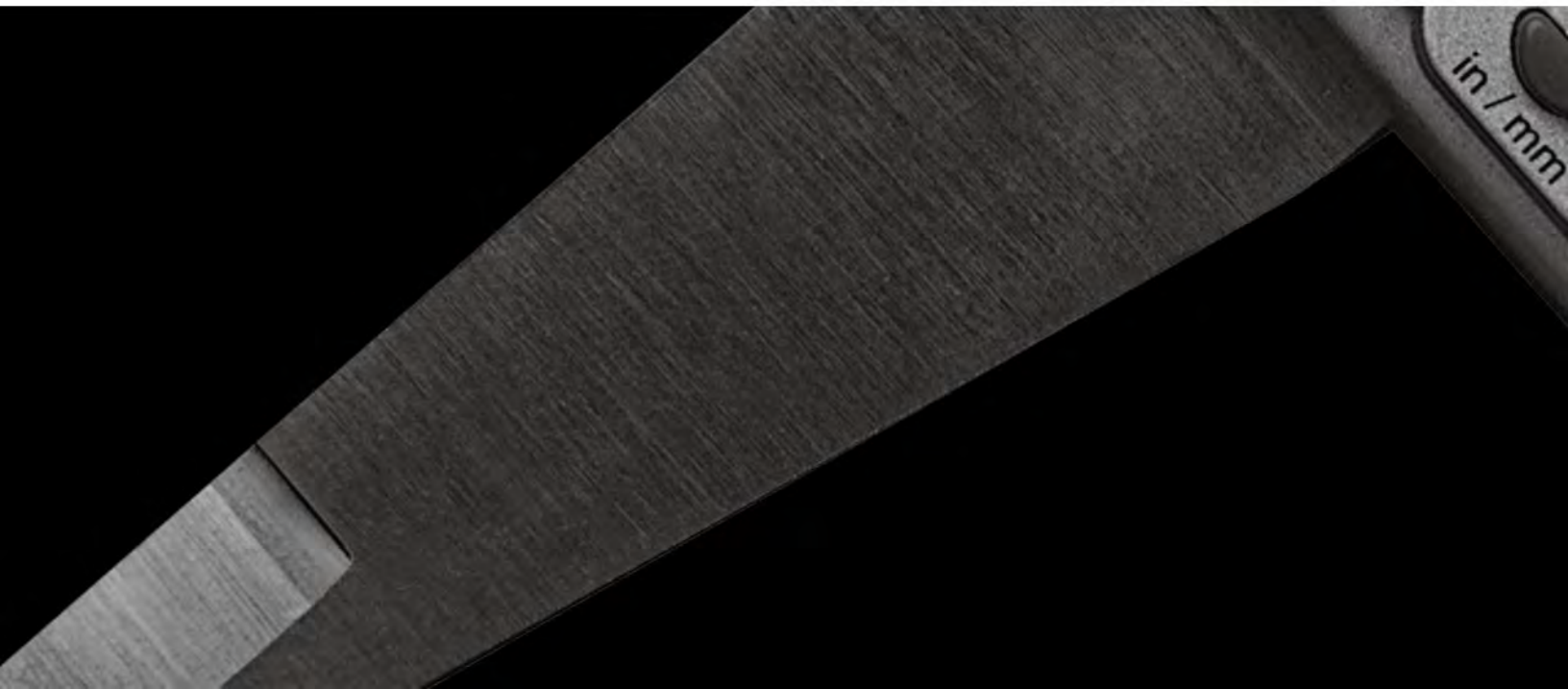


REPORT: T021272-E1

3223701 Canada Inc.  
Phase One Environmental Site Assessment  
2940 and 2946-2948 Baseline Road  
Ottawa, Ontario

May 5, 2014



**3223701 Canada Inc.**

**Phase One Environment Site Assessment  
2940 and 2946-2948 Baseline Road  
Ottawa, Ontario**



Date : **May 5, 2014**

Our Ref. : **T021272-E1**

3223701 Canada Inc.  
C/o Brigil Construction Inc.  
98 Rue Lois,  
Gatineau, Quebec  
J8Y 3R7

Phase One Environmental Site Assessment  
2940 and 2946-2948 Baseline Road  
Ottawa, Ontario

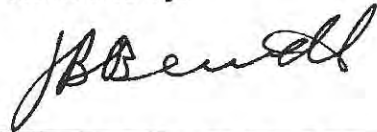
Reference No. T021272-E1  
May 5, 2014

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## 1.0 EXECUTIVE SUMMARY

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Inspec-Sol Inc. (Inspec-Sol) (Consultant) was retained by 3223701 Canada Inc. (Client), represented by Mr. Michel Gagnon, to complete a Phase One Environmental Site Assessment (Phase One ESA) in general accordance with the O. Reg. 153/04 Phase One ESA format of the commercial Properties located at 2940 and 2946-2948 Baseline Road in Ottawa, Ontario (Site or Phase One Property).

The Phase One ESA is being conducted as part of submission to the municipal planning department as part of an application for redevelopment of the Site. The City of Ottawa official plan requires submissions of Phase One ESA for Site applications to be in the O. Reg. 153/04 format. The intended future use of the Site is to include residential use. The Phase One Property is currently used for commercial or industrial purposes and therefore a Record of Site Condition (RSC), is required as per the Provincial regulation where a change in land use to more sensitive land uses is proposed.

According to the historical research, the earliest developed use of the site is estimated to be 1962 and it appears the Site was used for industrial and/or commercial purposes from 1962 to present. The east portion of the subject Site was originally developed for industrial purposes (construction equipment rental) in 1962 and had been occupied by an equipment rental company and/or construction company until 2009. This portion of the Site has been used for commercial (retail) and industrial (electronic and metal waste processing) purposes since approximately 2010 to present. The west portion of the Site was developed with the present day commercial building in 1978 and has been used for commercial purposes since that time.

The neighbouring properties to the north of Baseline Road, further north of the Site, were developed in the 1960's for residential purposes. The property to the east of the Site was developed in the 1960's for industrial purposes and was redeveloped prior to 1991 for commercial and residential purposes. The properties to the south and west of the Site were first observed to be developed for residential purposes in the 1991 aerial photograph.

Two (2) potentially contaminating activities (PCAs), including former fuel storage tanks and construction/equipment rental companies were identified on the Site as part of this assessment. These PCAs are considered areas of potential environmental concern (APECs) for the Site.

Five (5) PCAs were identified on neighbouring properties in the Phase One Study Area as part of this assessment, two (2) are considered to represent APECs for the subject Site. These APECs for the Site include a former construction yard and former presence of fuel storage tanks on the adjacent property to the east.

An environmental remediation program was completed for east portion of the Site in 2009, which involve the excavation and off-Site disposal of approximately 4,339 metric tonnes of contaminated soil. The final remediation analytical results were in compliance with the commercial/industrial property use criteria. An Environmental Soil Investigation (ESI) was completed on the Site in 2013 as part of a geotechnical investigation. The ESI identified the presence of soil petroleum hydrocarbons concentrations in excess of the Ontario Regulation 153/04 Residential property use criteria.

Following the completion of the Phase One ESA for the subject Property, **it is our opinion that a Phase Two Environmental Site Assessment in compliance with O.Reg. 153/04 is required for the east portion of the Site.** An environmental remediation program will also be required on the east portion of the Site to meet the Ministry of the Environment Record of Site Condition requirements.

## 2.0 INTRODUCTION

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Inspec-Sol Inc. (Inspec-Sol) (Consultant) was retained by 3223701 Canada Inc. (Client), represented by Mr. Michel Gagnon, to complete a Phase One Environmental Site Assessment (Phase One ESA) in general accordance with the O. Reg. 153/04 Phase One ESA format of the commercial and industrial properties located at 2940 and 2946-2948 Baseline Road in Ottawa, Ontario (Site or Phase One Property).

The property is located at Civic Nos. 2940 and 2946-2948 Baseline Road in Ottawa, Ontario (Site or Property) and is approximately 2.5 hectares in area. The centre of the Site has Latitude and Longitude coordinates of 45° 20' 06" N, 75° 47' 57" W. The east portion of the Site is zoned in a Business Park Industrial Zone (IP[1530]), while the west portion of the Site is zoned in a General Mixed Use Zone (GM H[18.5]).

The Site is legally described as Lot 35, Concession 3, Rideau Front and Part of Road Allowance between Concession 2 Ottawa Front and Concession 3 Rideau Front, Nepean, now in the City of Ottawa. The property identification numbers associated with the site are 046940048 and 046940570.

The subject Property has operated as a commercial and industrial property since at least 1962 and was most recently observed to be used for commercial and industrial purposes.

The area is serviced by municipal water and sewer services and is in a non-potable area, as confirmed by the City of Ottawa. Electrical and natural gas services are available from private utility companies.

The current registered owners of the Site are 3223701 Canada Inc. and 6967230 Canada Inc. 3223701 Canada Inc. (client) has retained Inspec-Sol to conduct the Phase One ESA for the purposes of municipal submission for redevelopment of the Site. Mr. Michel Gagnon can be contacted on behalf of 3223701 Canada Inc. The 3223701 Canada Inc. office is located at 98 Rue Lois, Gatineau, Quebec, J8Y 3R7.

### **3.0 SCOPE OF INVESTIGATION**

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The scope of Inspec-Sol's investigation was detailed in Inspec-Sol proposal dated January 28, 2014 (Ref: FP4256-1 Revised). The project was approved by Mr. Michel Gagnon.

This Phase One ESA was conducted following the guidelines set out in Ontario Regulation 153/04, as amended 2011 (O. Reg. 153/04), *Records of Site Condition, Part XV.1 of the Environmental Protection Act*.

The general objectives of this Phase One ESA were:

- ◆ To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One study area;
- ◆ To determine the need for a Phase Two Environmental Site Assessment; and
- ◆ To provide a basis for carrying out any Phase Two Environmental Site Assessment.

This Phase One ESA included the following components:

- ◆ Historical records review;
- ◆ Interviews;
- ◆ Site reconnaissance; and
- ◆ An evaluation of the information gathered from the records review, interviews and site reconnaissance.

## **4.0 RECORD REVIEW**

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### **4.1 General**

#### **4.1.1 Phase One Study Area Determination**

The Site is situated within a mixed commercial and residential area located in the Bruce Farm borough of the City of Ottawa, Ontario. The Site is immediately surrounded to the north, south and west by residential properties and to the east by a commercial office property. The historical records and Site use as well as current operations of properties located within 250 m of the subject land were considered from the perspective of an environmental impairment potential for the purposes of this report. Properties located outside of the Phase One Study Area (250 m radius from property boundaries) are typically not considered to have the potential to have impacted the subject land unless the qualified person deems an additional property should be included in the Phase One study area. A plan of survey, showing the boundaries of the Phase One Property, is included in Appendix B.

#### **4.1.2 First Developed Use Determination**

A land title search indicated that the Site has been owned by individuals since at least 1864 and by individuals or corporations, including Craig Construction Equipment Limited, since at least 1952. City directories for the address range did not indicate any development in 1960; the Site was listed as Craig Construction Equipment Limited in 1965. Aerial photographs from 1958 show the Site to be undeveloped and in 1965 the east portion of the Site has been developed for what appears to be, industrial purposes. Previous environmental reports prepared for the Site indicate that the east portion of the Site was first developed in 1962, while the west portion of the Site was first developed in 1977.

Based on the information reviewed at the time of this Phase One ESA, the first development on the Site occurred in 1962.

#### **4.1.3 Fire Insurance Plans**

Fire insurance plans (FIP) assist in the identification of historical land use and commonly indicate building layouts, detached structures, Site improvements, facility operations, names of tenants, the existence and location of boiler rooms, aboveground and underground storage tanks and adjoining property uses.

No FIPs were available for the Site or neighbouring properties. No other fire insurance plans or reports were obtained by Inspec-Sol or were provided by the Client for review.

#### 4.1.4 Chain of Title

A request for an environmental chain of title search was submitted to Read Abstract Limited on behalf of Inspec-Sol. The Phase One Property is legally described as Part of Lot 35, Concession 3 Rideau Front, Nepean, and Part of the road allowance between Concession 2 OF and Concession 3 Rideau Front, now in the City of Ottawa. The east and west portions of the Site were registered under different ownership at different periods between 1864 to present. The results of the Title search and ownership of the Site pertinent for environmental considerations are summarized in the Table below. A complete summary of the results of the search are included in Appendix B.

**Table A: Summary of Chain of Title**

Year	Property Ownership
1864 to 1952	Transfers between individuals
1952, 1960, 1969	Transfers to Craig Construction Equipment Limited
1966	Partial Transfer to M. Loeb Limited
1976	Partial Transfer to 315743 Ontario Limited
1976	Partial Transfer to Gergo Fabrics Ltd.
1976	Partial Transfer to Sun Life Assurance Company of Canada
1978	Partial Transfer to Marion Agnew
1978	Partial Transfer to Scene Diversified Products Corp.
1979	Lease to Craig Construction Equipment Limited
1986	Lease to Larny Holdings Ltd.
2008	Lease to Appletree Medical Group Inc.
2010	Partial Transfer to 322701 Canada Inc.
2011	Partial Transfer to 6967230 Canada Inc.

The Phase One Property changed ownership between individuals until 1952 when Craig Construction Equipment Limited took ownership of the east portion of Site. Leases to the following businesses have been registered for the west portion of the Site since 1976: Gergo Fabrics Ltd. (1976), Sunlife Assurance Company of Canada (1976), Scene Diversified Products Corp. (1978), Larny Holdings Limited (1986) and Appletree Medical Group inc. (2008). The east portion of the Site has been registered to 3223701 Canada Inc since 2010 while the west portion of the Site has been registered to 6967230 Canada Inc. since 2011.

Potentially contaminating activities and areas of potential environmental concern for the subject Site, which were identified through the review of the title of Site ownership, include Craig Construction Equipment Limited which is suspected to have had Gasoline and Associated Products Storage in Fixed Tanks.

#### **4.1.5 Environmental Reports**

Inspec-Sol received five (5) reports for review for the Site; these reports were provided by the client. The five (5) reports were completed between 2009 and 2013 by Trow Associates Inc. (Trow), Exp Services Inc. (Exp) and Paterson Group Inc. (Paterson). The following is a summary of the reviewed reports and their findings.

- ◆ *“Phase I ESA Update, 2940 Baseline Road, Ottawa”* prepared by Trow Associates Inc., dated August 2009;

This report updated previous investigations which were conducted at the Site by Trow (Phase I and II ESAs, 2000) and Watters Environmental (2007); these reports were not provided and were not reviewed. These reports reportedly identified the presence of contaminated soil on the Site.

