		Brine, chlor-alkali sludges			
Waste Class:		146 T			
Waste Class Desc:		Other specified inorganic sludges, slurries or solids			
Waste Class:		212 L			
Waste Class Desc:		Aliphatic solvents and residues			
Waste Class:		145 I			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			
Waste Class:		150 L			
Waste Class Desc:		Inert organic wastes			
3	1 of 1	WSW/188.9	85.4 / -0.48	373 VINCE DR ORLEANS ON	WWIS
Well ID:		7167525	Data Entry Status:		
Construction Date:			Data Src:		
Primary Water Use:		Domestic	Date Received:		8/22/2011
Sec. Water Use:			Selected Flag:		Yes
Final Well Status:		Water Supply	Abandonment Rec:		
Water Type:			Contractor:		1119
Casing Material:			Form Version:		7
Audit No:		Z119684	Owner:		
Tag:		A093638	Street Name:		373 VINCE DR
Construction Method:			County:		OTTAWA
Elevation (m):			Municipality:		CUMBERLAND TOWNSHIP
Elevation Reliability:			Site Info:		LOT 23
Depth to Bedrock:			Lot:		
Well Depth:			Concession:		
Overburden/Bedrock:			Concession Name:		
Pump Rate:			Easting NAD83:		
Static Water Level:			Northing NAD83:		
Flowing (Y/N):			Zone:		
Flow Rate:			UTM Reliability:		
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/716\7167525.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		1003552861	Elevation:		87.604988
DP2BR:			Elevrc:		
Spatial Status:			Zone:		18
Code OB:			East83:		461238