The Phase I Update stated that the Site building (2940 Baseline Road) was constructed in 1962, expanded in the 1970's and had a two-storey office addition constructed in 1986. At the time of the 2009 Phase I ESA Update the garage and office on the main floor of the building were vacant; however, these areas of the building had most recently been occupied by Battlefield Construction Equipment. The upper floor of the Site building and exterior buildings were used as office space and equipment storage for R.M. Gardiner Construction Equipment Co. Ltd. The presence of underground storage tanks (USTs) and aboveground storage tanks (ASTs) and waste oil drums were identified to have formerly been located on the Site. Based on reviewed information, general Site housekeeping practices were suspected to have been poor. A potable water well was identified within the building; the well water was reportedly distributed throughout the building for consumption. Trow identified the former presence of USTs, ASTs and drums as areas of potential environmental concern (APECs) and recommended additional investigation to assess these APECs. A designated substance survey (DSS) was also recommended to assess the potential presence of asbestos in the subject building, prior to any demolition activities.

- ◆ “*Environmental Site Remediation Program, Industrial Property, 2940 Baseline Road, Ottawa, Ontario*” prepared by Paterson Group Inc., dated December 23, 2009 – Report was Incomplete Missing Figures;

Eight (8) test pits were advanced in selected areas on the Site to investigate APECs which were reportedly identified in previous reports. Petroleum hydrocarbon (PHC) soil contamination was identified to the east and southeast of the building in the area of former ASTs, USTs and pump islands and to the south of the building, in the area of former drum and equipment storage. A remedial excavation was advanced to a maximum depth of approximately 3.3 m below ground surface (mBGS) to remove the contaminated soil; the soil excavation was reportedly advanced to approximately 0.3 m below the groundwater table. Approximately 4,339 metric tonnes of soil were sent to a waste disposal site. Soil sampling was completed of the base and sidewalls of the remedial excavation. All soil samples, which were considered final, were in compliance with the O.Reg. 153/04 Table 2 criteria.

Two post remediation groundwater monitoring wells were installed in the remedial excavation footprint; these wells were installed to straddle the groundwater table. The groundwater analytical results were in compliance with the O.Reg. 153/04 Table 2 criteria.

The report concluded that all of contaminated soil identified during previous Site investigations had been remediated.

- ◆ “*Phase I - Environmental Site Assessment, Commercial Property, 2946-2948 Baseline Road, Ottawa, Ontario*” prepared by Paterson Group Inc., dated December 1, 2010.

The Phase I ESA stated that the Site building (2946-2948 Baseline Road) was constructed prior to 1978 and has been occupied by commercial tenants since construction. The historical research identified a small scale sand pit operation on the south portion of the Site and adjacent property to the east in the 1960's. The adjacent property (east portion of the Site) was identified as a vacant equipment rental property, however, given previous remedial and exploratory investigations completed by Paterson on this property, the report stated it was not suspected to have impacted the subject Property (west portion of the Site) and a Phase II ESA was not recommended for this property. The presence of potential asbestos containing materials were identified within the subject building and a DSS was recommended prior to building demolition.

- ◆ *“Phase I Environmental Site Assessment, 2946-2948 Baseline Road, Ottawa, Ontario”* prepared by Exp Services Inc., dated January 17, 2013.

The Phase I ESA stated that the Site building (2946-2948 Baseline Road) was constructed 1977 and had been vacant (undeveloped) land prior to that period. The historical research indicated that this property had been occupied by commercial operations since development. No further environmental work was recommended for the Site at the time of this report. Exp recommended that a DSS be completed prior to any renovations or demolition of the subject building.

- ◆ *“Environmental Soil Investigation, Proposed Development, 2940, 2946 & 2948 Baseline Road, Ottawa, Ontario”* prepared by SPL Consultants Limited, dated June, 2013;

The Environmental Soil Investigation (ESI) was completed at the time of a geotechnical investigation for the proposed redevelopment of the Site. This report states that it should not be considered a Phase Two Environmental Site Assessment (ESA) under O.Reg. 153/04 and that a Phase Two ESA will be completed in the future to support the filing of a Record of Site Condition (RSC).

Ten (10) boreholes were drilled on the Site to depths ranging from 1.4 m to 19.8 m BGS. Four (4) of the boreholes were completed as groundwater monitoring wells. Soil samples were collected at regular intervals and screened for visual and olfactory observations of potential contamination; no evidence of impacts was reportedly observed. Eight (8) soil samples were selected for laboratory analysis. One (1) of the eight analysed samples exceeded the O.Reg. 153/04 Table 2 and Table 3 criteria for the F3 and F4 ranges of PHCs. The development and sampling of the groundwater monitoring wells was not completed as part of the ESI.

The ESI recommended that Phase One ESA and Phase Two ESA reports be completed for the Site to comply with O.Reg. 153/04 to meet the requirements to file a RSC with the MOE. An environmental remediation program was recommended to remediate the soil exceedances identified during the ESI. A DSS was recommended for the subject building prior to any demolition work.

## **4.2 Environmental Source Information**

The following environmental source information was reviewed as part of this assessment.

### National Pollutant Release Inventory

The database titled National Pollutant Release Inventory (NPRI) provides the results and data with respect of releases of pollutants into the natural environment as a result of industrial processes. Data is collected and updated online annually. A search of the NPRI was conducted through a subcontracted Ecolog Environmental ERIS search. The Site is not listed in the NPRI for any of the recorded years (1994-2012). No properties within 250 m of the Site are listed in the NPRI.

### National PCB Inventory

The Ontario Inventory of PCB Storage Sites, January 1993 contains information on PCB Storage Sites in the Province of Ontario, which is collected under Ontario Regulation 362/90 by the district and regional offices of the MOE. The document is an inventory of known private and provincially-operated PCB storage sites as of January, 1993. The document does not include Federal PCB storage sites, which are under Environment Canada jurisdiction. The Site was not listed in the Ontario Inventory of PCB Storage Sites report. No properties within 250 m of the Site were identified in the Ontario Inventory of PCB Storage Sites report. The PCB search was confirmed by the results of the subcontracted Ecolog Environmental ERIS search.

### Environmental Approvals, Certificates and Instruments

A request was submitted to the Ministry of Environment (MOE) under the Freedom of Information and Protection of Privacy Act relating to the Site. The requested information included environmental approvals, certificates and instruments maintained by the Ministry for the Site or for properties that may directly influence the environmental condition of the Site. The MOE response dated April 8, 2014, received April 15, 2014 to the inquiries indicated that no records were located responsive to the request. A copy of the MOE response is included in Appendix C.

Inspec-Sol also verified the MOE database for Certificates of Approval (C of A) for properties in the Phase One study area. The search indicated that a certificate of approval for air discharge was issued for the Primus Telecommunications Canada Inc. located at 2934 Baseline Road in 2008. This C of A and the resulting air discharge is not suspected to have impacted the Subject land.

Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987:

The report titled *Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987* provides an inventory and preliminary assessment of the potential environmental impacts of forty one (41) known manufactured gas plant waste sites in the Province of Ontario as of April 1987. Industrial facilities that utilized coal carbonization for manufacturing of gas, coke, ammonia and other products were address in this study. The Site was not listed in the Inventory of Coal Gasification Plant Waste Sites. The Site was not listed in the Inventory of Coal Gasification Plant Waste Sites. There were no former Sites Coal Gasification Plant Waste Sites identified within 2 km of the Site.

Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, November 1988:

The report titled *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, November 1988* provides the results of an inventory and preliminary assessment of potential environmental impacts of forty four (44) known industrial sites in Ontario which produced or used coal tar and related tars, as of November 1988. This report was prepared to continue the inventory and assessment process started by the *Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987*. The Site was not listed in the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars. There were no former Sites Producing or Using Coal Tar and Related Tars identified within 2 km of the Site.

Ministry Environmental Incident Records

A request was submitted to the Ministry of Environment (MOE) under the Freedom of Information and Protection of Privacy Act relating to the Site. The requested information included environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the Ministry for the Site or for properties that may directly influence the environmental condition of the Site. The MOE response dated April 8, 2014, received April 15, 2014 to the inquiries indicated that three (3) incident records were located responsive to the request. The first incident, reported in 2000, was with respect to a complaint regarding an odour from a manufacturing operation (Hubert & Suhner) at 2948 Baseline Road. The second incident, reported in 2001, was with respect to the operations at 2940 Baseline Road which were reportedly generating a large amount of dust. The third incident, reported in 2007, was with respect to an incorrect registration of waste generator numbers for 2940 Baseline Road. All three (3) of these incidents were resolved and are not considered areas of potential environmental concern for the Site. A copy of the MOE response is included in Appendix C.

A search for records of spills or discharges of contaminants maintained by the Ministry of the Environment for the Site or for properties that may directly influence the environmental condition of the Site was conducted through the an Ecolog Environmental ERIS search as part of a previous environmental report prepared for the Site. Four (4) spills were reported for properties within 250m of the Site, their details are summarized below:

- ◆ Leaking Underground Fuel Tanks at 2932 Baseline Road, reported in 1988
- ◆ 20L of Mineral Oil at 142 Valley Stream Drive, reported in 2004
- ◆ 20L of Hydraulic Oil at 2936 Baseline Road, reported in 1996
- ◆ Small quantity of oil at Baseline Road and Monteray Drive, reported in 1995

Of the reported spills, the leaking underground fuel tank at 2932 Baseline Road (adjacent to the east of the Site) is considered to represent APECs for the Site. The other spills are considered small volumes, were contained and occurred over paved or concrete surfaces and are not suspected to have caused a significant impact to the Site.

#### Waste Management Records - Ontario Regulation 347 Waste Receivers and Generators

A request was submitted to the Ministry of Environment (MOE) under the Freedom of Information and Protection of Privacy Act relating to the Site. The requested information included records of waste generators and receivers under O.Reg. 347 maintained by the Ministry for the Site or for properties that may directly influence the environmental condition of the Site. The MOE response dated April 8, 2014, received April 15, 2014 to the inquiries identified six (6) companies with waste generator records located at the Site. The waste generators, their address and waste classes are summarized in Table B below. A copy of the MOE response is included in Appendix C.

**Table B: Summary of Waste Generators**

Waste Generator	Location	Waste Class	APEC (Y / N)
Appletree Corporate Services Inc.	2948 Baseline Road (Site)	261-P - Pharmaceutical 312-P - Sharps Waste	N
HMA Pharmacy Limited	2948 Baseline Road (Site)	261-A - Pharmaceutical 312-P - Sharps Waste	N
Huber & Suhner Canada	2948 Baseline Road (Site)	148-A - Miscellaneous waste inorganic chemicals (lead) 232-H - Polymeric Resin solvent mixtures 263-A - Miscellaneous waste organic chemicals	N

**Table B: Summary of Waste Generators-continued**

Waste Generator	Location	Waste Class	APEC (Y / N)
Life Labs LP	2948 Baseline Road (Site)	312-P - Sharps Waste	N
Foxy Recycle Inc.	2940 Baseline Road (Site)	146-T - Other specified inorganic sludge's, slurries or solids 212-L - Aliphatic solvents and residues/alcohols	N
Toromont Industries Ltd.	2940 Baseline Road (Site)	121-L - Alkaline solutions, sludge's and residues containing heavy metals, cyanide solutions 212-L - Aliphatic solvents and residues/alcohols 213-I&T - Petroleum distillates 252-L - Waste oils and lubricants	Y

The waste generator numbers associated with Toromont Industries Ltd. at 2940 Baseline Road (east portion of the Site) are considered a PCA as Gasoline and Associated Products (petroleum distillates and waste oils & lubricants) Storage in Fixed Tanks. The PCA is considered to represent an APEC for the Site.

#### Environmental Reports Submitted to the MOE

A request was submitted to the Ministry of Environment (MOE) under the Freedom of Information and Protection of Privacy Act relating to the Site. The requested information included environmental reports submitted to the MOE. The MOE response dated April 8, 2014, received April 15, 2014 to the inquiries indicated that no records were located responsive to the request. A copy of the MOE response is included in Appendix C.

#### Technical Standards and Safety Authority (TSSA) Database

A request was submitted by Inspec-Sol to the Technical Standards and Safety Authority (TSSA) to search their databases for any records of storage tanks at the Site. An email response was received from the TSSA on March 27, 2014, indicating that there were no records in their database indicating underground storage tanks are at the Property. A copy of the TSSA response is included in Appendix C.

#### MOE Notices, Instruments and Records of Site Condition

The Ministry of the Environment (MOE) Brownfields Environmental Site Registry (ESR) was consulted for historical certificates and instrument compliance records and records of site condition (RSCs). The Site was not listed in the Brownfields ESR. No properties within 250 m were listed in the Brownfields ESR.

### Areas of Natural Significance

The Ministry of Natural Resources (MNR) Geographical Information System (GIS) mapping software was consulted by Inspec-Sol to investigate areas of natural significance in the Phase One Study Area. No areas of natural significance were identified within 250 m of the Site.

### MOE Waste Disposal Site Inventory, June 1991:

The *MOE Waste Disposal Site Inventory June 1991* contains a list, prepared by the MOE, of all known active and closed waste disposal sites in the Province of Ontario as of October 31, 1990. This document is a “working document”, subject to continual revisions and updating. The document contains an active site inventory, a closed site inventory, a closed municipal coal gasification plant site inventory, and an inventory of industrial sites producing and using coal tars and related tars in Ontario. There were no active or closed waste disposal sites listed within a 250m radius of the Site listed in the MOE Waste Disposal Site Inventory, June 1991.

### City Directories

City directories list occupant(s) at a site address for a specific year, and infer land use with respect to occupant history. Inspec-Sol consulted National Archives Canada located in Ottawa, Ontario, for any publicly available historical city directories for intermittent years between 1960 and 2010. The current Civic addresses of the Site are 2940 and 2946-2948 Baseline Road.

- ◆ According to the information obtained from the reviewed city directories, the current Subject address for the east portion of the Site, 2940 Baseline Road was first listed in 1965 as Craig Construction Company Limited. This address was listed as a Craig Construction Company Limited, Battlefield Equipment Limited and/or R M Gardiner Construction Co. until at least 2009.
- ◆ According to the information obtained from the reviewed city directories, the current Subject address for the west portion of the Site, 2946-2948 Baseline Road was listed from 1979 to 2010 for various commercial businesses.
- ◆ The adjacent neighbouring properties were first listed for commercial or residential occupancy starting in the early 1960's and in subsequent directories was listed for residential or commercial purposes. The address range of the Site and properties in the Phase One study area were not listed prior to 1960. The following operations, which are considered potentially contaminating activities (PCAs), were identified within 250 m of the Site in the City directories:

**Table C: Summary of PCAs Identified in City Directory Research**

Listing	Location	Years Listed	APEC (Y / N)
Craig Construction Equipment Ltd., Battlefield Equipment Limited and/or R M Gardiner Construction Co.	2940 Baseline Road (Site)	1965 to 2009	Y
Campeau Construction, Doust Building Centre, Allied Building Supply	2932 Baseline Road	1965 to 1980	Y

The aforementioned historical activities at the Site and the neighbouring property to the east are interpreted to represent areas of potential environmental concern (APECs) for the subject Site. These APECs are further summarized in *Section 7.3* of this report.