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Code OB Desc:				North83:	5035224
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	3
Date Completed:		7/20/2011		UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1003949109			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		119			
Formation End Depth:		125			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1003949110			
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		125			
Formation End Depth:		130			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1003949108			
Layer:		2			
Color:					
General Color:					
Mat1:		11			
Most Common Material:		GRAVEL			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		117			
Formation End Depth:		119			
Formation End Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1003949107			
Layer:		1			
Color:					
General Color:					
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0			
Formation End Depth:		117			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003949146			
Layer:		2			
Plug From:		112			
Plug To:		0			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003949145			
Layer:		1			
Plug From:		122			
Plug To:		112			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1003949144			
Method Construction Code:		5			
Method Construction:		Air Percussion			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1003949105			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1003949115			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:		122			
Depth To:		130			
Casing Diameter:		57.667			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Construction Record - Casing</u>					
Casing ID:		1003949114			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:		-2			
Depth To:		122			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1003949116			
Layer:					
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1003949106			
Pump Set At:		100			
Static Level:		23.3			
Final Level After Pumping:		23.75			
Recommended Pump Depth:		100			
Pumping Rate:		20			
Flowing Rate:					
Recommended Pump Rate:		20			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		0			
Water State After Test:					
Pumping Test Method:		0			
Pumping Duration HR:		1			
Pumping Duration MIN:					
Flowing:					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949117			
Test Type:		Draw Down			
Test Duration:		1			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949140			
Test Type:		Recovery			
Test Duration:		50			
Test Level:		23.3			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Test Detail ID:		1003949134			
Test Type:		Recovery			
Test Duration:		25			
Test Level:		23.3			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949136			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		23.3			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949129			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		23.9			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949127			
Test Type:		Draw Down			
Test Duration:		10			
Test Level:		23.9			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949120			
Test Type:		Recovery			
Test Duration:		2			
Test Level:		23.3			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949124			
Test Type:		Recovery			
Test Duration:		4			
Test Level:		23.3			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949141			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		23.9			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949131			
Test Type:		Draw Down			
Test Duration:		20			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949135			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949118			
Test Type:		Recovery			
Test Duration:		1			
Test Level:		23.3			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949121			
Test Type:		Draw Down			
Test Duration:		3			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949125			
Test Type:		Draw Down			
Test Duration:		5			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949138			
Test Type:		Recovery			
Test Duration:		40			
Test Level:		23.3			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949123			
Test Type:		Draw Down			
Test Duration:		4			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949133			
Test Type:		Draw Down			
Test Duration:		25			
Test Level:		23.9			
Test Level UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949139			
Test Type:		Draw Down			
Test Duration:		50			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949130			
Test Type:		Recovery			
Test Duration:		15			
Test Level:		23.3			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949137			
Test Type:		Draw Down			
Test Duration:		40			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949142			
Test Type:		Recovery			
Test Duration:		60			
Test Level:		23.3			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949126			
Test Type:		Recovery			
Test Duration:		5			
Test Level:		23.3			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949128			
Test Type:		Recovery			
Test Duration:		10			
Test Level:		23.3			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949119			
Test Type:		Draw Down			
Test Duration:		2			
Test Level:		23.9			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949132			
Test Type:		Recovery			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Duration:		20			
Test Level:		23.3			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1003949122			
Test Type:		Recovery			
Test Duration:		3			
Test Level:		23.3			
Test Level UOM:		ft			
 <u>Water Details</u>					
Water ID:		1003949113			
Layer:		1			
Kind Code:		8			
Kind:		Untested			
Water Found Depth:		125			
Water Found Depth UOM:		ft			
 <u>Hole Diameter</u>					
Hole ID:		1003949112			
Diameter:		57.667			
Depth From:		122			
Depth To:		130			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
 <u>Hole Diameter</u>					
Hole ID:		1003949111			
Diameter:		6			
Depth From:		0			
Depth To:		122			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
4	1 of 1	NW/233.5	85.6 / -0.32	1540 Tenth Line Road Orléans ON K1E 2H7	EHS
Order No:	20190308157			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	15-MAR-19			Search Radius (km):	.25
Date Received:	08-MAR-19			X:	-75.49537
Previous Site Name:				Y:	45.472445
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans; Topographic Maps; City Directory				
5	1 of 1	NW/233.5	85.6 / -0.32	1540 TENTH LINE ROAD, ORLÉANS ON	INC
Incident No:	1547128			Any Health Impact:	No
Incident ID:				Any Enviro Impact:	Yes
Instance No:				Service Interrupted:	Yes
Status Code:				Was Prop Damaged:	Yes
Attribute Category:	FS-Perform L1 Incident Insp			Reside App. Type:	
Context:				Commer App. Type:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date of Occurrence:	2014/12/23 00:00:00			Indus App. Type:	
Time of Occurrence:	12:00:00			Institut App. Type:	
Incident Created On:				Venting Type:	
Instance Creation Dt:				Vent Conn Mater:	
Instance Install Dt:				Vent Chimney Mater:	
Occur Insp Start Date:	2014/12/23 00:00:00			Pipeline Type:	
Approx Quant Rel:				Pipeline Involved:	
Tank Capacity:				Pipe Material:	
Fuels Occur Type:	Leak			Depth Ground Cover:	
Fuel Type Involved:	Fuel Oil			Regulator Location:	
Enforcement Policy:	NULL			Regulator Type:	
Prc Escalation Req:	NULL			Operation Pressure:	
Tank Material Type:				Liquid Prop Make:	
Tank Storage Type:				Liquid Prop Model:	
Tank Location Type:				Liquid Prop Serial No:	
Pump Flow Rate Cap:				Liquid Prop Notes:	
Task No:	5305734			Equipment Type:	
Notes:				Equipment Model:	
Drainage System:				Serial No:	
Sub Surface Contam.:				Cylinder Capacity:	
Aff Prop Use Water:				Cylinder Cap Units:	
Contam. Migrated:				Cylinder Mat Type:	
Contact Natural Env:				Near Body of Water:	
Incident Location:	1540 TENTH LINE ROAD, ORLÉANS - LEAK				
Occurence Narrative:	Leak from oil tubing due to mechanical impact				
Operation Type Involved:	Private Dwelling				
Item:					
Item Description:					
Device Installed Location:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		261			
Waste Class Desc:		PHARMACEUTICALS			
Waste Class:		312			
Waste Class Desc:		PATHOLOGICAL WASTES			
6	3 of 19	ESE/245.3	86.9 / 1.01	SHOPPERS DRUG MART #0632 (FALLINGBROOK CENTRE) 1675 TENTH LINE RD OTTAWA ON K1E3P6	PES
Detail Licence No:				Operator Box:	
Licence No:				Operator Class:	
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:				Oper Area Code:	
Licence Type:		Limited Vendor		Oper Phone No:	
Licence Type Code:		23		Operator Ext:	
Licence Class:				Operator Lot:	
Licence Control:				Oper Concession:	
Latitude:				Operator Region:	
Longitude:				Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF Link:					
6	4 of 19	ESE/245.3	86.9 / 1.01	1675 Tenth Line Road Ottawa ON	EHS
Order No:		20100703007		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Custom Report		Client Prov/State:	ON
Report Date:		7/9/2010		Search Radius (km):	0.25
Date Received:		7/3/2010		X:	-75.491212
Previous Site Name:				Y:	45.468992
Lot/Building Size:					
Additional Info Ordered:					
6	5 of 19	ESE/245.3	86.9 / 1.01	Metro Ontario Inc.<UNOFFICIAL> 1675 Tenth Line Road Ottawa ON	SPL
Ref No:		5733-87MJAS		Discharger Report:	
Site No:				Material Group:	
Incident Dt:				Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:		Discharge or Emission to Air		Sector Type:	Other
Incident Event:				Agency Involved:	
Contaminant Code:		38		Nearest Watercourse:	
Contaminant Name:		REFRIGERANT GAS, N.O.S.		Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:		Not Anticipated		Site Municipality:	
Nature of Impact:		Air Pollution		Site Lot:	
Receiving Medium:				Site Conc:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Receiving Env: MOE Response: No Field Response Dt MOE Arvl on Scn: MOE Reported Dt: 7/23/2010 Dt Document Closed: 9/13/2010 Incident Reason: Spill Site Name: 1675 Tenth Line Road<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: Parsons Refrigerant: 220lbs of R404A to atms. Contaminant Qty: 220 lb Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Air Spills - Gases and Vapours Source Type:					
6	6 of 19	ESE/245.3	86.9 / 1.01	METRO ONTARIO INC O/A METRO/FOOD BASICS # 275 1675 TENTH LINE ROAD ORLEANS ON K1E3P6	PES
Detail Licence No: Licence No: Status: Approval Date: Report Source: Licence Type: Vendor Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:					
6	7 of 19	ESE/245.3	86.9 / 1.01	Parson Refrigeration (1985) Ltd. 1675 Tenth Line Ottawa ON	SPL
Ref No: 4741-8CLPUN Site No: Incident Dt: Year: Incident Cause: Pipe Or Hose Leak Incident Event: Contaminant Code: 38 Contaminant Name: REFRIGERANT HP-80 Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Not Anticipated Nature of Impact: Receiving Medium: Receiving Env: MOE Response: No Field Response Dt MOE Arvl on Scn: MOE Reported Dt: 12/29/2010 Dt Document Closed: 1/11/2011 Incident Reason: Spill Site Name: Metro Fallingbrook<UNOFFICIAL> Site County/District: Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Other Agency Involved: Nearest Watercourse: Site Address: 1675 Tenth Line 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: Air Spills - Gases and Vapours Source Type:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Geo Ref Meth: Incident Summary: Metro Fallingbrook: 220lbs of HP80 to atm Contaminant Qty: 99 kg					
6	8 of 19	ESE/245.3	86.9 / 1.01	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632 1675 TENTH LINE RD OTTAWA ON K1E 3P6	PES
Detail Licence No: Licence No: Status: Approval Date: Report Source: Licence Type: Vendor Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:				Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	
6	9 of 19	ESE/245.3	86.9 / 1.01	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632 1675 TENTH LINE RD OTTAWA ON K1E 3P6	PES
Detail Licence No: 23-01-15848-0 Licence No: Status: Approval Date: Report Source: Licence Type: LIMITED Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:				Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	
6	10 of 19	ESE/245.3	86.9 / 1.01	METRO ONTARIO INC O/A METRO/FOOD BASICS # 275 1675 Tenth Line Road Orleans ON K1E 3P6	PES
Detail Licence No: 23-01-15316-0 Licence No: Status:				Operator Box: Operator Class: Operator No:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Date: Report Source: Licence Type: LIMITED Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:					
Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:					
6	11 of 19	ESE/245.3	86.9 / 1.01	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632 1675 TENTH LINE RD OTTAWA ON K1E3P6	PES
Detail Licence No: Licence No: 17868 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Limited Vendor Licence Type Code: 23 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:					
Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: 613 Oper Phone No: 8376078 Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:					
6	12 of 19	ESE/245.3	86.9 / 1.01	Triple A Pharmacy Inc. 1675 TENTH LINE RD Orleans ON K1E 3P6	GEN
Generator No: ON6448346 Status: Approval Years: 2015 Contam. Facility: No MHSW Facility: No SIC Code: 446110 SIC Description: 446110					
PO Box No: Country: Canada Choice of Contact: CO_ADMIN Co Admin: Nastran Najafi-Fard Phone No Admin: 613-837-6078 Ext.3218					
<u>Detail(s)</u>					
Waste Class: 312 Waste Class Desc: PATHOLOGICAL WASTES					
Waste Class: 261 Waste Class Desc: PHARMACEUTICALS					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	13 of 19	ESE/245.3	86.9 / 1.01	Triple A Pharmacy Inc. 1675 TENTH LINE RD Orleans ON K1E 3P6	GEN
Generator No: ON6448346 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 446110 SIC Description: 446110 PO Box No: Country: Canada Choice of Contact: CO_ADMIN Co Admin: Nastran Najafi-Fard Phone No Admin: 613-837-6078 Ext.3218					
<u>Detail(s)</u>					
Waste Class: 261 Waste Class Desc: PHARMACEUTICALS Waste Class: 312 Waste Class Desc: PATHOLOGICAL WASTES					
6	14 of 19	ESE/245.3	86.9 / 1.01	T.SANDOUKA PHARMACY INC. 1675 TENTH LINE RD Orleans ON K1E 3P6	GEN
Generator No: ON6448346 Status: Registered Approval Years: As of Dec 2018 Contam. Facility: MHSW Facility: SIC Code: SIC Description: PO Box No: Country: Canada Choice of Contact: Co Admin: Phone No Admin:					
<u>Detail(s)</u>					
Waste Class: 261 A Waste Class Desc: Pharmaceuticals Waste Class: 312 P Waste Class Desc: Pathological wastes					
6	15 of 19	ESE/245.3	86.9 / 1.01	METRO ONTARIO INC O/A METRO/FOOD BASICS # 275 1675 TENTH LINE ROAD ORLEANS ON K1E3P6	PES
Detail Licence No: Licence No: 15316 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Limited Vendor Licence Type Code: 23 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: 613 Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	16 of 19	ESE/245.3	86.9 / 1.01	ERIC SEWELL ENT.INC.O/A FALLINGBROOKHOME HARDWARE 1675-10TH LINE ROAD ORLEANS ON K1E3P6	PES
Detail Licence No: Licence No: 10279 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Retail Vendor Class 03 Licence Type Code: 21 Licence Class: 03 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: 613 Oper Phone No: 8374556 Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:					
6	17 of 19	ESE/245.3	86.9 / 1.01	TRIPLE A PHARMACY INC O/A SHOPPERS DRUG MART #632 1675 TENTH LINE RD OTTAWA ON K1E3P6	PES
Detail Licence No: Licence No: 15848 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Limited Vendor Licence Type Code: 23 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: 613 Oper Phone No: 8376078 Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:					
6	18 of 19	ESE/245.3	86.9 / 1.01	SHOPPERS DRUG MART #0632 (FALLINGBROOK CENTRE) 1675 TENTH LINE RD OTTAWA ON K1E3P6	PES
Detail Licence No: Licence No: 13292 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Limited Vendor Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: 613 Oper Phone No: 8376078					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Licence Type Code: 23 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:					
Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:					
6	19 of 19	ESE/245.3	86.9 / 1.01	T.SANDOUKA PHARMACY INC. 1675 TENTH LINE RD Orleans ON K1E 3P6	GEN
Generator No: ON6448346 Status: Registered Approval Years: As of Jul 2020 Contam. Facility: MHSW Facility: SIC Code: SIC Description:					
PO Box No: Country: Canada Choice of Contact: Co Admin: Phone No Admin:					
Detail(s)					
Waste Class: 312 P Waste Class Desc: Pathological wastes					
Waste Class: 261 A Waste Class Desc: Pharmaceuticals					
7	1 of 16	NNE/247.9	85.9 / 0.01	CARLETON BOARD OF EDUCATION SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No: ON0051016 Status: Approval Years: 92,93,97 Contam. Facility: MHSW Facility: SIC Code: 8511 SIC Description: ELEMNT./SECON. EDUC.					
PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:					
Detail(s)					
Waste Class: 213 Waste Class Desc: PETROLEUM DISTILLATES					
Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS					
7	2 of 16	NNE/247.9	85.9 / 0.01	CARLETON BOARD OF EDUCATION 07-627 SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No: ON0051016 Status:					
PO Box No: Country:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	94,95,96 8511	 ELEMT./SECON. EDUC.		Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:	213 PETROLEUM DISTILLATES				
Waste Class: Waste Class Desc:	252 WASTE OILS & LUBRICANTS				
<u>7</u>	3 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRED LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0051016 98,99,00,01,02,03 8511	 ELEMT./SECON. EDUC.		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:	213 PETROLEUM DISTILLATES				
Waste Class: Waste Class Desc:	252 WASTE OILS & LUBRICANTS				
<u>7</u>	4 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0051016 04,07,08 611110	 Elementary and Secondary Schools		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:	213 PETROLEUM DISTILLATES				
Waste Class: Waste Class Desc:	252 WASTE OILS & LUBRICANTS				
<u>7</u>	5 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	
Generator No:	ON0051016			PO Box No:	
Status:				Country:	
Approval Years:	05,06,07,08			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	611110				
SIC Description:	Elementary and Secondary Schools				
<u>Detail(s)</u>					
Waste Class:	331				
Waste Class Desc:	WASTE COMPRESSED GASES				
Waste Class:	331				
Waste Class Desc:	WASTE COMPRESSED GASES				
Waste Class:	145				
Waste Class Desc:	PAINT/PIGMENT/COATING RESIDUES				
Waste Class:	213				
Waste Class Desc:	PETROLEUM DISTILLATES				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
Waste Class:	263				
Waste Class Desc:	ORGANIC LABORATORY CHEMICALS				
Waste Class:	264				
Waste Class Desc:	PHOTOPROCESSING WASTES				
Waste Class:	148				
Waste Class Desc:	INORGANIC LABORATORY CHEMICALS				
Waste Class:	212				
Waste Class Desc:	ALIPHATIC SOLVENTS				
7	6 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No:	ON0051016			PO Box No:	
Status:				Country:	
Approval Years:	2009			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	611110				
SIC Description:	Elementary and Secondary Schools				
<u>Detail(s)</u>					
Waste Class:	145				
Waste Class Desc:	PAINT/PIGMENT/COATING RESIDUES				
Waste Class:	148				
Waste Class Desc:	INORGANIC LABORATORY CHEMICALS				
Waste Class:	212				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		263			
Waste Class Desc:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		264			
Waste Class Desc:		PHOTOPROCESSING WASTES			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
7	7 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No:		ON0051016		PO Box No:	
Status:				Country:	
Approval Years:		2010		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:		611110			
SIC Description:		Elementary and Secondary Schools			
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		148			
Waste Class Desc:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		263			
Waste Class Desc:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		264			
Waste Class Desc:		PHOTOPROCESSING WASTES			
7	8 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	
Generator No:	ON0051016			PO Box No:	
Status:				Country:	
Approval Years:	2011			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:	611110			Phone No Admin:	
SIC Code:					
SIC Description:		Elementary and Secondary Schools			
<u>Detail(s)</u>					
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		264			
Waste Class Desc:		PHOTOPROCESSING WASTES			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		148			
Waste Class Desc:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		263			
Waste Class Desc:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
7	9 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No:	ON0051016			PO Box No:	
Status:				Country:	
Approval Years:	2012			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:	611110			Phone No Admin:	
SIC Code:					
SIC Description:		Elementary and Secondary Schools			
<u>Detail(s)</u>					
Waste Class:		263			
Waste Class Desc:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		264			
Waste Class Desc:		PHOTOPROCESSING WASTES			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		148			
Waste Class Desc:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			