#### Mapping and Assessment of Former Industrial Sites, City of Ottawa

The report titled Mapping and Assessment of Former Industrial Sites, City of Ottawa, July 1988 provides the results of an inventory and preliminary assessment of 177 known former industrial sites in the City of Ottawa, as of July 1988. The Site is not listed in the Mapping and Assessment of Former Industrial Sites, City of Ottawa, July 1988. No former industrial sites were identified within 250 m of the Site.

#### Summary of City of Ottawa Historic Land Use Inventory (HLUI)

The City of Ottawa Historic Land Use Inventory (HLUI) response, dated April 16, 2014, was reviewed as part of this assessment. A total of four (4) activities on potential environmental significance were identified on the Site. The document indicated the presence of three (3) construction or equipment rental companies (R M Gardiner Construction Co., Battlefield Equipment Rentals and Craig Construction Equipment Limited) on the east portion of the Site since at least 1998. The aforementioned activities are considered PCAs and APECs and are discussed further in *Sections 7.2.1, 7.2.2 and 7.3* of this report.

The search also identified Huber & Suhner Canada, under the activity of “Office, Store and Business Machine Industries” on the west portion of the Site. Given that this operation was present for only a short period of time and was in compliance with MOE requirements, as detailed in previous Sections of this report, this activity is not suspected to have created an adverse environmental impacted to the Site.

Two (2) activities were reported on the adjacent property to the east of the Site. Public Works and Government Services Canada was listed under the activity “General Administrative Services” in 2005. Nortel – Qualicum was listed under the activity “Electrical Lighting Industries in 2001. This activities are not suspected to have resulted in an adverse environmental impacted to the Site. A copy of the HLUI response to the City of Ottawa is contained in Appendix C of this report.

### 4.3 Physical Setting Sources

#### 4.3.1 Aerial Photographs

Aerial photographs are reviewed to generally document development of the Site and properties in the vicinity of the Site. They identify potential waste disposal areas, storage activities, land filling, and other potential adverse environmental concerns on Site and in the immediate vicinity of the Site. Aerial photographs of the Site and surrounding area were obtained for intermittent years between 1951 and 1996 at the National Air Photograph Library located in Ottawa, Ontario, while more recent aerial photographs were reviewed on the City of Ottawa website. Comments for each photograph are presented on the following table. Copies of selected aerial photographs are presented in Appendix D.

**Table D: Aerial Photographs**

Year	Site	Neighbouring Properties
1951	The Site is undeveloped and appears to have been used for agricultural purposes.	Baseline Road has been constructed to the north of the Site. A railway line is present approximately 150m south of the Site. A creek is present 90 m west and 100 m north of the Site. The neighbouring properties are undeveloped and appear to have been used for agricultural purposes.
1958	The Site is essentially unchanged from 1951.	The property to the east of the Site appears to be undergoing early stages of development as building footprints appear to be under construction. A railway spur line was also observed on the adjacent property to the east.
1965	The east portion of the Site has been developed with what appears to be the present day commercial / industrial building. A storage building is present to the southeast of this building. The remainder of the east portion of the Site appears to be used for equipment storage. The west portion of the Site has not been developed.	The adjacent property to the east of the Site has been developed for what appears to be industrial purposes.

**Table D: Aerial Photographs-continued**

Year	Site	Neighbouring Properties
1976	The west portion of the Site appears to be undergoing early stages of development as some soil disturbance suspected to be associated with Site preparation has been observed on this portion of the Site.	The properties north of Baseline Road, further north of the Site, have been developed with residential dwellings. Residential development is also apparent to further to the east of the Site.
1982	The west portion of the Site has been developed with what appears to be the present day commercial building.	Neighbouring properties are essentially unchanged from 1976.
1991	An addition has been constructed onto the east side of the industrial building on the east portion of the Site.	The adjacent property to the east has been redeveloped with what appears to be the present day office buildings and parking garage. The properties to the south and southeast of the Site have been developed with what appear to be the present day residential townhomes. The property to the southwest of the Site has been developed with the present day multi storey residential buildings. The properties to the west of the Site have been developed with the present day residential subdivision.
1996	The Site is essentially unchanged from 1993.	Neighbouring properties are essentially unchanged from 1993.
2005	The Site is essentially unchanged from 1996.	An addition has been constructed to the convent building to the west of the Site.
2011	The Site is essentially unchanged from 2002.	Neighbouring properties are essentially unchanged from 2002.

Aerial photographs indicate the east portion of the subject Site was developed between 1958 and 1965. This portion of the Site appears to have been used for industrial purposes since at least 1965 to at least 2011. The west portion of the Site was developed between 1976 and 1982 with what appears to be the present day commercial building. The subject buildings are shown in their present day configuration in the 1991 aerial photograph. The presence of historical industrial operations on the east portion of the Site is considered a potentially contaminating activity (PCA) and an area of potential environmental concern (APEC) for the Site, given that fuel storage in fixed tanks is suspected to have been associated with these operations.

The neighbouring properties to the north of Baseline Road, further north of the Site, were developed in the 1960's for residential purposes. The property to the east of the Site was developed in the 1960's for industrial purposes and was redeveloped prior to 1991 for commercial and residential purposes. The properties to the south and west of the Site were first observed to be developed for residential purposes in the 1991 aerial photograph. The former industrial operation to the east of the Site is considered a PCA and APEC for the Site;

given its distance with respect to the Phase One Property. It should be noted that the scale of the aerial photographs did not permit an accurate interpretation of detailed features of the Site or the adjacent properties.

#### **4.3.2 Topography, Hydrology, Geology**

A Topographic map was reviewed from The Ontario Base Mapping, Geography Network website. The mapping shows the Site to be situated in a commercial and residential setting. The mapping shows the topography in the Phase One Study Area sloping down to the north and northeast. The nearest surface water body indicated on the mapping is Graham Creek, located approximately 90 m north and 90 m east of the Site. No areas of potential environmental concern were identified from a review of the topographic map. A copy of the Topographic Map is included in Appendix D.

According to the information obtained from the Geological Survey of Canada map 1425A titled *Surficial Materials and Terrain features Ottawa-Hull* the natural soil conditions in the region appear to consist of *“Abandoned River Channel Deposits of Silt and Silty Clay; commonly including lenses of sand and generally underlain at variable depths by unit 3.7. Stratified, buff, medium grained sand; unfossiliferous; locally reworked into low dunes”*.

A review of The National Resources Geology GIS mapping of the National Capital Region was conducted as part of this assessment. The mapping indicated that the surficial geology in the area of the Site consists of erosional terraces of offshore marine sediments with an approximate thickness of 10 to 25 m. Bedrock in the area of the Site was reported to be Dolomite of the Oxford formation.

#### **4.3.3 Fill Materials**

The Site has surface cover of paved asphalt parking surfaces. The Site is approximately level with Baseline Road to the north and the surrounding neighbouring properties to the south, east and west. No evidence to indicate the historical placement of fill material was noted as part of this assessment. The soil conditions, obtained from previous subsurface investigations at the Site, are further discussed in *Section 7.4 “Conceptual Site Model”*.

#### 4.3.4 Water Bodies and Areas of Natural Significance

One natural surface water bodies was identified within the Phase One Study Area; Graham Creek is located approximately 90 m north and 90 m east of the Site. There are no areas of natural significance within 250 m of the Site.

#### 4.3.5 Well Records

There was one water supply well observed on Site. A commercial water well located in the southwest portion of the commercial industrial building at 2940 Baseline Road (east portion of Site). The details of the on-Site well and MOE water well records for wells within 250 m of the Site, including monitoring wells, commercial wells and domestic water wells are described in the following table.

**Table E: Well Record Summary**

MOE Well Tag #	Coordinates UTM	Orientation with respect to Site	Distance from Site (m)	Date Installed	Water Use	Depth to Water Table (m)
1506066	18T 437311m E 5020522m N	On-Site	On-Site	August 1961	Commercial	4.6
1504034	18T 437236m E 5020782m N	Northwest	250 m	November 1959	Commercial	4.6
1506067	18T 437601m E 5020767m N	East-northeast	250 m	July 1953	Domestic	0.9
1506070	18T 437071m E 5020312m N	West	290 m	November 1958	Commercial	Not Specified
Various (26 wells)	18T 437471m E 5020390m N	South	20 m	Jan-Feb 1997	Not In Use	Not Specified
A094392	18T 437044m E 5020424m N	West	280 m	March 2010	Test Hole	Not Specified

It was reported that the on-Site well is still in use and provides water supply for the building, but that drinking water is provided by bottled water. One (1) domestic water well was reported in the Phase One study area; this well was installed in 1953 on a property that has since been redeveloped. The other commercial wells are located on properties that are currently used for residential purposes and have undergone significant changes since the 1950's when the wells were originally installed. The Phase One Study area is serviced by municipal water and sewer services and is in a non-potable area, as acknowledged by the City of Ottawa. Given that the Phase One Property is located in an area where municipal water is available and is zoned and used for industrial purposes, it is not suspected that the

identified wells are used to supply potable drinking water. A copy of the MOE well record search is presented in Appendix C.

#### **4.4 Site Operating Records**

Inspec-Sol was not provided access to Site operating records at the time of this Site Assessment. There were no Site operating records available for review following the specific request to the previous owner. Considering the length of time that the Site had been operated as a construction equipment rental business with associated fuel storage tanks, the absence of this information does not alter the opinion that PCAs and APECs were present for the subject Site due to historical Site operations.

The results of the historical research indicated the following records with respect to the Site:

- ◆ Waste Generator Registrations

The aforementioned records are further summarized in preceding sections of this report.

#### **5.0 INTERVIEWS**

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Mr. Rory Gardiner (representing R.M. Gardiner Construction, the former Property owner of 2940 Baseline Road) was interviewed as part of this assessment by telephone on April 29, 2014. At the time of the interview Mr. Gardiner reported that he had been familiar with the Phase One Property for approximately 37 years, however, the property had been owned and operated by his father-in-law since it was first developed for use as a construction equipment supplier in the early 1960's. Mr. Gardiner stated that he occupied the Site for office purposes only and had minimal involvement with the tenants who leased the other portion of the Site for construction equipment rental, storage and repair. Mr. Gardiner stated that the construction equipment company (Battlefield) regularly performed service and repair on heavy machinery. Mr. Gardiner stated that he was not aware of any historical heating sources of the building, but stated that the building had been heated by natural gas since his involvement. Mr. Gardiner stated that a former underground storage tank (UST) and pump island were located to the southeast of the building, while former fuel aboveground storage tanks (ASTs) were located to the west of the Quonset hut storage building. Mr. Gardiner stated that all of the aforementioned ASTs, UST and pump islands were removed from the Site, however, he was unaware of timelines for their removal. Mr. Gardiner indicated that he was aware of a spill which occurred historically on the adjacent property to the east, while the property was owned by Campeau Construction; Mr. Gardiner indicated that the at least some

of the contamination removed during the 2009 remediation program was likely associated with this spill.

Mr. Shaun Hughes, owner of Foxy Recycle was present and was interviewed at the time of the Site inspection on March 27, 2014. Mr. Hughes stated that he has been involved with the Site (2940 Baseline Road) for more than three (3) years, during which time he has operated an electronics and metal salvage and processing business. Mr. Hughes stated that Foxy Recycle does not have any bulk storage of chemicals or fuels and only maintains a small quantity of cleaning chemicals. Mr. Hughes stated that in addition to the processing and storage of waste electronics and metal, Foxy Recycle also uses the Site as office space and as a sales centre. Mr. Hughes stated that several monitoring wells had been installed on the property as part of a recent soils investigation. Mr. Hughes also stated that an operational water supply well is present in the subject building, however, drinking water is provided through bottled water. Mr. Hughes stated that the costume retail store in the north portion of the Site building has been in operation for approximately 3 years. Mr. Hughes also stated that Cody Party Rental owns and uses some storage trailers on the Site.

Mr. Eric Lauriault, property manager and representative of the owner of the Site (3223701 Canada Inc.), was present and was interviewed at the time of the Site inspection on March 27, 2014. Mr. Lauriault stated that he has been involved with the Site for approximately one (1) year. Mr. Lauriault stated that the west portion of the Site (2946-2948 Baseline Road) has been used for commercial purposes since development in the late 1970's. Mr. Lauriault stated that the east portion of the Site (2940 Baseline Road) has been used for commercial (retail costume sales) and light industrial (electronics/metal salvage) purposes since approximately 2010. Mr. Lauriault stated that the east portion of the Site was formerly used as a construction company's property, which was documented in previous environmental reports. Mr. Lauriault was not aware of any environmental concerns with the current use of the Site or immediately adjacent neighbouring properties.

## **6.0 SITE RECONNAISSANCE**

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### **6.1 General Requirements**

Inspec-Sol conducted a Site inspection of the property on March 27, 2014 between 9:30 a.m. and 12:30 p.m. The inspection was conducted by Mr. Luke Lopers, P. Eng., who has seven (7) years experience of conducting Phase One ESA inspections and is a qualified person for environmental site assessments under O.Reg. 153/04. Weather conditions were sunny with an approximate temperature of -6°C. The Phase One Property is considered an enhanced

investigation property described in clause 32 (1) (b) of O.Reg. 153/04, as the Site operated as a heavy equipment service and repair facility from at least 1962 to 2009 and had a private fuel outlet on the Site. It should be noted that the Site was not operational for equipment service/repair or as a private fuel outlet at the time of the Site inspection and had been operated for commercial/light industrial purposes for approximately three (3) years.

Site photographs were taken at the time of the Site inspection and are presented in Appendix D. Photographs 1, 2, 3 and 4 depict the exterior of the building on the east portion of the Site (2940 Baseline Road) at the time of the Site Inspection. Photograph 3 shows the former “Equipment Repair / Service” bays, which were used by the construction equipment supply company from the 1960’s until 2009. Photograph 5 shows a view of the interior electronics processing and salvage area in the building on the east portion of the Site. Photograph 6 depicts the south portion of the east Site of the Site. Photographs 7 and 8 show the storage buildings on the east portion of the Site. Photographs 9, 10, 11 and 12 show the commercial building on the west portion of the Site (2946-2948 Baseline Road). Photograph 11 shows the propane storage area on the west portion of the Site.

## **6.2 Specific Observations at Phase One Property**

### **6.2.1 On-Site Structures and Improvements**

#### **Above Ground Structures**

The east portion Site was occupied by a one and two storey commercial / light industrial building civically addressed as 2940 Baseline Road at the time of inspection. It was reported that the original portion of the building was constructed in 1962. The building was expanded in the 1970’s and a two (2) storey office addition was constructed on the east portion of the building in 1986. The building had a concrete slab-on-grade foundation and a flat tar and gravel roof. The exterior of the building was finished with concrete block; metal framed windows and glass or metal doors.

Two (2) permanent storage buildings were observed on the east portion of the Site. The east storage building was a single storey building with asphalt shingled roof, metal siding and a concrete floor. The west storage building was a Quonset hut with metal siding and roofing and a concrete floor. Both storage buildings were constructed in the 1970’s. A small storage shed was also observed on the south portion of the east side of the Site; this storage shed is wood frame construction and did not appear to have a foundation.

The east portion Site was occupied by a one (1) and two (2) storey commercial building civically addressed as 2946-2948 Baseline Road at the time of inspection. It was reported that this building was constructed in 1978. The building had a concrete slab-on-grade foundation and a flat tar and gravel roof. The exterior of the building was finished with brick; metal framed windows and glass doors.

### **Below Ground Structures**

Several catch basins were observed throughout the paved areas of the Site. The catch basin structures were concrete, observed to be approximately 1 m in diameter and extended approximately 2 to 3 m below surface grade. It is expected that the catch basins would have associated sewer pipes draining to the City of Ottawa storm sewer, along Baseline Road to the north of the Site.

### **Tanks**

#### Above Ground Storage Tanks (ASTs)

The presence of current ASTs was not reported by the Site representative and was not observed by Inspec-Sol at the time of the Site inspection. No indications of ASTs, including observations of vent and/or fill pipes, were observed on the exterior of the Site buildings.

It reported that ASTs were formerly present on the east portion of the Site and were used to store fuels for the construction equipment rental operations historically conducted at the Site. The ASTs were likely removed from the Site when the construction equipment rental company vacated the Site in 2009.

#### Underground Ground Storage Tanks (USTs)

No visual evidence (such as filler or vent pipes), suggesting the presence of current or former USTs, was observed by Inspec-Sol during the Site inspection. The presence of current USTs was not reported by the Site representative.

Based on previous environmental reports reviewed as part of this assessment, at least one (1) UST was formerly present on the east portion of the Site. The concrete slab and piping associated with this UST were reportedly excavated and removed from the Site as part of the 2009 environmental remediation program.

### **Water Sources**

Municipal water and sewer services are supplied by underground service trenches on the north portion of the Site leading to Baseline Road to the north of the Site.

A water supply well was observed within the building on the east portion of the Site during the Site inspection. This well was reportedly installed in 1962, at the time of the original development of the Site. The well is used to supply wash water for the building, however, drinking water is provided to the Site by bottled water.

### **6.2.2 Utility Corridors**

Municipal water and sewer services, electricity and natural gas services are supplied to the Site buildings at 2940 and 2946-2948 Baseline Road from underground service trenches leading from Baseline Road to the north of the Site. Given the location of the APECs for the subject Site with respect to the location of these services, the depth to groundwater and the anticipated depth of these services, the underground utility service corridors are not anticipated to impact migration of contaminants on the Site.

### **6.2.3 Building Features**

#### **Exit and Entry Points**

Each of the former repair and service work bays in the building on the east portion of the Site are equipped with bay doors. Bay doors are also present to the storage buildings on the east portion of the Site. One bay door was identified on the south side of the commercial building on the west portion of the Site. Man doors are also present at various locations throughout the Site buildings. The location of the entry/exit points for the Site buildings are shown on Drawing T021272-E1-2: Site Plan in Appendix A of this report.

#### **Heating Systems**

The Subject buildings were equipped with roof mounted heating, ventilating and air conditioning (HVAC) units at the time of the Site inspection; it was reported that these heaters were original with the date of construction of the buildings. Hot water heaters were also powered by natural gas. No other heating systems were observed or were expected to exist at the Site. No former heating systems were reported by the current Site owner's representative.

#### **Cooling Systems**

The Subject building on the west portion of the Site was equipped with roof mounted heating, ventilating and air conditioning (HVAC) units at the time of the Site inspection. Cooling systems for the building on the east portion of the Site were not observed at the time of the Site inspection.

### **Drains, Pits, and Sumps**

Two (2) interior floor drains were observed on the interior of the storage portion of the building on the east portion of the Site. The drains were approximately 0.45 m in depth, were constructed of poured concrete. The drains were observed to be full of sediment and were reported to discharge into the sanitary sewer system.

As discussed above, storm water catch basins were observed in the asphalt parking areas of the Site.

### **Unidentified Substances**

There were no visually obvious unidentified substances observed during the Site inspection.

### **Interior Stains or Spills**

Some minor staining was observed in the storage buildings. The concrete floors in these areas of the Site were in good condition with no visible cracks.

## **6.2.4 Site Features**

### **Wells**

Nineteen (19) monitoring wells were reported to be present at the Site. The Site was snow covered at the time of the Site inspection. Only one (1) of the existing monitoring wells were observed at the time of the Site inspection.

### **Sewage Works**

Sewage is discharged to the City of Ottawa sanitary sewer system through underground piping on the north portion of the Site. There was no evidence of current or former septic systems on the Property at the time of inspection.

### **Ground Surface**

The ground surface in the undeveloped areas of the east portion of the Site (2940 Baseline Road) consisted mainly of asphaltic concrete pavement or gravel. The north area of this portion of the Site is used for vehicular parking. The south area of this portion of the Site was formerly used as a storage area for heavy equipment and is currently used for storage of salvaged metal products.

The ground surface in the undeveloped areas of the west portion of the Site (2946-2948 Baseline Road) consisted mainly of asphaltic concrete pavement, which is used as a vehicular parking area for the commercial building. Landscaped/grassed boulevards and

borders are present on the north and south most portions of the Site, as well as intermittently throughout the asphalt parking area.

### **Railway Lines**

There were no railway lines on the subject Site. A railway line was identified approximately 150 m south of the Site.

## **6.2.5 Environmental Site Observations**

### **Staining**

No staining of the asphalt, surface soil or vegetated areas was observed at the time of the Site inspection, however, it should be noted that the Site was snow covered at the time of the Site inspection, which did not allow for an accurate assessment of the ground surface.

### **Stressed Vegetation**

No distressed vegetation, abnormal odours or visual evidence of contamination, suggesting the presence of chemical or petroleum spills or releases, were noted at the time of the Site inspection however, it should be noted that the Site was snow covered at the time of the Site inspection, which did not allow for an accurate assessment of the ground surface.

### **Areas of Fill or Grading**

The Site is generally level and continuous with adjoining lands to the north, south and west. The east portion of the Site is slightly lower than the west portion of the Site, however, the difference in elevation does not indicate a potential for fill placement on this portion of the Site. No fill materials or grading was noted with respect to the subject Property during the Site inspection.

### **Potentially Contaminating Activities**

Potentially Contaminating Activities (PCAs) are listed in Ontario Regulation 153/04 Schedule D Table 2. There were no PCAs observed at the Site at the time of inspection. PCAs which were evident to have occurred on the Site as part of former Site operations included:

- ◆ Item 27: **Garages and Maintenance and Repair** of Railcars, Marine Vehicles and Aviation Vehicles.

### **Unidentified Substances**

Unidentified substances were not observed at the Site during the Site inspection.

### **6.2.6 Enhanced Investigation Property**

The Phase One Property is considered an enhanced investigation property described in clause 32 (1) (b) of O.Reg. 153/04, as the Site operated as a heavy equipment service and repair facility from at least 1962 to 2009 and had a private fuel outlet on the Site. It should be noted that these Site operations were not present at the time of the Site inspection and the Site had not been used for these purposes since at least 2009. The details of Site features pertinent to enhanced investigation property are summarized in preceding sections of this report.

### **6.2.7 Phase One Study Area (properties within 250 m)**

At the time of Site inspection, the properties adjacent to the Site were visually inspected for evidence of potentially contaminating activities (PCAs) and areas of potential environmental concern (APECs) that may adversely impact the Site. The inspection was conducted from public rights-of-way without physically accessing adjoining properties. For the purpose of this study, Baseline Road is considered to be the east-west axis. At the time of Site inspection the area within 250 m of the Site is occupied by the following facilities or features:

- North: Montreal Road followed by Residential dwellings at Civic Nos. 1 through 19 Cowichan Way followed by Graham Creek followed by residential dwellings at Civic Nos. 41, 43, 45, 47 and 49 Okanagan Drive followed by Okanagan Drive followed by residential dwellings at Civic Nos. 30, 32, 34 and 36 Okanagan Drive;
- East: Commercial office property at Civic No. 2930 Baseline Road (Government of Canada) and residential dwellings at Civic Nos. 16 through 56 Gladecrest Drive followed by Monteray Drive followed by residential dwellings at Civic Nos. 232 through 317 Monteray Drive and 32 through 146 (even) Costello Drive, followed by Costello Drive, followed by residential dwellings at Civic Nos. 27 though 39 (odd) Costello Drive and 200 through 230 (even) Monteray Drvie;
- South: Residential dwellings at Civic No. 173 Valley Stream Drive followed by Valley Stream Drive, followed by residential dwellings at Civic No. 142 Valley Stream Drive, followed by a railway line, followed by Parkland; and,

- West: Sandcastle Drive followed by residential dwellings at Civic Nos. 2 through 24 Brookhaven Court and a residential apartment building at Civic No. 80 Sandcastle Drive, Graham Creek and Parkland followed by residential dwellings at Civic Nos. 12 through 36 Shadow court and residential apartment buildings at 91 Valley Stream Drive.

The Site and surrounding properties are located in a predominantly residential and commercial sector of the City of Ottawa. One (1) PCA was identified in the Phase One Study Area at the time of the Site inspection; the railway line approximately 150 m south of the Site is considered a PCA under the classification of Item 46: “Rail Yards, Tracks and Spurs” of O.Reg. 153/04.

The aforementioned PCA is not considered to represent an APEC for the subject Site.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Current and Past Uses (Site)

Current and past land uses of the Site are summarized in Table F below.

**Table F: Summary of Current and Past Use**

Year	Name of Owner	Description of Property Use (Property Use)	Other Observations from Aerial Photos, Fire Insurance Plans. Etc.
1864 to 1952	Individuals	Site was interpreted to be used for agricultural purposes or was undeveloped. (Agricultural Use)	Identified as owned by individuals on the Title Search. Undeveloped as shown in earliest available aerial photographs (Title Search, 1951 aerial photograph)
1952 to 1962	Craig Construction Equipment Limited	Site was interpreted to be used for agricultural purposes or was undeveloped. (Agricultural Use)	No commercial businesses listed in the City directories until 1965. No activity was shown on-Site in 1958 aerial photograph. (City directories, Title Search, 1958 aerial photograph)
1962 to 1978	Craig Construction Equipment Limited	East portion of the Site developed with portion of present day building and used as headquarters for former construction equipment rental company (Commercial and Industrial Use)	First listing for commercial businesses at the Site in City directories in 1965 as Craig Construction Equipment Limited. East portion of the Site shown to be developed in 1965 aerial photograph. Previous reports identify date of construction as 1962 for east portion of Site. (City directories, Title Search, 1965 aerial photograph, previous reports)

**Table F: Summary of Current and Past Use-continued**

Year	Name of Owner	Description of Property Use (Property Use)	Other Observations from Aerial Photos, Fire Insurance Plans. Etc.
1978 to 2010	Marion Agnew (2940 Baseline)	East portion of the Site continued use as construction equipment rental company (Commercial and Industrial Use).	City directories indicate commercial listings at 2946-2948 Baseline Road starting in 1979. West portion of Site shown to be developed in 1982 aerial photograph. Previous reports indicate west portion of Site was developed in 1978. (City directories, Aerial Photographs, Title Search, previous reports)
1976 to 2011	315743 Ontario Limited (2946-2948 Baseline)	West portion of the Site was developed with present day commercial building (Commercial Use)	
2010 to Present	3223701 Canada Inc. (2940 Baseline)	East portion of the Site used for retail sales and electronic/metal salvage company (Commercial and Industrial Use)	Client representative indicated east portion of Site has been used for retail sales and electronics/metal salvage since 2010 and that west portion of Site has been used since development for commercial purposes (Interviews, Site Visit, Title Search)
2011 to Present	6967230 Canada Inc. (2946-2948 Baseline)	West portion of the Site was occupied by present day commercial building (Commercial Use)	

The Site was undeveloped and used for agricultural purposes until 1962. The east portion of the Site has been used for commercial and industrial purposes since the at least 1962 until present. The west portion of the Site was used for commercial purposes since development in 1978 to present.

## 7.2 Potentially Contaminating Activities

### 7.2.1 Summary of On-Site Potentially Contaminating Activities

Four (4) potentially contaminating activities (PCAs) were identified at the Site as part of this assessment. A summary of the identified PCAs and their location on the Site are presented in Table G below. The locations of these PCAs are shown on Plans T021272-E1-2: Site Plan and T021272-E1-3: Surrounding Land Use.

**Table G: Summary of On-Site Potentially Contaminating Activities (PCAs)**

Plan Reference Number	Potentially Contaminating Activity	Location
1.	Item 28: Gasoline and Associated Products Storage in Fixed Tanks.	Northeast Portion of Site
2.	Item 28: Gasoline and Associated Products Storage in Fixed Tanks.	East Portion of Site

**Table G: Summary of On-Site Potentially Contaminating Activities (PCAs)-continued**

Plan Reference Number	Potentially Contaminating Activity	Location
3.	Item 27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles.	Northeast Portion of Site
4.	Identified Surficial Soil Petroleum Hydrocarbon Contamination	East Portion of Site

### 7.2.2 Summary of Off-Site Potentially Contaminating Activities (Phase One Study Area)

Four (4) potentially contaminating activities (PCAs) were identified at properties within the Phase One Study Area as part of this assessment. A summary of the PCAs identified in the Phase One Study Area and their location with respect to the Site are presented in Table H below. The locations of these PCAs are shown on Plan T021272-E1-3: Surrounding Land Use.

**Table H: Summary of Off-Site Potentially Contaminating Activities (PCAs)**

Plan Reference Number	Potentially Contaminating Activity	Location
5.	Item 28: Gasoline and associated products storage in fixed tanks.	2932 Baseline Road (adjacent to east)
6.	Historical Oil Spill	Baseline Road at Monteray Drive (100 m northeast)
7.	Item 46: Rail Yards, Tracks and Spurs.	150 m south
8.	Historical Mineral Oil Spill from Transformer	142 Valley Stream Drive (80 m south)

### 7.3 Areas of Potential Environmental Concern

Of the eight (8) identified potentially contaminating activities, five (5) are considered to represent areas of potential environmental concern with respect to the Site, considering their proximity and orientations with respect to the Site.