7

10 of 16

NNE/247.9

85.9 / 0.01

OTTAWA-CARLETON DISTRICT SCHOOL BOARD

SIR WILFRID LAURIER SECONDARY SCHOOL

1515 TENTH LINE ROAD

ORLEANS ON

GEN

Generator No:

ON0051016

PO Box No:

Status:

Country:

Approval Years:

2013

Choice of Contact:

Contam. Facility:

Co Admin:

MHSW Facility:

Phone No Admin:

SIC Code:

611110

SIC Description:

ELEMENTARY AND SECONDARY SCHOOLS

Detail(s)

Waste Class:

112

Waste Class Desc:

ACID WASTE - HEAVY METALS

Waste Class:

263

Waste Class Desc:

ORGANIC LABORATORY CHEMICALS

Waste Class:

146

Waste Class Desc:

OTHER SPECIFIED INORGANICS

Waste Class:

252

Waste Class Desc:

WASTE OILS & LUBRICANTS

Waste Class:

148

Waste Class Desc:

INORGANIC LABORATORY CHEMICALS

Waste Class:

213

Waste Class Desc:

PETROLEUM DISTILLATES

Waste Class:

264

Waste Class Desc:

PHOTOPROCESSING WASTES

Waste Class:

331

Waste Class Desc:

WASTE COMPRESSED GASES

Waste Class:

212

Waste Class Desc:

ALIPHATIC SOLVENTS

Waste Class:

145

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
7	11 of 16	NNE/247.9	85.9 / 0.01	1515 tenth line, Orleans Ottawa ON	SPL
Ref No: 7575-AC4QHS		Discharger Report:			
Site No: NA		Material Group:			
Incident Dt: 2016/07/22		Health/Env Conseq:			
Year:		Client Type:			
Incident Cause:		Sector Type: Unknown / N/A			
Incident Event:		Agency Involved:			
Contaminant Code: 38		Nearest Watercourse:			
Contaminant Name: REFRIGERANT GAS, N.O.S.		Site Address: 1515 tenth line, Orleans			
Contaminant Limit 1:		Site District Office:			
Contam Limit Freq 1:		Site Postal Code:			
Contaminant UN No 1:		Site Region:			
Environment Impact:		Site Municipality: Ottawa			
Nature of Impact:		Site Lot:			
Receiving Medium:		Site Conc:			
Receiving Env: Air		Northing:			
MOE Response: No		Easting:			
Dt MOE Arvl on Scn:		Site Geo Ref Accu:			
MOE Reported Dt: 2016/07/22		Site Map Datum:			
Dt Document Closed:		SAC Action Class: Air Spills - Gases and Vapours			
Incident Reason: Equipment Failure		Source Type:			
Site Name: Ottawa Carlton District School Board<UNOFFICIAL>					
Site County/District:					
Site Geo Ref Meth:					
Incident Summary: Airtron: 158 kg of R134A refrigerant to atm					
Contaminant Qty: 158 kg					
7	12 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No: ON0051016		PO Box No:			
Status:		Country: Canada			
Approval Years: 2016		Choice of Contact: CO_OFFICIAL			
Contam. Facility: No		Co Admin: Greg Benson			
MHSW Facility: No		Phone No Admin: 613-596-8211 Ext.8548			
SIC Code: 611110					
SIC Description: ELEMENTARY AND SECONDARY SCHOOLS					
Detail(s)					
Waste Class: 252					
Waste Class Desc: WASTE OILS & LUBRICANTS					
Waste Class: 122					
Waste Class Desc: ALKALINE WASTES - OTHER METALS					
Waste Class: 112					
Waste Class Desc: ACID WASTE - HEAVY METALS					
Waste Class: 263					
Waste Class Desc: ORGANIC LABORATORY CHEMICALS					
Waste Class: 213					
Waste Class Desc: PETROLEUM DISTILLATES					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		148			
Waste Class Desc:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
Waste Class:		264			
Waste Class Desc:		PHOTOPROCESSING WASTES			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
7	13 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No:	ON0051016			PO Box No:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Greg Benson
MHSW Facility:	No			Phone No Admin:	613-596-8211 Ext.8548
SIC Code:	611110				
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS				
Detail(s)					
Waste Class:		263			
Waste Class Desc:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		148			
Waste Class Desc:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		122			
Waste Class Desc:		ALKALINE WASTES - OTHER METALS			
Waste Class:		264			
Waste Class Desc:		PHOTOPROCESSING WASTES			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		112			
Waste Class Desc:		ACID WASTE - HEAVY METALS			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class: Waste Class Desc:		331 WASTE COMPRESSED GASES			
7	14 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No: ON0051016				PO Box No:	
Status: No				Country: Canada	
Approval Years: 2014				Choice of Contact: CO_OFFICIAL	
Contam. Facility: No				Co Admin: Greg Benson	
MHSW Facility: No				Phone No Admin: 613-596-8211 Ext.8548	
SIC Code: 611110					
SIC Description: ELEMENTARY AND SECONDARY SCHOOLS					
<u>Detail(s)</u>					
Waste Class: 122					
Waste Class Desc: ALKALINE WASTES - OTHER METALS					
Waste Class: 331					
Waste Class Desc: WASTE COMPRESSED GASES					
Waste Class: 148					
Waste Class Desc: INORGANIC LABORATORY CHEMICALS					
Waste Class: 145					
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES					
Waste Class: 264					
Waste Class Desc: PHOTOPROCESSING WASTES					
Waste Class: 146					
Waste Class Desc: OTHER SPECIFIED INORGANICS					
Waste Class: 112					
Waste Class Desc: ACID WASTE - HEAVY METALS					
Waste Class: 212					
Waste Class Desc: ALIPHATIC SOLVENTS					
Waste Class: 213					
Waste Class Desc: PETROLEUM DISTILLATES					
Waste Class: 252					
Waste Class Desc: WASTE OILS & LUBRICANTS					
Waste Class: 263					
Waste Class Desc: ORGANIC LABORATORY CHEMICALS					
7	15 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD Health and Safety SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN
Generator No: ON0051016				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:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Code: SIC Description:					
<u>Detail(s)</u>					
Waste Class:		112 C			
Waste Class Desc:		Acid solutions - containing heavy metals			
Waste Class:		122 C			
Waste Class Desc:		Alkaline slutions - containing other metals and non-metals (not cyanide)			
Waste Class:		145 I			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			
Waste Class:		146 T			
Waste Class Desc:		Other specified inorganic sludges, slurries or solids			
Waste Class:		148 A			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		148 B			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		148 C			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		148 I			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		148 R			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		148 T			
Waste Class Desc:		Misc. wastes and inorganic chemicals			
Waste Class:		212 B			
Waste Class Desc:		Aliphatic solvents and residues			
Waste Class:		212 L			
Waste Class Desc:		Aliphatic solvents and residues			
Waste Class:		213 I			
Waste Class Desc:		Petroleum distillates			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		263 B			
Waste Class Desc:		Misc. waste organic chemicals			
Waste Class:		263 I			
Waste Class Desc:		Misc. waste organic chemicals			
Waste Class:		264 L			
Waste Class Desc:		Photoprocessing wastes			
Waste Class:		331 I			
Waste Class Desc:		Waste compressed gases including cylinders			
<u>7</u>	16 of 16	NNE/247.9	85.9 / 0.01	OTTAWA-CARLETON DISTRICT SCHOOL BOARD Health and Safety SIR WILFRID LAURIER SECONDARY SCHOOL 1515 TENTH LINE ROAD ORLEANS ON K1E 3E8	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Generator No:	ON0051016			PO Box No:	
Status:	Registered			Country:	Canada
Approval Years:	As of Jul 2020			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
 <u>Detail(s)</u>					
Waste Class:	331 I				
Waste Class Desc:	Waste compressed gases including cylinders				
Waste Class:	148 C				
Waste Class Desc:	Misc. wastes and inorganic chemicals				
Waste Class:	212 B				
Waste Class Desc:	Aliphatic solvents and residues				
Waste Class:	148 T				
Waste Class Desc:	Misc. wastes and inorganic chemicals				
Waste Class:	213 I				
Waste Class Desc:	Petroleum distillates				
Waste Class:	148 B				
Waste Class Desc:	Misc. wastes and inorganic chemicals				
Waste Class:	252 L				
Waste Class Desc:	Waste crankcase oils and lubricants				
Waste Class:	264 L				
Waste Class Desc:	Photoprocessing wastes				
Waste Class:	146 T				
Waste Class Desc:	Other specified inorganic sludges, slurries or solids				
Waste Class:	148 I				
Waste Class Desc:	Misc. wastes and inorganic chemicals				
Waste Class:	145 I				
Waste Class Desc:	Wastes from the use of pigments, coatings and paints				
Waste Class:	263 I				
Waste Class Desc:	Misc. waste organic chemicals				
Waste Class:	148 A				
Waste Class Desc:	Misc. wastes and inorganic chemicals				
Waste Class:	263 B				
Waste Class Desc:	Misc. waste organic chemicals				
Waste Class:	112 C				
Waste Class Desc:	Acid solutions - containing heavy metals				
Waste Class:	122 C				
Waste Class Desc:	Alkaline slutions - containing other metals and non-metals (not cyanide)				
Waste Class:	212 L				
Waste Class Desc:	Aliphatic solvents and residues				
Waste Class:	148 R				
Waste Class Desc:	Misc. wastes and inorganic chemicals				

Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	ORLEANS VETERINARY HOSPITAL C/O PROJEK	TENTH LINE RD. DESIGN & DEV	CUMBERLAND TWP. ON	
CA	Township of Cumberland	10TH LINE RD./S.W.M.	CUMBERLAND TWP. ON	
CA	R.M. OF OTTAWA-CARLETON	REGIONAL RD. 47/TENTH LINE RD.	CUMBERLAND TWP. ON	
CA	R.M. OF OTTAWA-CARLETON	REGIONAL ROAD NO. 47	CUMBERLAND TWP. ON	
CA	BRAM GROUP - BILBERRY CREEK INDL. PARK	TENTH LINE RD./S.W.M. FAC.	CUMBERLAND TWP. ON	
CA	GRACE PRESBYTERIAN CHURCH	REG. RD. #47 TENTH LINE RD.	CUMBERLAND TWP. ON	
SPL	UNKNOWN	10TH LINE ROAD	CUMBERLAND TOWNSHIP ON	

Unplottable Report

Site: ORLEANS VETERINARY HOSPITAL C/O PROJEK
TENTH LINE RD. DESIGN & DEV CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-0986-87-
Application Year: 87
Issue Date: 6/15/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Township of Cumberland
10TH LINE RD./S.W.M. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-1386-92-
Application Year: 92
Issue Date: 5/28/1993
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
REGIONAL RD. 47/TENTH LINE RD. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-0632-90-
Application Year: 90
Issue Date: 4/20/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
REGIONAL ROAD NO. 47 CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-1257-92-
Application Year: 92

Issue Date: 10/6/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **BRAM GROUP - BILBERRY CREEK INDL. PARK**
TENTH LINE RD./S.W.M. FAC. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 3-1316-92-
Application Year: 92
Issue Date: 11/16/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **GRACE PRESBYTERIAN CHURCH**
REG. RD. #47 TENTH LINE RD. CUMBERLAND TWP. ON

Database:
CA

Certificate #: 7-0988-89-
Application Year: 89
Issue Date: 6/27/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **UNKNOWN**
10TH LINE ROAD CUMBERLAND TOWNSHIP ON

Database:
SPL

Ref No: 101790
Site No:
Incident Dt: 6/24/1994
Year:
Incident Cause: OTHER CONTAINER LEAK
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: POSSIBLE
Nature of Impact: Water course or lake
Receiving Medium: LAND
Receiving Env:
MOE Response:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 20601
Site Lot:
Site Conc:
Northing:
Easting: ORLEANS WORKS

Dt MOE Arvl on Scn:
MOE Reported Dt:
Dt Document Closed:
Incident Reason:
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary:
Contaminant Qty:

6/24/1994
UNKNOWN

Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

UNKNOWN SOURCE-PETROLEUM PRODUCT TO CATCHBASIN, VACTRUCK CALLED.

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 2020

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-Jun 30, 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.

Environment and Climate Change Canada cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

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: Jul 31, 2020

Chemical Manufacturers and Distributors: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

Chemical Register:Private [CHM](#)

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Jun 30, 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 - Sep 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-Oct 31, 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

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Jul 31, 2020

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-Oct 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-Oct 31, 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-Oct 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-Jul 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 ERIIS 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: Jul 31, 2020

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-Sep 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: Jul 31, 2020

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-Jul 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 2018

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: Jul 31, 2020

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 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-Aug 31, 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 2020**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-Oct 31, 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: Oct 2011-Oct 31, 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 is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 31, 2020

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-Oct 31, 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 cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 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-Jun 30, 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

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. 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.

The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

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 2019

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: Jul 31, 2020

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-Oct 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 30th, 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: Apr 30, 2020

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.

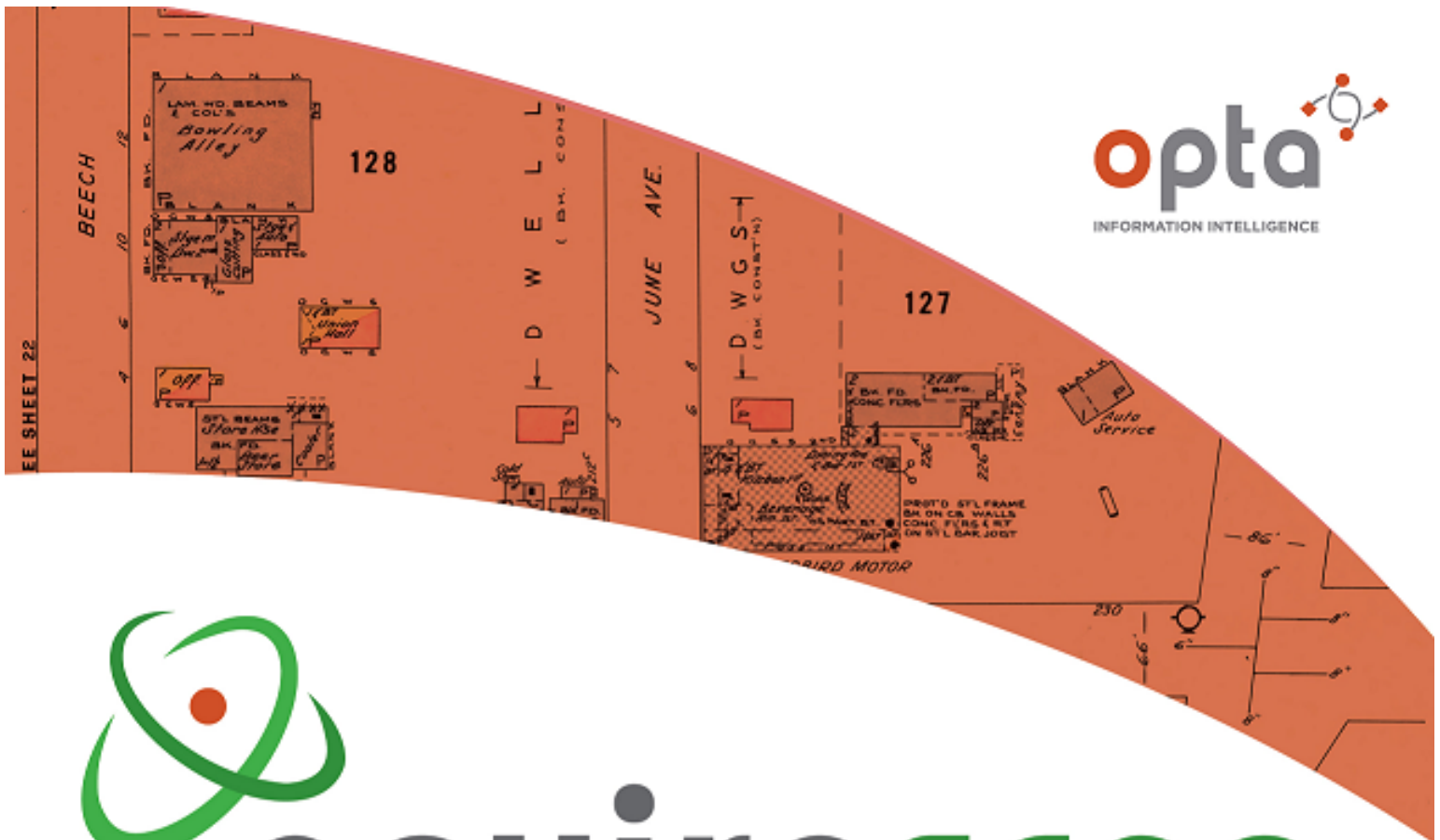
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'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.