**Table I: Summary of Areas of Potential Environmental Concern (APECs)**

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 (Ground water, soil and/or sediment)
APEC 1: Former Fuel Underground Storage Tanks	Northeast Portion of Site	Item 28: Gasoline and Associated Products Storage in Fixed Tanks.	On-Site	PHCs, BTEXs	Soil and Groundwater
APEC 2: Former Fuel Aboveground Storage Tanks	East Portion of Site	Item 28: Gasoline and Associated Products Storage in Fixed Tanks.	On-Site	PHCs, BTEXs	Soil and Groundwater
APEC 3: Former Equipment Repair and Service Garage	Northeast Portion of Site	Item 27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles.	On-Site	PHCs, VOCs	Soil and Groundwater
APEC 4: Soil Contamination	East Portion of Site	Identified Surficial Soil Petroleum Hydrocarbon Contamination	On-Site	PHCs	Soil and Groundwater
APEC 5: Former Fuel Storage Tanks	East Portion of Site	Item 28: Gasoline and Associated Products Storage in Fixed Tanks.	Off-Site	PHCs, BTEXs	Soil and Groundwater

#### 7.4 Phase One Conceptual Site Model

Three (3) plans are provided in Appendix A of this report to depict the Conceptual Site Model (CSM). Dwg. No: T021272-E1-1: Site Location Map shows the location of the Site within the City of Ottawa. Dwg. No.: T021272-E1-2: Site Plan shows the current configuration of the site. Dwg. No.: T021272-E1-3: Surrounding Land Use shows the uses of the neighbouring properties in the Phase One Study Area. The Site is immediately surrounded to the north, south and west by residential properties and to the east by a commercial property.

The property is located at Civic No. 2940 and 2946-2948 Baseline Road in Ottawa, Ontario (Site or Property) and is approximately 2.5 hectares in area. According to an environmental chain of title for the Site, City Directories and previous environmental reports, the first developed use of the east portion of the Site was for commercial/industrial purposes in 1962. The west portion of the Site was first developed for commercial purposes in 1978. The Property has been used for commercial and/or industrial purposes from at least 1962 to present.

No water bodies or areas of natural significance are present at the Site. A water well is present on the east portion of the Site, within the building at Civic No. 2940 Baseline Road, however, this water well is used for wash water supply only and is not used for drinking water supply. Graham Creek, the closest surface water body, is present approximately 90 m north and 90 m east of the Site and is indicated in the Conceptual Site Model. The topography of the Site is relatively flat and level to adjacent neighbouring properties. The soil conditions are expected to consist of sand and gravel followed by silty clay type soil over shale bedrock at 10 to 12 m below grade (m BG) and a water table, if present to be near 2 to 3 m BG.

The historical records and use and present operations of properties located within 250 m of the subject land were considered from an environmental perspective for the purposes of this report. Properties located outside of the Phase One Study Area (250 m radius) were not considered to have had the potential to have impacted the subject land.

Four (4) potentially contaminating activities (PCAs), including former fuel storage tanks, former service and repair facilities and identified contaminated soil were identified on the Site as part of this assessment. All of the aforementioned PCAs are considered areas of potential environmental concern (APECs) for the Site.

Four (4) PCAs were identified on neighbouring properties in the Phase One Study Area as part of this assessment. Of the identified PCAs, one property is considered to represent an APEC for the subject Site. The APEC for the Site is former fuel storage tanks on the adjacent property to the east.

The Phase One Study area is serviced by municipal water and sewer services and is in a non-potable area, as acknowledged by the City of Ottawa. The Site has a water supply well for the east portion of the Site; however, this well is not used to supply potable water. Electrical and natural gas services are available from private utility companies. Given the location of the APECs for the subject Site with respect to the location of these services, the depth to groundwater and the anticipated depth of these services, the underground utility service corridors are not anticipated to migration of contaminants on the Site.

Given that APECs were identified for the Site, the absence or uncertainty of any information is not expected to affect the validity of the conceptual site model or the conclusions of this assessment.

## 8.0 CONCLUSIONS

---

### 8.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

This Phase One ESA identified the presence of four (4) potentially contaminating activities (PCAs) and four (4) areas of potential environmental concern (APECs) on the Site as part of this assessment.

Four (4) PCAs were identified on neighbouring properties in the Phase One Study Area as part of this assessment. Of the identified PCAs on neighbouring properties, one (1) property is considered to represent an APEC for the subject Site. The APEC for the Site includes former fuel storage tanks on the adjacent property to the east.

Following the completion of the Phase One ESA for the subject Property, **it is our opinion that a Phase Two Environmental Site Assessment is required for the east portion of the Site.** An environmental remediation program will also be required on the east portion of the Site to meet the Ministry of the Environment Record of Site Condition requirements.

### 8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone

Given that it is our opinion that a Phase Two Environmental Site Assessment is required for the Site, a record of site condition (RSC) cannot be filed for the Site based on this Phase One ESA alone.

It should be noted that the previous land use of the Site is industrial/commercial and that the proposed future use of the Site includes residential land use. Any redevelopment of the Site under this proposed land use will involve changing land use to a less stringent use and will require a Record of Site Condition under Ontario Regulation 153/04.

### 8.3 QP Confirmation

The findings and conclusions of the Phase One Environmental Site Assessment are founded on the accuracy and reliability of the information obtained from all parties, unless contradicted by visual Site observations or written documentation.

The conclusions are presented based upon the readily available public information within the time frame of this mandate by trained professionals, following a prescribed and recognised assessment procedure.

This report is not intended to address, or provide comment on the presence, or absence of organic growth organisms commonly referred to as mould, through statements, inferences or omissions.

The report is prepared for the use of the Client and his named representatives in making an informed financial and business decision regarding environmental liabilities that may be associated with the Site. The use of this report for any other purpose is at the Client's own risk.

The Client must understand that changing circumstances in the physical or regulatory environment, the administration and use of the Site, as well as changes in any substances stored, used, or disposed of at the Site, could significantly alter the conclusions and information contained in this report. Therefore, it is important that the Client periodically re-evaluates the Site and reviews developments or operations, which may potentially impact the Site.

The Qualified Person for this study is Mr. Luke Lopers, P. Eng. Mr. Lopers has been a Professional Engineer, registered in Ontario since 2012 and has been working on environmental site assessments since 2006 and has been a project manager and peer reviewer for many Phase One ESAs and Phase Two ESAs as well as previously filed RSCs.

LL/vl



## 9.0 REFERENCES

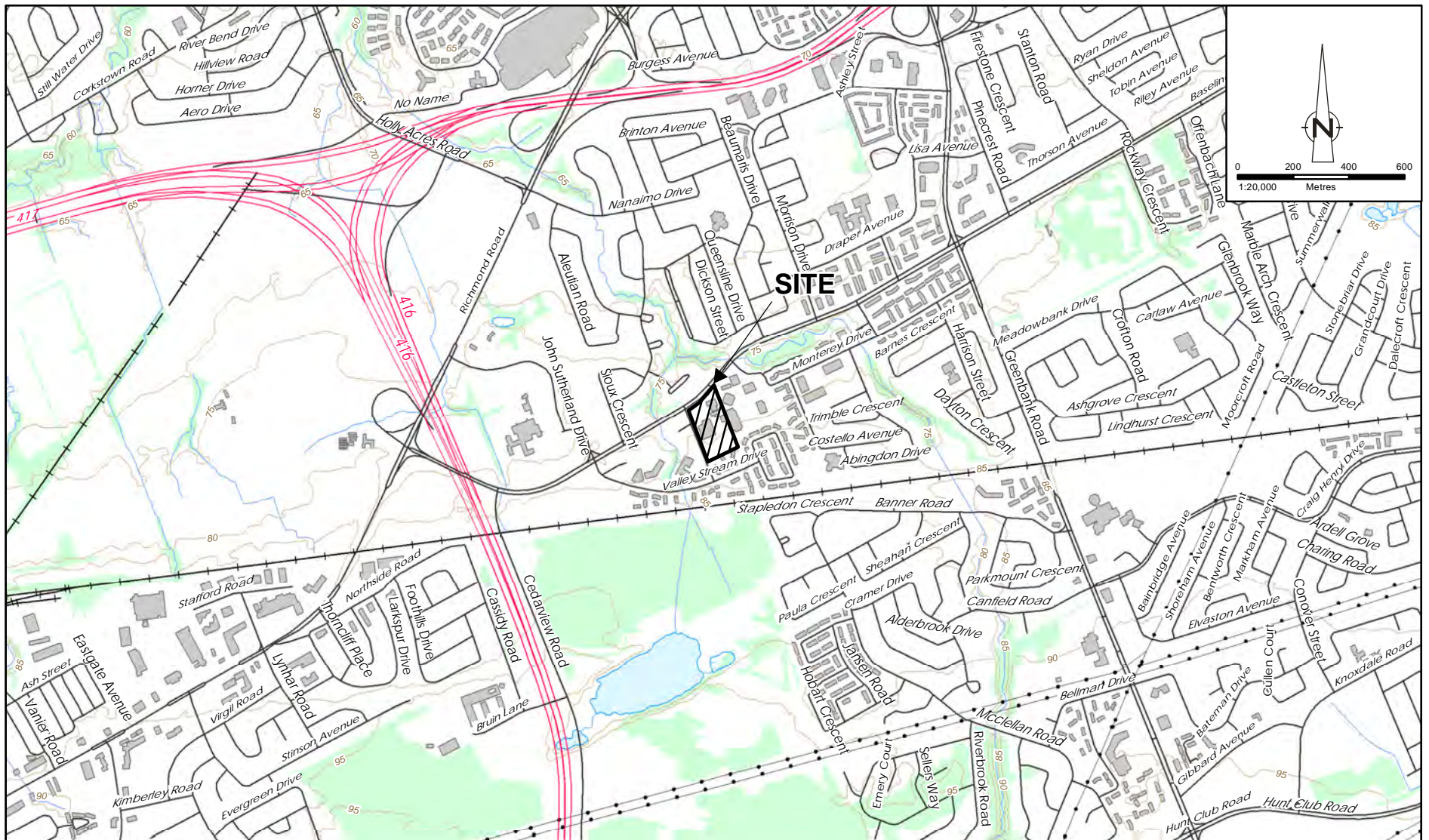
---

- ◆ Canadian Standards Authority. *Z768-01 (R2006) - Phase I Environmental Site Assessment*. 2006.
- ◆ Ministry of Environment. Environmental Protection Act, Ontario Regulation 153/04, Records of Site Condition, Part XV.I of the Act.
- ◆ Ministry of Environment and Energy. *Ontario Inventory of PCB Storage Sites, January 1993*. Queen's Printer for Ontario, 1993.
- ◆ Ministry of Environment. *Waste Disposal Site Inventory, June 1991*. Queen's Printer for Ontario, 1994.
- ◆ Intera Technologies Ltd. *Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume 1, April 1987*. Queen's Printer for Ontario, 1989.
- ◆ Intera Technologies Ltd. *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume 1*, November 1988.
- ◆ Intera Technologies Ltd. *Mapping and Assessment of Former Industrial Sites, City of Ottawa*, July 1988.
- ◆ "Phase I ESA Update, 2940 Baseline Road, Ottawa" prepared by Trow Associates Inc., dated August 2009;
- ◆ "Environmental Site Remediation Program, Industrial Property, 2940 Baseline Road, Ottawa, Ontario" prepared by Paterson Group Inc., dated December 23, 2009 – Report was Incomplete Missing Figures;
- ◆ "Phase I - Environmental Site Assessment, Commercial Property, 2946-2948 Baseline Road, Ottawa, Ontario" prepared by Paterson Group Inc., dated December 1, 2010.
- ◆ "Phase I Environmental Site Assessment, 2946-2948 Baseline Road, Ottawa, Ontario" prepared by Exp Services Inc., dated January 17, 2013.
- ◆ "Environmental Soil Investigation, Proposed Development, 2940, 2946 & 2948 Baseline Road, Ottawa, Ontario" prepared by SPL Consultants Limited, dated June, 2013;

## Appendix A

---

- |                            |                       |
|----------------------------|-----------------------|
| ◆ Site Location Map        | Dwg. No. T021272-E1-1 |
| ◆ Site Plan                | Dwg. No. T021272-E1-2 |
| ◆ Surrounding Land Use Map | Dwg. No. T021272-E1-3 |



Source: MNR NRVIS, 2010. Produced by CRA under licence from Ontario Ministry of Natural Resources, © Queen's Printer 2010;  
Coordinate System: NAD 1983 UTM Zone 18N

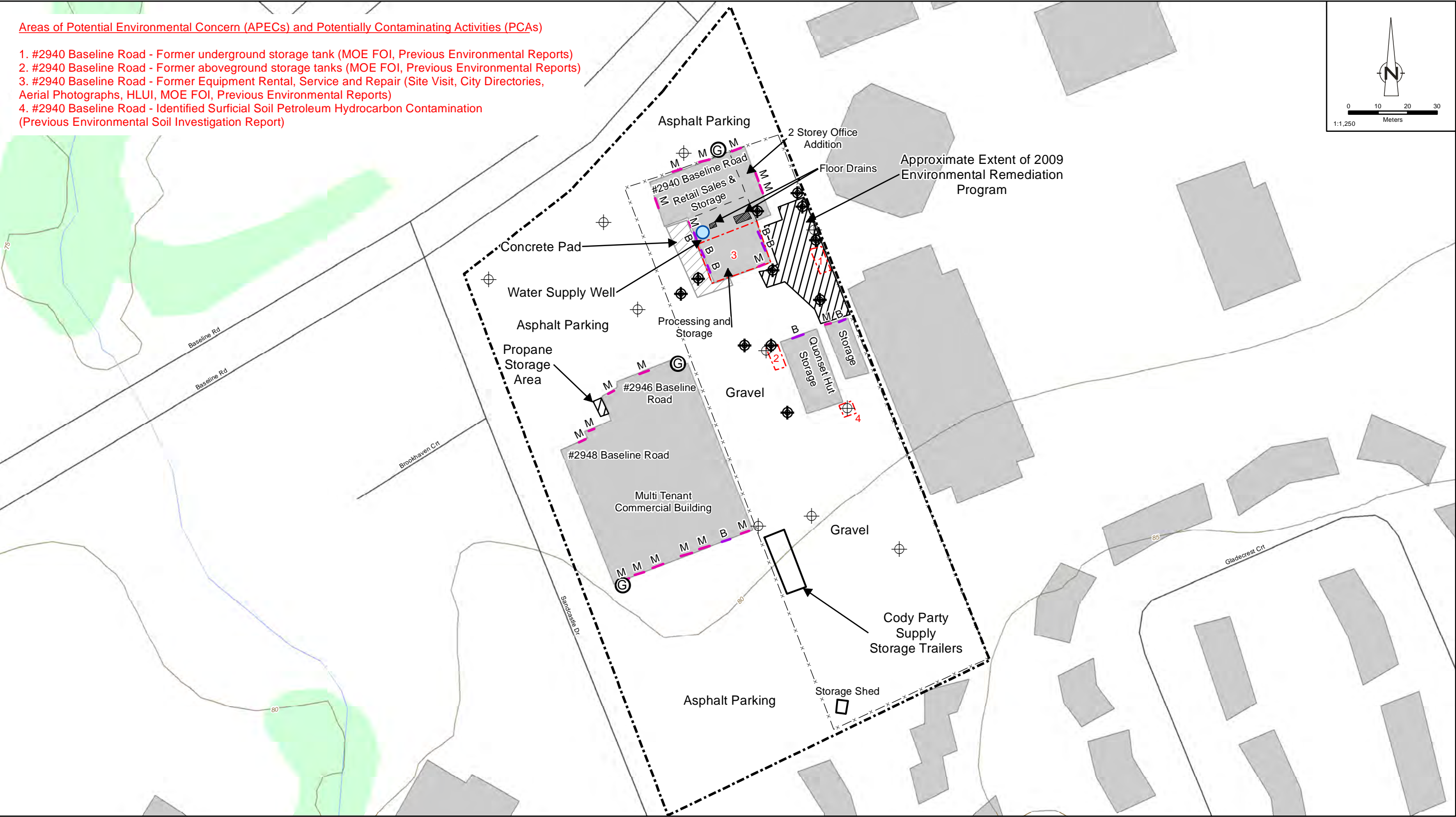
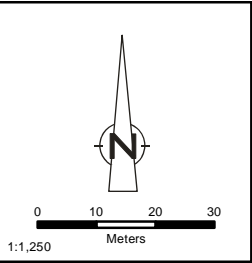
## SITE LOCATION MAP