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:

1592 Tenth Line Road Orleans ON Canada

Project No:

20313000035

Opta Order ID:

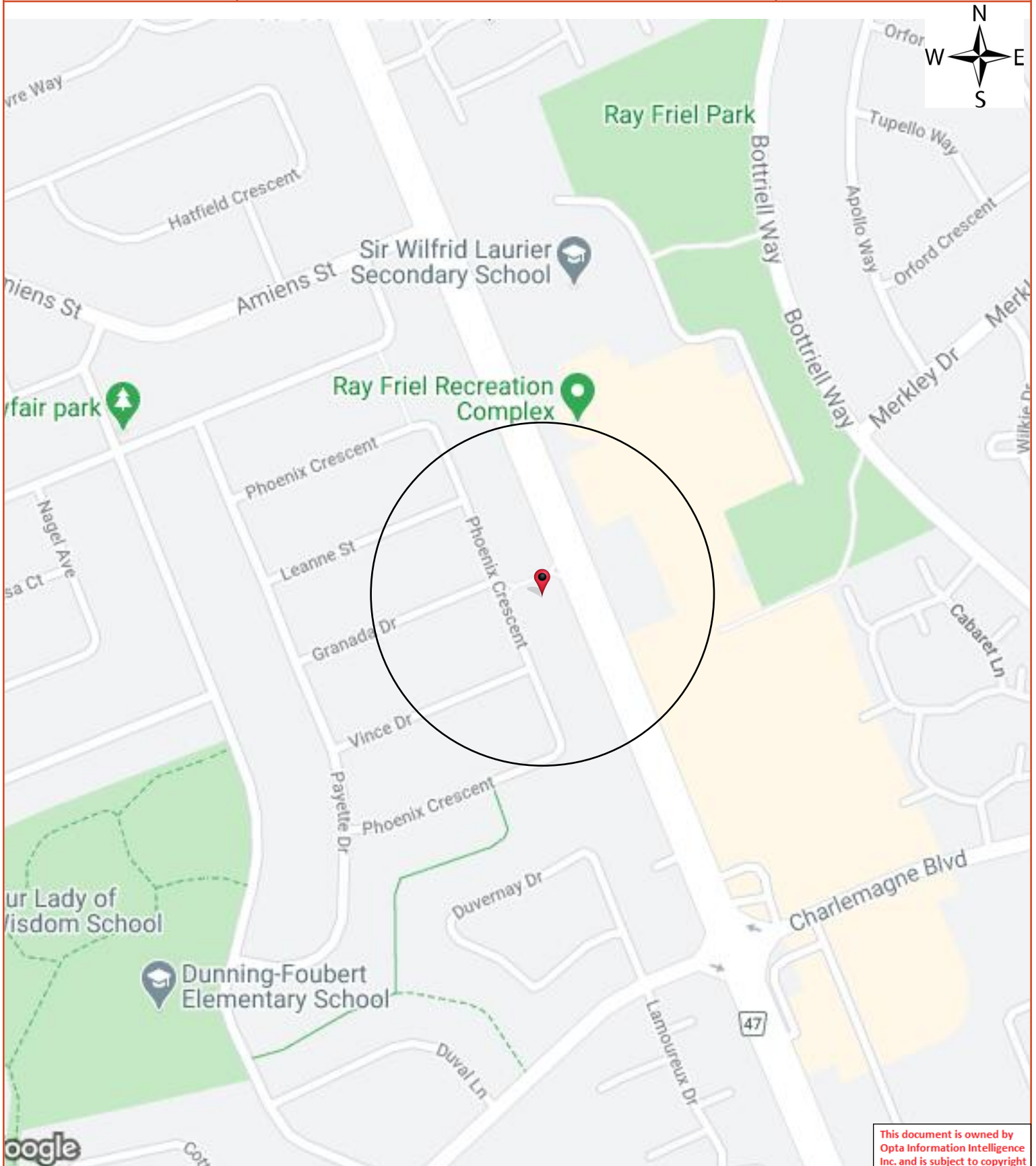
81180

Requested by:

Eleanor Goolab
Ecolog Eris

Date Completed:

12/4/2020 6:25:44 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.

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Requested by:

Eleanor Goolab

Date Completed: 12/04/2020 06:25:44



OPTA INFORMATION INTELLIGENCE

No Records Found



APPENDIX 2

TITLE SEARCH RECORDS

ENVIRONMENTAL SEARCH

1592 Tenth Line Road,

Attn: Steve Rowland

①

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	Oct 20 1840	Crown	Canada Company
1129	Deed	May 6 1870	Canada Company	Samuel Sauve
3423	Deed	Feb 2 1887	Samuel Sauve	Israel Cardinal
15889	Deed	Feb 15 1932	Israel Cardinal	Octave N. Tacroix
16630	Deed	Jan 22 1937	Octave N. Tacroix	Victor Tacroix
18755	Deed	Apr 26 1949	Victor Tacroix	Oscar Tacroix
1843B	Deed	Aug 14 1961	Oscar Tacroix	Rejean Tacroix Michelle Tacroix
RR 40544	Quit Claim Deed	June 17 1974	B.M. & B Holdings Limited	Rejean Tacroix Michelle Tacroix

②

[illegible]



1592 Tenth Line Rd, Ottawa, K1E2H8 [Suggest an address correction](#)



Owner Name

VALLEE-DORE, NATALIE; DORE, DANIEL



Last Sale

\$865,000

May 14, 2021



Lot Size

1,482 m²

156 m

Area

Perimeter

Measurements Available
(See Site & Structure)

Party To: OCS HOLDINGS GROUP INC. O/A BRIDOR DEVELOPMENTS; 12133229 CANADA INC. O/A BRIDOR DEVELOPMENTS

Legal Description

PT LT B, CON 11 , PART 2 , 50R1622 ; CUMBERLAND

Property Details



GeoWarehouse Address
1592 TENTH LINE RD, OTTAWA, K1E2H8

Ownership Type
Freehold

Registration Type
Certified (Land Titles)

Land Registry Office
Ottawa-Carleton (04)

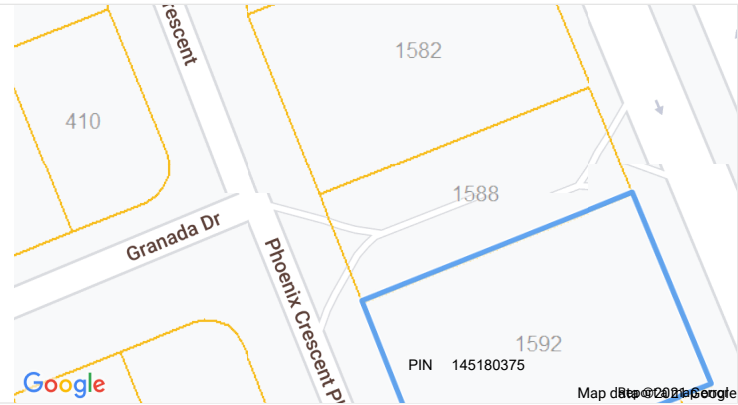
Land Registry Status
Active

PIN
145180375

Owner Names
VALLEE-DORE, NATALIE; DORE, DANIEL

Property Type
MULTIPLEX

Site & Structure



Lot Size

Area: 1,482.00 m²

Perimeter: 156.00 m

Measurements: 45.77 m x 32.26 m x 46.16 m x 32.27 m

Lot Measurement Accuracy: LOW

Valuation & Sales

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
May 14, 2021	\$865,000	Transfer	12133229 CANADA INC. O/A BRIDOR DEVELOPMENTS; OCS HOLDINGS GROUP INC. O/A BRIDOR DEVELOPMENTS;	
Feb 05, 2008	\$429,500	Transfer	VALLEE-DORE, NATALIE; DORE, DANIEL;	
May 29, 1998	\$230,000	Transfer	LOO, KIM; LOO, JACK;	
Jun 17, 1974	\$1	Transfer	LACROIX, LUCILLE; LACROIX, REJEAN;	
Aug 14, 1961	\$1	Transfer	LACROIX, LUCILLE; LACROIX, REJEAN;	

HoodQ™ Data



SCHOOLS

6 public & 5 Catholic schools serve this home. Of these, 10 have catchments. There are 2 private schools nearby.