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
2940 AND 2946-2948 BASELINE ROAD, OTTAWA  
Dwg. No. T021272-E1-1



Areas of Potential Environmental Concern (APECs) and Potentially Contaminating Activities (PCAs)

- 1. #2940 Baseline Road - Former underground storage tank (MOE FOI, Previous Environmental Reports)
- 2. #2940 Baseline Road - Former aboveground storage tanks (MOE FOI, Previous Environmental Reports)
- 3. #2940 Baseline Road - Former Equipment Rental, Service and Repair (Site Visit, City Directories, Aerial Photographs, HLUI, MOE FOI, Previous Environmental Reports)
- 4. #2940 Baseline Road - Identified Surficial Soil Petroleum Hydrocarbon Contamination (Previous Environmental Soil Investigation Report)



Source: MNR NRVIS, 2011. Produced by CRA under licence from Ontario Ministry of Natural Resources, © Queen's Printer 2014; Coordinate System: NAD 1983 UTM Zone 18N

Legend

- Borehole/Monitoring well prior to 2009 Environmental Remediation Program
- 2013 ESI Borehole/Monitoring Well Location
- Natural Gas Connection
- Bay Door
- Man Door
- Fence Line
- Site Boundary

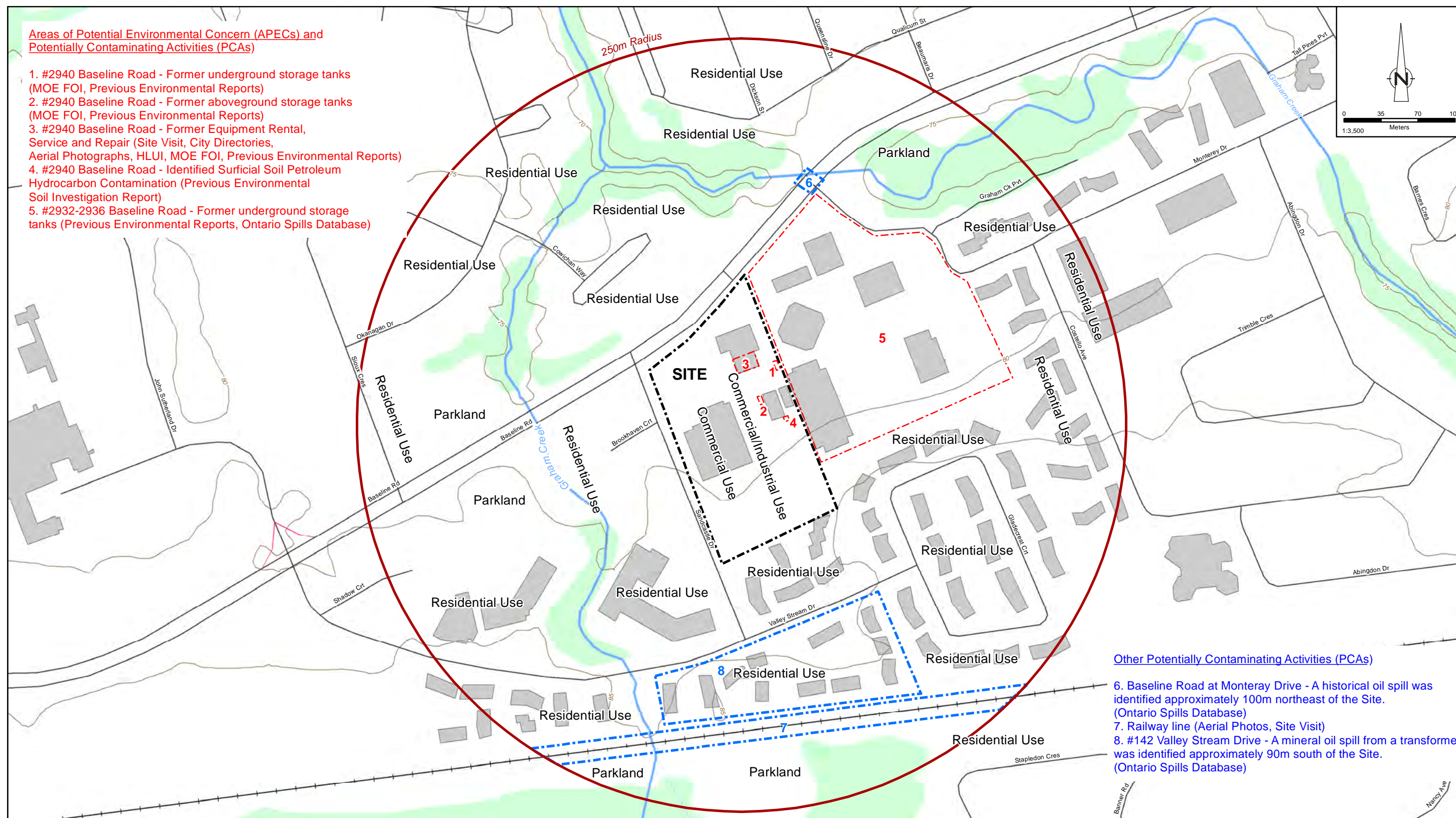


SITE PLAN

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
2940 AND 2946-2948 BASELINE ROAD, OTTAWA  
Dwg. No. T021272-E1-2

**Areas of Potential Environmental Concern (APECs) and Potentially Contaminating Activities (PCAs)**

1. #2940 Baseline Road - Former underground storage tanks (MOE FOI, Previous Environmental Reports)
2. #2940 Baseline Road - Former aboveground storage tanks (MOE FOI, Previous Environmental Reports)
3. #2940 Baseline Road - Former Equipment Rental, Service and Repair (Site Visit, City Directories, Aerial Photographs, HLUI, MOE FOI, Previous Environmental Reports)
4. #2940 Baseline Road - Identified Surficial Soil Petroleum Hydrocarbon Contamination (Previous Environmental Soil Investigation Report)
5. #2932-2936 Baseline Road - Former underground storage tanks (Previous Environmental Reports, Ontario Spills Database)



**Other Potentially Contaminating Activities (PCAs)**

6. Baseline Road at Monterey Drive - A historical oil spill was identified approximately 100m northeast of the Site. (Ontario Spills Database)
7. Railway line (Aerial Photos, Site Visit)
8. #142 Valley Stream Drive - A mineral oil spill from a transformer was identified approximately 90m south of the Site. (Ontario Spills Database)

Source: MNR NRVIS, 2011. Produced by CRA under licence from Ontario Ministry of Natural Resources, © Queen's Printer 2014; Coordinate System: NAD 1983 UTM Zone 18N

**SURROUNDING LAND USE**

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**  
**2940 AND 2946-2948 BASELINE ROAD, OTTAWA**  
*Dwg. No. T021272-E1-3*



## **Appendix B**

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- ◆ Plan of Survey
- ◆ Environmental Search: Chain of Title





## READ Abstracts Limited

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

Email: [search@readsearch.com](mailto:search@readsearch.com)

Tel.: 613-236-0664

Fax: 613-236-3677

### ENVIRONMENTAL SEARCH

March 5, 2013

Inspec-Sol Inc.

Attn: Luke Lopers

#### BRIEF DESCRIPTION OF LAND:

2940 & 2946-2948 Baseline Road

Part of Lot 35, Concession 3 Rideau Front, Nepean, and Part of the Road Allowance  
Between Concession 2 OF and Concession 3 RF

PIN: 04694-0048

04694-0570

LAST REGISTERED OWNER: 3223701 CANADA INC. (PIN 0570)  
6967320 CANADA INC. (PIN 0048)

#### CHAIN OF TITLE:

Deed RO15099 registered May 12, 1864  
From Thomas Stapleton to Phillip Stapleton

Deed RO22087 registered August 24, 1864  
From James Bearman and John Bearman to Thomas E. Bearman

Deed RO25533 registered September 21, 1864  
From Phillip Stapleton to John S. Stapleton

Deed NP1656 registered November 1872  
From Thomas E. Bearman to Edward Watson

Deed NP7666 registered March 2, 1882  
From John S. Stapleton to Thomas Graham

(There is no Deed registered from Edward Watson to William R. Foster)

Deed NP19318 registered June 10, 1902  
From Estate of William R. Foster to John A. Graham

Will NP23875 registered October 21, 1910  
From Thomas Graham to John A. Graham

Deed NP33638 registered May 6, 1920  
From John A. Graham to Adam H. Acres

Deed CR298186 registered February 1, 1952  
From Adam H. Acres to Craig Construction Equipment Limited

Deed CR415319 registered November 27, 1960  
From Reginald A.S. Bruce to Craig Construction Equipment Limited

Deed CR502926 registered November 25, 1965  
(For Road Widening, Part of Baseline Road)  
From Craig Construction Equipment Limited to The Corporation of the Township of Nepean

Deed CR504089 registered December 20, 1965  
From Craig Construction Equipment Limited to Reginald A.S. Bruce

Deed CR508396 registered April 15, 1966  
From Reginald A.S. Bruce to M. Loeb Limited

Deed CR556096 registered March 20, 1969  
(Part of Baseline Road)  
From The Corporation of the Township of Nepean to Craig Construction Equipment Limited

Deed CR60938 registered April 26, 1972  
From M. Loeb Limited to John B. Ebbs, in trust

Deed CR684810 registered January 29, 1976  
From John B. Ebbs, in trust to 315743 Ontario Limited

Lease CR696114 registered September 13, 1976  
From 315743 Ontario Limited to Gergo Fabrics Ltd.

Lease CR696134 registered September 13, 1976  
From 315743 Ontario Limited to Sun Life Assurance Company of Canada

Deed NS40980 registered December 29, 1978  
From Craig Construction Equipment Limited to Marion Agnew

Lease NS11413 registered April 27, 1878  
From 315743 Ontario Limited to Scene Diversified Products Corp.

Lease NS58345 registered July 3, 1979  
From Marion Agnew to Craig Construction Equipment Limited

Lease N359462 registered October 10, 1986  
From 315743 Ontario Limited to Larny Holdings Ltd.

Lease OC826316 registered February 21, 2008  
From 315743 Ontario Limited to Appletree Medical Group Inc.

Deed OC1099394 registered April 22, 2010  
From Marion Agnew to 3223701 Canada Inc.

Deed OC1222677 registered April 6, 2011  
From 315743 Ontario Limited to 6967230 Canada Inc.

## Appendix C

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- ◆ MOE Freedom of Information Response
- ◆ TSSA Response
- ◆ City of Ottawa HLUI Response
- ◆ MOE Well Record Response

Ministry of  
the Environment

Freedom of Information and  
Protection of Privacy Office

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

Ministère de  
l'Environnement

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

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075  
Télec. : (416) 314-4285



RECEIVED  
APR 15 2014

April 8, 2014

Luke Lopers  
Conestoga-Rover's and Associates  
179 Colonnade Drive, Suite 400  
Ottawa, ON K2E 7J4

Dear Luke Lopers:

**RE: *Freedom of Information and Protection of Privacy Act Request***  
**Our File #: A-2014-01113, Your Reference #: T021272-E1**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 2940 & 2946 - 2948 Baseline Road, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide partial access to the attached information as the identity of complainants and personal information have been removed to protect privacy in accordance with Section 21(1)(f) of the Act.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 33 pages @ \$0.20/page	\$6.60
• Delivery	\$3.00
• <b>Total</b>	<b>\$39.60</b>
• Deposit Received	- \$30.00
• <b>BALANCE WAIVED (NOT REQUIRED)</b>	<b>\$9.60</b>

To conduct a search through the files of the Environmental Approvals Branch requires an additional 8 hours. If you would like us to search for Certificates of Approval at the Environmental Approvals Branch, **please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$240.00.** Credit card forms are available on the Ministry's website (<http://www.ene.gov.on.ca>) under the heading "About the Ministry". Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Approvals Branch, the time for answering your request will be extended for an additional 30 days.

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

If you have any questions regarding this matter, please contact Ayesha Kapadia at 416-212-8912.

Yours truly,



Heidi Ritscher  
FOI Manager

Attachments



## OCCURENCE REPORT

Ministry of the  
**Environment**

Location of Occurrence:  
NEPEAN CITY  
2948 BASELINE ROAD

Reg: 4 Dist: OT Municipality: 20104

Entered: 2000/07/13 11:10  
ORIS No. 9940004215

Received By:  
DAN HARRISON

Occurrence Type: C  
Subtype: 01

Work Plan: AI

Source:  
HUBERT & SUHNER  
HIGH TECH  
Sector: Source: SIC:  
UTM:  
N: [5014000] E: [439000] Zone: [18]

Abstracts: 2  
Diaries: 0

Batch: 3630  
I. E. B. No.

Occurrence Date: 2000/07/13

Occurrence Time:

Report to MOE : 2000/07/13 10:45

MOE at Scene:

Assigned To: DAN HARRISON

ERP Contacted:  
Callout: ☐  
ERP Name: NSP: ☐

s.21

Syn: ODURS FROM MANUFACTURING OPERATION INSIDE MULTI USE BLDG.

### Brief Summary:

REC'D COMPLAINT FROM CALLER ALLEGING THAT A NEW TENENT( HUBERT & SUHNER) RECENTLY SET UP THEIR BUSINESS IN THE RECENTLY VACATED PHARMACY IN BASEMENT OF BUILDING AND WERE USING A PROESS THAT WAS CAUSING INTERMITTENT ODOURS WITHIN THE BUILDING. OWNER OF BLDG. IS A MR HENRY AVRITH FROM MONTREAL (NO PH. # AVAILABLE) CONTACT A MR BILL HALSTEAD @ 271-9771, AT MAIN OFFICE AT 50 HINES ROAD, KANATA WITH HUBERT & SUHNER. CONTRACTED PATRICIA SMITH, MIN. OF LABOUR AT 1 PM, LEFT DETAILED MESSAGE. (PH. # 228-8050) SEE ABSTRACT>>>>>>>

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other

BF Date:

CONTACT CO. AND ENSURE NECESSARY AIR APPROVALS ARE OBTAINED, NOTIFY THE MOL ( OCCUPATIONAL HEALTH AND SAFETY) OF INDOOR AIR QALITY PROBLEMS.