PARKS & REC

5 sports fields, 4 rinks and 16 other facilities are within a 20 min walk of this home.



TRANSIT

Street transit stop less than a 1 min walk away. Rail transit stop less than 10 km away.



Demographics

Neighbourhood (NBH)

Community (COM)

City (CITY)

Neighbourhood: refers to the property's Dissemination Area as defined by Statistics Canada.

Community: refers to the property's Forward Sortation Area (FSA), the first 3 digits of the property's postal code.

City: refers to the property's Census Subdivision as defined by Statistics Canada.

For questions, please contact GeoWarehouse.support@teranet.ca

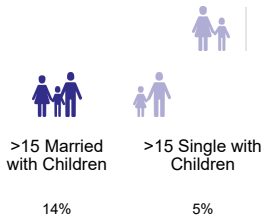
Population

Total Population NBH **552** COM **15,876** CITY **1,032,820**

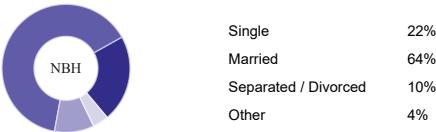
Gender



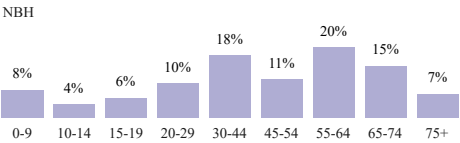
Family Status



Marital Status



Age Distribution



Households

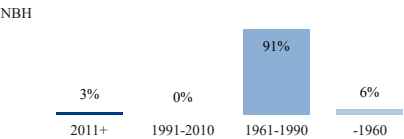
Structure Details



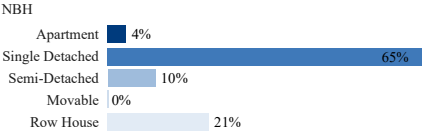
Ownership



Age of Home (Years)



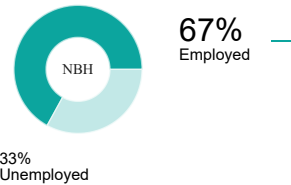
Structural Type



Socio-Economic

Avg. Household Income NBH **\$135,852** COM **\$124,684** CITY **\$122,210**

Employment

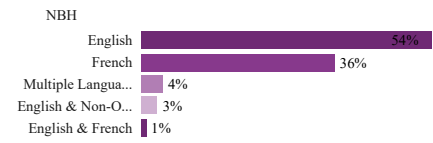


Highest Level of Education

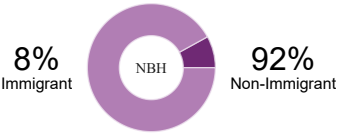


Cultural

Dominant Language



Immigration Status



Dominant Market Group

 Mid-City Mellow

SOURCE
Prizm is the latest release of the pioneering segmentation system from Environics Analytics that classifies Canada's neighbourhoods into 68 unique lifestyle types.

APPENDIX 3

GOVERNMENT RECORDS

John Stephen

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: June 1, 2021 6:35 PM
To: John Stephen
Subject: RE: [1592 Tenth Line, Orleans] (AEL Ref: 11462-01)

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello John,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses:

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 along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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,

Saara



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: John Stephen <jstephen@aelenv.com>
Sent: June 1, 2021 12:14 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: [1592 Tenth Line, Orleans] (AEL Ref: 11462-01)

[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,

We are currently completing a Phase I ESA. Could you please search your records for the following property for any records or reference to aboveground or underground storage tanks:

1592 Tenth Line, Orleans

Thank you.

John Stephen, B.Sc., *Environmental Scientist*

AEL environment | 1705 Argentia Road, Unit 3, Mississauga ON L5N 3A9

☎ 647-956-7369 | 📠 416-657-2367 | aelenv.com

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.



File Number: A-2021-00206

June 8, 2021

By email: jstephen@aelenv.com

Mr. John Stephen
Unit 3, 1705 Argentia Road
Mississauga, Ontario
L5N 3A9

Dear Mr. John Stephen:

Re: Access to Information Request - {AEL Environment (AEL)} is conducting an environmental investigation of the property identified as 1592 Tenth Line, Orleans, ON (PT LT B, CON 11, PART 2, 50R1622; Cumberland). Without limiting the information sought please provide information held by your agency relating directly to the environmental issues such as: known spills, city orders relating to the environment, and other associated compliance data, site information in regards to the environment, breach of standards and breach of designated substance. {AEL} would greatly appreciate the provision of any pertinent information if this should become available during your search.

This letter will acknowledge receipt of your request on June 2, 2021 received under the *Municipal Freedom of Information and Protection of Privacy Act*. Your receipt for the application fee received is enclosed.

At this time, access review procedures have been initiated and a formal response to your application will be provided within the legislated timeline. In the event that a time extension is required, you will be notified in writing of the revised timeline.

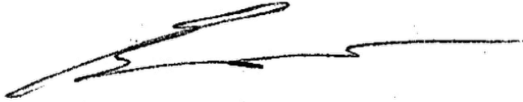
The present State of Emergency declared by the Province under the *Emergency Management and Civil Protection Act* enforces business closures to encourage self-isolation practices due to COVID19 and imposes limitations on how and when our office may perform some of our duties under MFIPPA. The City of Ottawa has scaled back operations beyond essential services to minimize risks to health and safety while maintaining services to our residents. We continue our efforts to provide access to information in accordance with MFIPPA and will attempt to keep delays at a minimum.

City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
Tel.: 613-580-2400
www.ottawa.ca

Ville d'Ottawa
110, avenue Laurier Ouest
Ottawa (ON) K1P 1J1
Tél.: 613-580-2400
www.ottawa.ca

Should you have any questions regarding your request, I may be contacted at the Access to Information and Privacy Office at 613-580-2424, extension 12146 or Eric.deGagne@ottawa.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric de Gagné', with a long horizontal flourish extending to the right.

Eric de Gagné
Analyst, Access and Privacy

Attach.



Environment and
Climate Change Canada

Environnement et
Changement climatique Canada

Fontaine Building
200 Sacré Coeur Blvd. 13th Floor
Gatineau, Québec
K1A 0H3

Your File Votre référence

2021-010516 / 11463-01

Our File Notre référence

E-2021-00479

June 23, 2021

Mr. John Stephen
AEL Environment
1705 Argentia Road, Unit 3
Mississauga, Ontario
L5N 3A9

Dear Mr. Stephen,

This letter is in response to your request under the *Access to Information Act* for:

“Owner: Bridor Development

Property: 1592 Tenth Line, Orleans, ON K1E 2H8

Without limiting information sought, please provide information held by your agency such as:
known spills, site visit information and breach of your standards for the Property.

Authorization: {Eric Brisson}”

After a thorough search, no records were found concerning this request.

Please be advised that you are entitled to file a complaint with the Information Commissioner of Canada concerning the processing of your request within sixty days of the receipt of this notice. In the event you decide to avail yourself of this right, your notice of complaint should be addressed to:

Information Commissioner of Canada
30 Victoria Street
Gatineau, Québec K1A 1H3

If you have any questions regarding this request, please do not hesitate to contact Josée Béchard by email at josee.bechard@canada.ca.

Yours sincerely,

Original signed by:

Shelley Emmerson
Director, Access to Information and Privacy

Canada 

29 June 2021

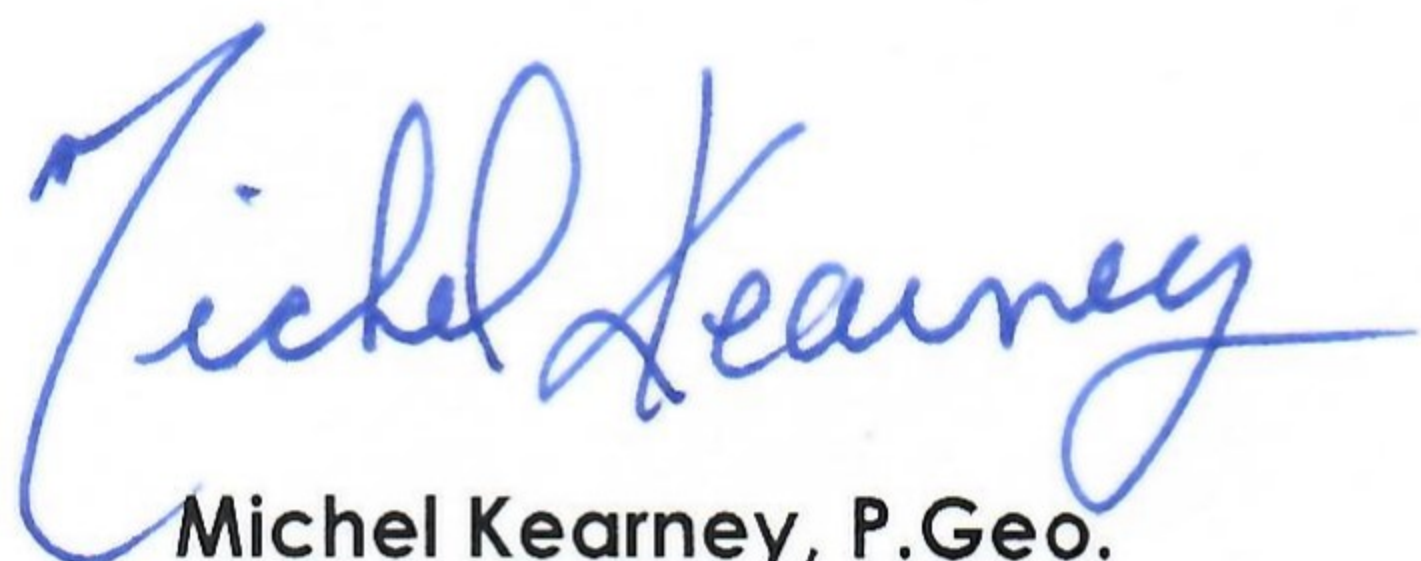
Mr. John Stephen, B.Sc.
AEL Environment
1705 Argentia Road, Unit 3
Mississauga, Ontario
L5N 3A9

Dear M. Stephen,

Re: Record of Site Condition – 1592 Tenth Line Road

As per your letter of June 2, 2021 requesting to use non-potable standards, this is to advise that the City of Ottawa does not object to the use of non-potable groundwater standards for the property identified as 1592 Tenth Line Road, Ottawa, ON, as part the filing of a Record of Site Condition.

Best Regards,



Michel Kearney, P.Geo.

Senior Hydrogeologist
Asset Management
Planning, Infrastructure and Economic Development Department

Hydrogéologue principal
Gestion des actifs
Services de la planification, de l'infrastructure et du développement économique
City of Ottawa | Ville d'Ottawa

☎ 613.580.2424 ext./poste 22872
ottawa.ca/planning / ottawa.ca/urbanisme

**Ministry of Labour, Training
and Skills Development**

Freedom of Information,
Privacy and Information
Management Office

400 University Avenue, 10th flr
Toronto ON M7A 1T7
Tel.: 416 326-7786
Fax: 416 314-8749
TTY: 416 314-5811

**Ministère du Travail, de la
Formation et du Développement
des compétences**

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

400, av. University, 10^e étage
Toronto ON M7A 1T7
Tél.: 416 326-7786
Téléc.: 416 314-8749
ATS: 416 314-5811



Our File – Notre référence
G-2021-00500 / MC
Your File – Votre référence

June 29, 2021

Mr. John Stephen
1705 Argentia Rd. Unit 3
Mississauga, ON L5N 3A9

Dear Mr. Stephen:

I am responding to your request made under the *Freedom of Information and Protection of Privacy Act (FIPPA)*, received on June 1, 2021, related to the property located at 1592 Tenth Line in Orleans.

The ministry's Data Management Branch has performed a search and found there are no outstanding orders at the above specified property in the MLTSD's Occupational Health and Safety Database.

Please note that the database may not be completely up-to-date; orders that may have been issued recently might not be reported if the information has not yet been entered in the ministry's database.

Right of Appeal

Under section 50(1) of *FIPPA*, you may request that the Information and Privacy Commissioner review this decision. Please note that you have 30 days from the date of this decision to request a review. Please be aware that there is a \$25.00 appeal fee. The Commissioner's office is located at 2 Bloor Street East, Suite 1400, Toronto Ontario, M4W 1A8 and can be reached by phone at (416) 326-3333. Please visit their website at www.ipc.on.ca for information on how best to communicate with them.

To support efficient processing of access requests, you are encouraged to submit any future requests through the province's [online portal](http://www.ontario.ca). It can be found on www.ontario.ca under the How to Make a Freedom of Information Request section.

Sincerely,

Krista Lanthier
Team Lead, Freedom of Information, Privacy and
Information Management Office

KL/mc

Contact with Ministry of Environment, Conservation and Parks was made. The response was not received before the report was issued.

APPENDIX 4

PROPERTY INFORMATION SURVEY & SITE PLAN

John Stephen

From: Kevin Kim
Sent: June 4, 2021 11:46 AM
To: Kevin Kim
Subject: Phase I Environmental Site Assessment - Property Survey - 1592 Tenth Line Road

Name of person filling out survey: **Dan Doré**
Email Address: **dan@dorerentals.com**
Company: **DORE Property Management**
Position: **President**
Phone Number: **6132277368**

Time of survey completion: **6/4/2021 3:45:45 PM**

What is the address this survey is being completed for?

1592 Tenth Line Road

What year was the property developed?

1970's (I suspect)

Has the current owner (or predecessor companies) owned the property since it was developed for its current use?

No

Please describe the current site use(s).

Multi family rental

Identify any prior owners of the site (if known) and years of use.

Bridor Development just bought from Daniel Dore (me) and I owned since 2008

Please describe any previous land use associated with the site (if known).

unknown

List any buildings on site.

Main dwelling and removable storage shed

Are the buildings heated? If so, how?

Main building heated by natural gas boiler and electric

Is there a transformer located on site that is owned by the local electrical utility?

I don't know

Are there any non-utility oil filled electrical transformers (i.e., owned transformers) at the site?

I don't know

Describe owned transformers on-site (size, type, age, use, etc.)

Are there PCB containing transformers or PCB waste stored at the site?

I don't know

Are there hazardous chemicals (other than PCBs) stored or used on-site?

No

Please list the chemicals.

Have there ever been spills at the site?

None recorded/known

List relevant spills information (date, was it reported to MECP or government agency, material, cleanup actions taken, volume, etc.).

From the list below, select any of the operations which apply to the properties immediately adjacent to the site.

Not applicable

Are there any above or below ground storage tanks on site?

No

Please list number of tanks, whether above or below ground, age, contents, type (fiberglass, metal), and size.

Are there any other underground structures, such as a basement, an oil/water interceptor, or sumps, on the site?

I don't know

Please describe the underground structures, such as a basement, an oil/water interceptor, or sumps, on the site.

Has there ever been asbestos containing material found at the site?

I don't know

Has lead-based paint ever been used at the site?

I don't know

Are/were herbicides used at the site?

I don't know

Is there a source of potable water at the site?

City water

Is the site serviced by municipal sewers?

Yes

Is there (or has there been) a septic bed at the site?

I don't know

Has fill ever been placed on the site?

None known

Where was fill placed? How much? What was the source?

Are there any tenants operating on the site?

Yes

Please list tenant information and details (name, permitted use, lease since, etc.)

Residential tenants (month to month leases)

Has the property ever been used for any of the activities listed in Table 2 of Schedule D of O. Reg. 153/04: Records of Site Condition? Check all that apply. If none apply, please select "none of the above".