File Closed: Y Abatement: IEB Other

Suspected Violation:

Report Prepared By: DAN HARRISON  
Date: 14/09/2000

IEB Investigator: IEB BF Date

Approving Officer: PAUL KEHOE  
Date: 18/09/2000

Reviewing Officer: Date

Specify number(s) for routing Original [ ] [ ] [ ] [ ] [ ] [ ]  
Specify number(s) for copy distribution [ ] [ ] [ ] [ ] [ ] [ ]

Continued [ ] Yes

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / \_\_\_\_\_ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

7. Other \_\_\_\_\_

SAC Action Class: 1: 2:

Material 1:  
Amount:

Code :  
UN No.:

000001

Material 2:

Amount:

Material 3:

Amount:

Cause.....:

Reason.....:

Person in Control:

Owner.....:

Agencies Involved.....:

Clean up and Restoration Carried out by:

☒ Controller

☒ Owner

☐ Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒

Regulation 362 ☒

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code :

UN No.:

Code :

UN No.:

Code...:

Code...:

Waste GenNum :

Waste GenNum :

Code...:

Code...:

Code...:

Code...:

Code...:



Ontario

## OCCURENCE REPORT

Ministry of the  
**Environment**

Location of Occurrence:  
OTTAWA CITY  
2940 BASELINE ROAD, FORMER NEPEAN

Reg: 4 Dist: OT Municipality: 20107

Entered: 2001/08/02 10:13  
ORIS No. 9940008524

Received By:  
BRYAN DICKMAN

Occurrence Type: Subtype:  
C 03

Work Plan: AI

Source:  
BATTLEFIELD EQUIPMENT RENTALS  
2940 BASELINE ROAD

Sector: Source: SIC:

UTM:  
N: ☐ E: ☐ Zone: ☐

Abstracts: 0  
Diaries: 0

Batch: 4055  
I. E. B. No.

Occurrence Date: 2001/08/02

Occurrence Time: 09:00

Report to MOE : 2001/08/02 10:00

MOE at Scene:

Assigned To: TIM OBRIEN

ERP Contacted:

Callout: ☐ NSP: ☐

ERP Name:

s.21

Syn: DUST FROM OPERATION AFFECTING RESIDENTIAL NEIGHBOURHOOD

### Brief Summary:

CALLER COMPLAINS THAT COMPANY GENERATES A LARGE AMOUNT OF DUST FROM SITE.

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other

BF Date:

REFERRED TO CITY CITY OF OTTAWA BYLAW

File Closed: Y Abatement: IEB Other

Suspected Violation:

Report Prepared By:

DAN HARRISON

Date:

06/09/2001

IEB Investigator:

IEB BF Date

Approving Officer

PAUL KEHOE

Date:

06/09/2001

Reviewing Officer:

Date

Specify number(s) for routing Original

[ ] [ ] [ ] [ ] [ ] [ ]

Specify number(s) for copy distribution

[ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

Continued [ ] Yes

1. Investigator/E.O.

2. D. O. /File

3. SAC (initial spills)

4. Reg. Dir. / \_\_\_\_\_ Mgr.

5. IEB Reg. Spv

6. IEB H.O./file

7. Other \_\_\_\_\_

SAC Action Class: 1: 2:

Material 1:

Amount:

Material 2:

Amount:

Material 3:

Amount:

Cause.....:

Code :

UN No.:

Code :

UN No.:

Code :

UN No.:

Code. . :

000003

Reason.....:

Person in Control:

Owner.....:

Agencies Involved.....:

Clean up and Restoration Carried out by:

☒ Controller

☒ Owner

☐ Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒

Regulation 362 ☒

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code...:

Waste GenNum :

Waste GenNum :

Code...:

Code...:

Code...:

Code...:

Code...:

**Ministry of the Environment**

Eastern Region  
Ottawa District Office  
2430 Don Reid Drive  
Ottawa ON K1H 1E1  
Fax: (613) 521-5437  
Telephone: (613) 521-3456 Ext. 233

**Ministère de l'Environnement**

Direction régionale de l'Est  
Bureau du district d'Ottawa  
2430 Chemin Don Reid  
Ottawa ON K1H 1E1  
Télécopieur: (613) 521-5437  
Téléphone: (613) 521-3456 Ext. 233



December 19, 2007

Toromont Industries Ltd.  
PO Box 9340 LCD 4  
Hamilton ON L8H 7S8

**RE:** Shipment of Unregistered Waste from 2940 Baseline Road, Ottawa  
Reference Number 1651-7A2LN4

Dear Ms. Holness:

Please find enclosed a copy of manifests RT29420 and RT29451 and an application form to amend your generator registration number, ON0315911. Also enclosed is a copy your generator registration record from the Hazardous Waste Information Network ("HWIN").

On June 28, 2007 and July 6, 2007, waste glycol was shipped from your site and listed as waste class 212L on the enclosed manifests. However, your generator registration number, ON0315911, was not amended to include waste class 212L.

By January 25, 2008, please amend your generator registration number to add waste class 212L. Your application and fee can be sent to:

Ministry of the Environment  
Environmental Monitoring and Reporting Branch, Area "M"  
135 St. Clair Avenue West  
Toronto ON M4V 1P5.

Or, you can amend your generator registration number at [www.hwin.ca](http://www.hwin.ca).

By January 25, 2008, please submit a copy of your confirmation of electronic registration from HWIN or a copy of your paper application to the undersigned officer at:

Ministry of the Environment  
Ottawa District Office  
2430 Don Reid Drive  
Ottawa ON K1H 1E1.

Yours truly,

Tor Rustad

Senior Environmental Officer (bil.)  
Ottawa District Office

File Storage Number: SI OC OT BA 700



Ontario

## INCIDENT REPORT

Ministry of the  
Environment

Reference Number:	1651-7A2LN4	File Storage Number:	SI OC NE BA 700
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	3201-7A2LRE
Originating Document:		Created by:	Tor Rustad
Incident Report Reference Number:		1651-7A2LN4	
Date Created:	2007/12/19	Date Completed:	2008/02/22
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Hazardous & Liquid Industrial	Activity:	HWIN Generator Exception

Is this an **air emission** (measured or modelled) or **wastewater** (sewage) **discharge exceedance** that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

☐ Yes ☒ No ☐ To be determined

[Click here for Guidance](#)

### Caller or PO Information

Reported By:

First Name  
Tor

Last Name  
Rustad

Contact Mailing Address

Municipality:

Ottawa

Reported By:

### MOE Information

Date & Time Reported to MOE: 2007/12/19 10:49  
Office Receiving Incident Report: Ottawa District Office  
Incident Info Received By: Tor Rustad  
MOE Response: No Field Response  
Date & Time of MOE Arrival at Scene:  
Master Incident Report Number:

Site Region: Eastern

SAC Action Class:

Non-Standard Procedure: No

ERP Call-out Initiated:

000007

## Client(s)

### Information

#### Show Map

Toromont Industries Ltd.

Mailing Address: 3131 Highway 7 West P.O. Box 5511, Concord, Ontario, Canada, L4K 1B7

Physical Address: 3131 Highway 7 West, Vaughan, City, Regional Municipality Of York, Ontario, Canada, M4V 1L5

Telephone: (416)667-5611, FAX: (416)667-5687

Client #: 5628-4RTT4F, Client Type: Corporation, NAICS: 336999

## Site(s)

### Information

#### Show Map

2940 Baseline Road<UNOFFICIAL>

Address: Lot: , Part: , 2940 Baseline Road, Ottawa, City, K2H 7T3

District Office: Ottawa

GeoReference: Map Datum: NAD83, Zone: 18, Accuracy Estimate: 10-30 metres eg. Medium Quality GPS, Method: Map.

UTM Easting: 437388, UTM Northing: 5020620, UTM Location Description: ,

LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude:

## Incident Information

### Incident Summary:

Generator Exception Reporting  
*cannot be longer than 60 characters*

### Incident Description:

Generator exception reporting indicates that waste ethylene glycol, waste class 212L was shipped from the Site on June 28, 2007 and July 6, 2007. Manifests RT29420 and RT 29451 indicated that waste class 212L was removed from the Site on two occasions.

A search of the Hazardous Waste Information Network ("HWIN") on December 19, 2007, indicated that waste class 212L was not assigned under their generator registration number, ON0315911.

A letter was sent to the company on December 19, 2007, requesting they amend their generator registration number.

Tuesday, February 19, 2008: a search of HWIN indicated that waste class 212L was added to generator registration number ON0315911.

Company officials complied with the Ministry's request. No further action required.

Document and file.

## Links & Comments:

### Attachments Names:

Date & Time of Incident

Incident Date Confirmation? Actual  
2007/06/28

Source Type:

Sector Type:

Nearest Watercourse:

Watershed Category  
Code:

Environmental Impact:

Not Anticipated

Nature of Impact:

Incident Cause:

Incident Reason:

Damaged Party: No

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material: Toromont Industries Inc.

Owner of Material: Toromont Industries Inc.

Estimated Clean Up Cost:

Who Cleaned Up:

% Clean Up: %

Agencies Involved:

**Voluntary / Mandatory Abatement**

Is there Voluntary Abatement Activity?

☐ Yes

☒ No

☐ To be determined

**Voluntary / Mandatory Compliance Items**

Type Parent RefNo Work Summary (may be truncated)

Date

AttainList

**Offence(s)**

Suspected Violation(s)/Offence(s):

Act - Regulation - Section,  
Description  
{General Offence}

**Provincial Officer:**

Name:

Tor Rustad

Badge No:

392

Work Unit:

District/Area Office:

Ottawa District Office

Date:

2008/02/19

Signature:

*Tor Rustad*

**Area Supervisor:**

Name:

Paul Kehoe

Work Unit:

District/Area Office:

Date:

2008/02/22

Signature:

Paul Kehoe.



## MINISTRY OF THE ENVIRONMENT

### SUBJECT WASTE GENERATOR SITE INSPECTION REPORT

**COMPANY/MUNICIPALITY:** Huber & Suhner Canada,

**SITE ADDRESS:** 2948 Baseline Rd., Nepean, K2H 8T5

**CONTACT NAME:** Doug McConnell **TITLE:** Mechanical Engineering Technician

**CONTACT TELEPHONE:** 271-4481 **E-MAIL:** dmccconnell@hubersuhner.ca

**INSPECTION DATE:** May 2, 2001

**DATE OF LAST INSPECTION:** No previous inspections

**GENERATOR REGISTRATION REPORT NO.:** ON2494101

**DATE OF LAST REGISTRATION:** February 5, 2001

**REGISTERED WASTES:** 232HP Polymeric Resins (S), 148AP Inorganic Lab Chemicals (L),  
263AP Organic Lab Chemicals (L)

**PROCESS DESCRIPTION:** Fibre optic cable manufacturing. Epoxy and isopropyl alcohol are used for connecting cables, cleaning cables.

#### 1.0 REGISTRATION ( SECTION 18 )

Has there been a change from the information submitted. Sect.18(4). May review generator exception reports.

- No changes.

#### 2.0 OFF-SITE TRANSFER

Review copy 2 and 6 of manifests to ensure registration, waste classes and reports to Director are in compliance. Sections 18(7) & (11). Are manifests retained for two years and has there been any load refusals? Sections 23 & 25(5). May wish to review HWIS and/or exception reports.

- No waste shipments have occurred.

### **3.0 SITE SEWERING**

Are hazardous waste(s) directed to sanitary sewer and are they registered? Has municipality been advised? Are records kept as per section 18(8) &(9)?

- No discharges to sewer.

### **4.0 ON-SITE STORAGE**

Has 3 month storage report been submitted to Regional Director? Sect18(10). Date submitted?

- No. I made them aware of the requirement to do this.

Is the subject waste stored in such a manner as to prevent spills?

- Yes. Waste is stored in plastic pails in fire-proof metal cabinet. No floor drains were located nearby.

### **5.0 WASTE DERIVED FUEL**

If site has a Certificate of Approval no. for air emission do an air inspection.

Not applicable.

### **6.0 REVIEW OF OUTSTANDING ISSUES**

- Review prior to undertaking inspection, all previous ORIS reports, former inspection recommendations/actions, and all outstanding mandatory or voluntary abatement programs.

No previous reports exist.

### **7.0 SUMMARY OF INSPECTION FINDINGS**

- Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate ?

Yes

No

**Specifics:**

- Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material ?

Yes

No

**Specifics:**

- Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment ?

Yes

No

**Specifics:**

- Was there any indication of a potential for environmental impairment during the inspection and/or the review of relevant material ?

Yes

No

**Specifics:**

**8.0 ACTION REQUIRED**

- If they do not soon submit a storage report (by mid-May), then send them a letter telling them to do so.

**9.0 OTHER COMMENTS AND RECOMMENDATIONS**

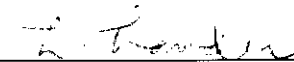
These comments may or may not be statutory, but are our recommendations to improve operation. This is where the Inspector can, for example, identify a violation of a Ministry requirement which in itself may not trigger a "Program Priority", but may still require some action from the owner/operating authority.

- They did not have any spill cleanup materials on-hand. I made them aware of the need to submit a spill contingency plan along with their 3-month storage report.

**OCCURRENCE REPORT # (If applicable.) :**

**PREPARED BY:**

**ENVIRONMENTAL OFFICER:** Lesley Lander  
(Print)

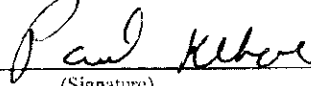
  
(Signature)

Cittrean  
(District/Area Office)

May 7, 2001  
(Date)

**ENDORSED BY:**

**DISTRICT SUPERVISOR:** P. Kehoe  
(Print)

  
(Signature)

May 07/01  
(Date)

**REPORT MAILED OUT ON:** \_\_\_\_\_  
(Date)

**NOTE:** "This inspection does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they apply or may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements."



**HUBER+SUHNER CANADA**



Energy Transmission and Telecommunications, Systems Engineering

June 6, 2001

Mrs. Lesley Lander  
Environmental Officer  
Ministry of the Environment  
2435 Holly Lane  
Ottawa, Ontario  
K1V 7P2

Dear Mrs. Lander

Re: Hazardous Waste Inspection

I apologize for the delay in replying to the recommendations set forth in your letter dated May 8., I was just handed the letter yesterday!

The Baseline Fiberoptics facility is now in compliance with the recommendations set forth in the inspection report.

Our hazardous waste disposal pick up has been set up for a monthly pick-up. The hazardous waste that was on site during your inspection was picked up the next day, May 7. The increase in production at this facility had warranted another hazardous waste pick up May 30<sup>th</sup>.