None of the above

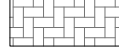
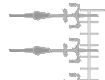
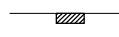
Do you know of any other operations or incidents at this or any neighbouring property that might have resulted in a negative impact on the environmental conditions of the property or its immediate surroundings?

no

[illegible]

SITE STATISTICS		1592 TENTH LINE ROAD		REQUIRED	PROVIDED
Zone	Current Proposed	R3Z(1186) R4Z			
Lot Area	Proposed	R4Z	450 sqm		1487 sqm
Lot Width	Proposed	R4Z	18.0m		32.3m
Maximum Building Height	Proposed	R4Z	11.0m 15.0m		10.8m
Front Yard (Phoenix Crescent)	Proposed	R4Z	3.0m min. 3.0m min.		3.5m
Side Yard	Proposed	R4Z	1.5 for the 1st 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m		1.6m for the 1st 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Rear Yard (Tenth Line Road)	Proposed	R4Z	6.0m min.		6.0m
Building Footprint	Block A Block B	n/a n/a			375 sqm 252 sqm
Lot Coverage					
Number of Dwelling units	Block A Block B	n/a n/a			18 units 12 units
PARKING SPACES 10% reduction as per Section 101 (6) (c) (All parking located underground)	Block A Block B		1.08 PER UNIT + 0.2 VISITOR PER UNIT (18 x 1.28=23.04) 1.08 PER UNIT + 0.2 VISITOR PER UNIT (12 x 1.28=15.36)		
Required Bike Racks	Block A Block B		Total Required 38 spaces 0.5 PER UNIT (18 x 0.5=9) 0.5 PER UNIT (12 x 0.5=6) Total Required 15 spaces		31 Spaces 18 Spaces below 6 Spaces at grade/podium 24 Spaces Total
Amenity			6.0 sq m per units 6.0 sq m x 30 units = 120sq m		(754 sq m -151 sq m within front yard) 603 sq m
Landscaping	Hard and Soft		30%		626 sq m (42%)

LEGEND:

	PROPOSED NEW BUILDING
	NEW UNIT PAVERS
	PROPERTY LINE
	ADJACENT LOT PROPERTY LINES
	EXISTING OVERHEAD HYDRO LINE
	NEW WOOD FENCE
	EXISTING HYDRO POLE TO REMAIN
	ENTRANCE ARROWS
	NEW BIKE RACKS
	NEW PARKING
	EXISTING CONCRETE CURB
	LIGHT STANDARD
	WALL MOUNTED LIGHTING FIXTURE
	EXTERIOR SOFFIT LIGHTING FIXTURE
	EXTERIOR WALL MOUNTED LIGHT FIXTURE

11			
10			
09			
08			
07			
06			
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020
No.	REVISIONS	BY	DATE
STAMP	NORTH ARROW		

P²
concepts
7290 RIDGEWOOD AVE., SUITE 201
OTTAWA, ONTARIO, K1V 6M8

DESIGNED BY:	DRAWN BY:	APPROVED BY:
P.E.	P.E.	B.K.

1592 TENTH LINE ROAD
OTTAWA

DRAWING TITLE

SITE PLAN

PROJECT NO.
0359

DATE
JAN. 13, 2021

SP-01

APPENDIX 5

SITE RECONNAISSANCE PHOTOGRAPHS



Photo 1: Facing west, the “site” consists of a two storey residential building with five (5) apartments. Northern portion of the site is asphalt covered and serves as a parking area for the residents.



Photo 2: Facing east, hot water tanks located in the basement. The site is service by municipal water.



Photo 3: Facing south, overhead hydrolines enter the property from the south side of the building.



Photo 4: Facing east, gas enters the property from the west side of the building.



Photo 5: Facing southwest, remnants of a potable well that has been abandoned and backfilled. There are no records of a potable well existing on this site according Ontario Well Records database. The site is serviced by municipal water.



Photo 6: Facing southeast, commercial properties were located east of the site along Tenth Line Road

APPENDIX 6

AUTHORIZATION AND TERMS

Terms of Engagement

GENERAL - Aeon Egmond Ltd. (AEL) and the Client (as described in the attached proposal) agree that any professional services, including subsequent services and charges (collectively the Services) to be provided by AEL relating to the Proposal will be subject to the following Terms and Conditions.

STANDARD OF CARE – Services provided by AEL will be conducted with a level of care ordinarily provided by the engineering and geosciences professions under similar site and time constraints. No warranty, express or implied is made. AEL's work may result in damage to surfaces, the restoration of which is not part of this agreement.

SITE ACCESS – The Client provides right of entry to AEL and their subcontractors to carry out the work.

INFORMATION – The Client warrants that it has provided AEL all information known to, or suspected by the Client relating to the past and existing condition of the Site, including but not limited to soil and groundwater data, hazardous materials and buried utilities. AEL may rely on such information.

SAFETY – AEL is responsible only for its activities and that of its employees.

PAYMENT - Charges for the service(s) rendered will be made in accordance with the Consultant's Schedule of Fees and Disbursements as the services are rendered. Invoices will be due and payable on receipt from the date of the invoice without holdback. Interest on overdue accounts is 2% per month, collection fees being extra and payable on collection (where allowed). If the account is not paid within 60 days from the date of the invoice then AEL shall have the right to suspend all work under this agreement without prejudice.

CHANGES IN WORK SCOPE – AEL and the Client agree that it may be necessary to modify the scope of work, schedule and/or cost estimate proposed in the agreement.

INSURANCE – AEL carries \$1,000,000 in commercial general liability, professional liability and automobile coverage. Details on our standard coverage is available on request. AEL maintains worker's compensation coverage to statutory amounts.

LIMITATION OF LIABILITY – The Client agrees to limit the liability of AEL, its employees, officers, directors, agents, consultants and subcontractors to matters which arise directly from AEL's acts, errors or omissions and such that the total aggregate liability of AEL, whether arising in contract, tort, or otherwise, shall not exceed the greater of \$50,000 or AEL's total fee for services. Any liability shall expire one year after substantial completion of the services. Neither party shall be responsible for lost revenues, profits, cost of capital, claims of customers, or other special, indirect, consequential or punitive damages.

MUTUAL INDEMNITY – AEL agrees to indemnify, defend and save harmless the Client, its officers, directors, employees, subcontractors and agents from and against all claims, damages, losses and expenses (including but not limited to legal fees) arising from personal injury, death or damage to third party property to the extent arising from the negligent acts, errors and omissions of AEL. The Client agrees to indemnify, defend and save harmless AEL, its officers, directors, employees, subcontractors and agents from and against all claims, damages, losses and expenses (including but not limited to legal fees) arising out of or resulting from the Services or work of AEL including but not limited to, claims made by third parties or any claims against AEL arising from the acts, errors, or omissions of the Client or others. To the fullest extent permitted by law, such indemnifications shall apply regardless of breach of contract or strict liability of AEL. Such indemnity shall not apply to the extent that AEL is finally determined to be negligent.

SUBSURFACE RISKS – Special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. The environmental, geological, geotechnical, geochemical and hydrogeological conditions that AEL interprets to exist between sampling points may differ from those that actually exist. The client agrees to waive any claim against AEL and agrees to defend, indemnify and hold AEL harmless from any claim or liability for injury or loss which may arise as a result of any damage and resulting impacts to subterranean structures, utilities or cross-contamination caused by any subsurface investigation.

DISCOVERY OF HAZARDOUS MATERIALS – The Client recognized that hazardous or suspected hazardous substances may be discovered at the site in the course of the work and that the presence of such substances are not the responsibility of AEL. All contaminated samples, materials, and field equipment that cannot be readily cleaned, shall remain the property and responsibility for the Client for proper handling and disposal. The client agrees that the discovery of any such substances shall constitute a changed condition for which AEL shall be fairly compensated. The client agrees to waive any claim against AEL and agree to defend, indemnify and hold AEL harmless from any claim or liability for injury or loss of any type arising from any alleged or actual discovery of hazardous or suspected hazardous substances.

DOCUMENTS – All reports, plans, data, notes, drawings and other documents prepared by AEL are considered its professional work product and shall remain the copyright property of AEL. The services and documents provided by AEL are intended for one time use only. At the request and expense of the Client, AEL shall provide the Client with copies of such documents. The Client acknowledges that electronic media are susceptible to unauthorised modification deterioration and incompatibility and therefore the Client cannot rely upon the electronic media version.

DELAYS – If site conditions prevent or inhibit performance of the work or unrevealed hazardous waste materials or conditions are encountered services under this Agreement may be delayed. The client shall not hold AEL responsible for damages or delays in performance caused by any such delays, or delays caused by the Client, its subcontractors, acts of God, acts and/or omissions of governmental authorities and regulatory agencies or other events which are beyond the reasonable control of AEL.

LITIGATION - The Client shall reimburse AEL for all direct expenses and time in connection with any disputes, litigation or arbitration involving representatives or documents of AEL arising out of the Services in accordance with AEL's prevailing Schedule of Fees.

PROPERTY TRANSACTIONS – In connection with any contemplated or actual purchase or sale of property related to the work, AEL will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions for the Client or others arising out of data which is directly the product of AEL's services.

MISCELLANEOUS – This agreement supersedes all other agreements, oral or written and contains the entire agreement of at the parties concerning its subject matter. No cancellation, modification, amendment, deletion, addition, waiver or other change in the Agreement shall have effect unless specifically set forth in writing signed by the party to be bound thereby. **The Client acknowledges and agrees that if it accepts this engagement letter, or AEL performs the services contemplated therein, then the above Terms of Engagement shall constitute a binding agreement for the sole benefit of the Client and AEL and that no third party beneficiaries are created by this agreement.**