There was a spill containment kit ordered and is now in place on top of the chemical cabinet, this consists of a plastic containment tank and absorbent material. I have also listed the number of our waste disposal company on the internal phone list in case of an emergency.

I hope these actions meet with your approval.

Yours truly,

Douglas.M.McConnell

Ministry of the  
Environment

2435 Holly Lane  
Ottawa ON K1V 7P2  
Telephone: (613) 521-3450  
Fax: (613) 521-5437

Ministère de  
l'Environnement

2435 Holly Lane  
Ottawa ON K1V 7P2  
Téléphone: (613) 521-3450  
Télécopieur: (613) 521-5437



May 8, 2001

Mr. Doug McConnell  
Mechanical Engineering Technician  
Huber & Suhner Canada  
2948 Baseline Road  
Nepean, Ontario  
K2H 8T5

Dear Mr. McConnell:

**Re: Hazardous Waste Inspection**

Enclosed is a copy of the Hazardous Waste Inspection Report, which outlines the findings of the inspection conducted on May 2, 2001.

As discussed, a storage report for your hazardous wastes is required, as they have been stored on site for more than 90 days. The required contents of the storage report are described under Section 18(10) of *Regulation 347, Environmental Protection Act*. In addition, a spill contingency plan should be included with the storage report. A deadline of June 7, 2001 has been set for the storage report to be received by this office.

If you have any questions, please do not hesitate to call us.

Yours truly,

A handwritten signature in dark ink, appearing to read "Lesley Lander".

Lesley Lander  
Environmental Officer

LL/cb

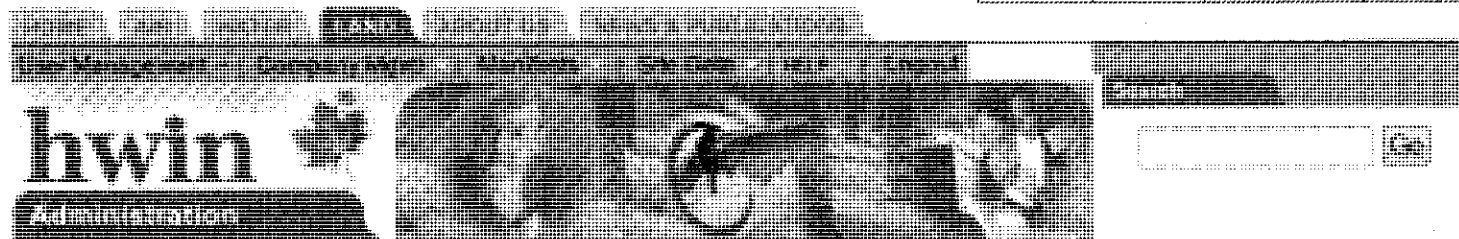
Attachment





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### Generator Details

#### Registration/Notification Number

ON7435864

#### Legal Company Name

Primary Name: Appletree Corporate Services Inc. Division Name: NA

#### Company Operating Name

Primary Name: Appletree Medical Centre Division Name: NA

#### Mailing Address

Division Building:	NA	Post Box Number:	NA
Address Line 1:	2575B Baseline Road	Address Line 2:	NA
Town/City:	Ottawa	Postal Code / Zip Code:	K2H 7B3
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

#### Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building:	NA	Post Box Number:	NA
Address Line 1:	2948 Baseline Road		
Address Line 2:	NA		
Town/City:	Ottawa	Postal Code / Zip Code:	K2H 8T5
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		



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Company Name: Appietree Corporate Services Inc.  
Company Number: ON7435864 (Generator)

## Active Waste Classes

### Active Waste Class Listing

[Add New Waste Class](#) [Inactive waste classes](#)

#### Active Off-site Waste Classes

Waste Class	<a href="#">View Details</a>	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
261 - P	<a href="#">View details</a>	N/A					Solid	Off-Site	Active	<input type="checkbox"/>
		N/A					Solid	Off-Site	Active	<input type="checkbox"/>
312 - P	<a href="#">View Details</a>	N/A					Solid	Off-Site	Active	<input type="checkbox"/>
		N/A					Solid	Off-Site	Active	<input type="checkbox"/>

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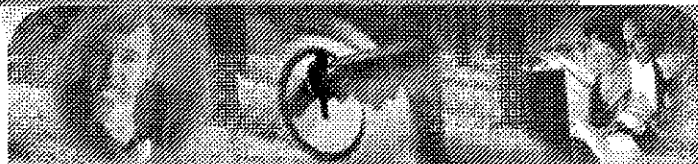
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### Generator Details

#### Registration/Notification Number

ON3516345

#### Legal Company Name

Primary Name: HMA Pharmacy Limited Division Name: NA

#### Company Operating Name

Primary Name: HMA Pharmacy Limited Division Name: NA

#### Mailing Address

Division Building:	NA	Post Box Number:	NA
Address Line 1:	2948 Baseline Road	Address Line 2:	NA
Town/City:	Ottawa	Postal Code / Zip Code:	K2H8T5
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

#### Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building:	NA	Post Box Number:	NA
Address Line 1:	2948 Baseline Road		
Address Line 2:	NA		
Town/City:	Ottawa	Postal Code / Zip Code:	K2H8T5
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		



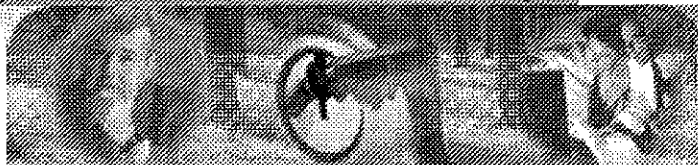
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Company Name: HMA Pharmacy Limited  
Company Number: ON3516345 (Generator)

## Active Waste Classes

### Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

### Active Off-site Waste Classes

Waste Class	<a href="#">View Details</a>	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
261 - A	<a href="#">View details</a>	P001	2A	Small Quantity Generator Exemption	N		Solid	Off-Site	Active	<input type="checkbox"/>
312 - P	<a href="#">View Details</a>	N/A					Solid	Off-Site	Active	<input type="checkbox"/>

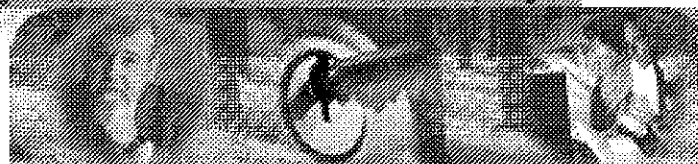
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**Generator Details****Registration/Notification Number**

ON2494101

**Legal Company Name**

Primary Name: HUBER &amp; SUHNER CANADA Division Name: NA

**Company Operating Name**

Primary Name: NA Division Name: NA

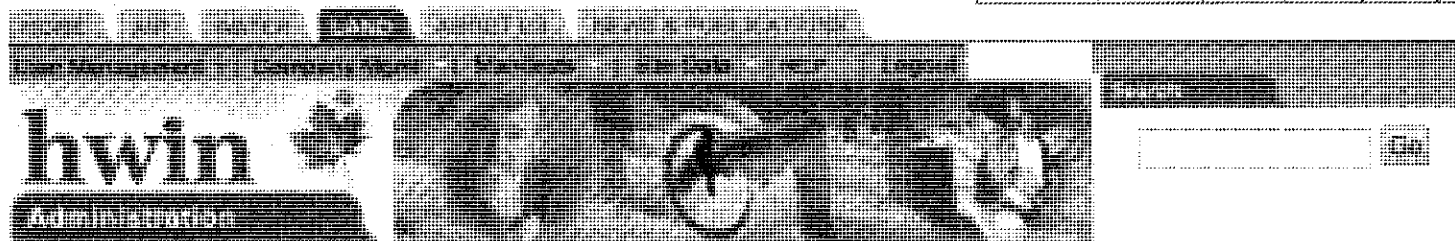
**Mailing Address**

Division Building:	NA	Post Box Number:	NA
Address Line 1:	50 HINES ROAD	Address Line 2:	
Town/City:	KANATA	Postal Code / Zip Code:	K2K 2M5
County: (if inside Ontario)		Province/State (If inside Canada/US)	
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	
Country:	Canada		

**Site Location**

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building:	NA	Post Box Number:	NA
Address Line 1:	2948 BASELINE ROAD		
Address Line 2:			
Town/City:	NEPEAN	Postal Code / Zip Code:	K2H 8T5
County: (if inside Ontario)		Province / State (If inside Canada / US)	
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	
Country:	Canada		

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Company Name: HUBER & SUHNER CANADA  
Company Number: ON2494101 (Generator)

## Inactive Waste Classes

### Inactive Waste Class Listing

[Add New Waste Class](#)   [Active waste classes](#)

### Inactive Off-site Waste Classes

Waste Class	Physical State	Off-Site	Status	Activate	
148 - A	Liquid	Off-Site	Inactive		<a href="#">View Details</a>
232 - H	Solid	Off-Site	Inactive		<a href="#">View Details</a>
263 - A	Liquid	Off-Site	Inactive		<a href="#">View Details</a>

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### Generator Details

#### Registration/Notification Number

ON3686426

#### Legal Company Name

Primary Name: LifeLabs LP

Division Name:

CML Healthcare Inc.

#### Company Operating Name

Primary Name: LifeLabs LP

Division Name:

NA

#### Mailing Address

Division Building: NA

Post Box Number:

NA

Address Line 1: 6560 Kennedy Road

Address Line 2:

NA

Town/City: Mississauga

Postal Code / Zip Code:

L5T 2X4

County: (if inside Ontario) PEEL (R. M.)

 Province/State (If inside  
 Canada/US)

ONTARIO

County: (if outside Ontario) NA

 Province / State (If outside  
 Canada / US)

NA

Country: Canada

#### Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA

Post Box Number:

NA

Address Line 1: 2948 Baseline Road

Address Line 2: NA

Town/City: Ottawa

Postal Code / Zip Code:

K2H 8T5

County: (if inside Ontario) OTTAWA CARLTON (RM)

 Province / State (If inside  
 Canada / US)

ONTARIO

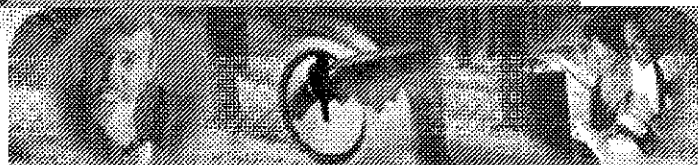
County: (if outside Ontario) NA

 Province / State (If outside  
 Canada / US)

NA

Country: Canada

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Company Name: LifeLabs LP CML Healthcare Inc.  
Company Number: ON3686426 (Generator)

## Active Waste Classes

### Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

### Active Off-site Waste Classes

Waste Class	<a href="#">View Details</a>	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
312 - P	<a href="#">View details</a>	N/A					Solid	Off-Site	Active	<input type="checkbox"/>

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### Generator Details

#### Registration/Notification Number

ON8213901

#### Legal Company Name

Primary Name: Foxy Recycle Inc. Division Name: NA

#### Company Operating Name

Primary Name: Foxy Recycle Inc. Division Name: NA

#### Mailing Address

Division Building:	NA	Post Box Number:	NA
Address Line 1:	2940 baseline road	Address Line 2:	NA
Town/City:	Ottawa	Postal Code / Zip Code:	K2H7T3
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

#### Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

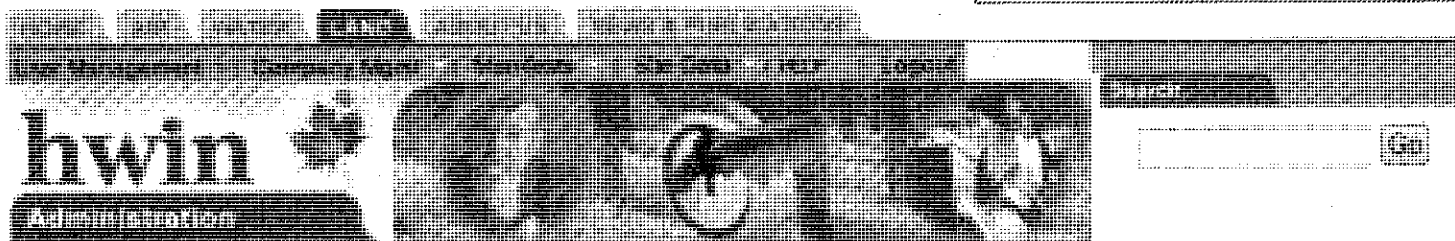
Division Building:	NA	Post Box Number:	NA
Address Line 1:	2940 baseline road		
Address Line 2:	NA		
Town/City:	Ottawa	Postal Code / Zip Code:	K2H7T3
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

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Company Name: Foxy Recycle Inc  
Company Number: ON8213901 (Generator)

## Active Waste Classes

### Active Waste Class Listing

[Add New Waste Class](#) [Inactive waste classes](#)

#### Active Off-site Waste Classes

Waste Class	<a href="#">View Details</a>	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
146 - T	<a href="#">View details</a>	D009	5, 13		Y	Y	Solid	Off-Site	Active	<input type="checkbox"/>
212 - L	<a href="#">View Details</a>	N/A					Liquid	Off-Site	Active	<input type="checkbox"/>

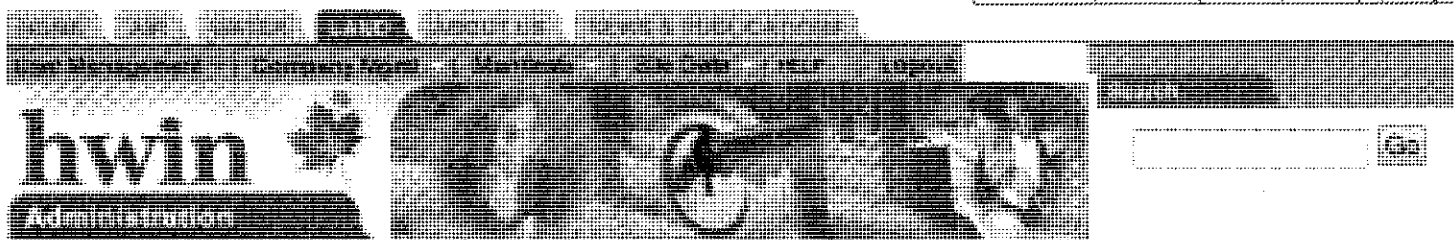
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### Generator Details

#### Registration/Notification Number

ON0315911

#### Legal Company Name

Primary Name:	TOROMONT INDUSTRIES LTD.	Division Name:	NA
---------------	--------------------------	----------------	----

#### Company Operating Name

Primary Name:	BATTLEFIELD EQUIPMENT RENTALS	Division Name:	NA
---------------	-------------------------------	----------------	----

#### Mailing Address

Division Building:	NA	Post Box Number:	NA
Address Line 1:	P.O. BOX 9340 LCD #4	Address Line 2:	NA
Town/City:	HAMILTON	Postal Code / Zip Code:	L8H 7S8
County: (if inside Ontario)	HAMILTON-WENTWORTH R. M.	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

#### Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

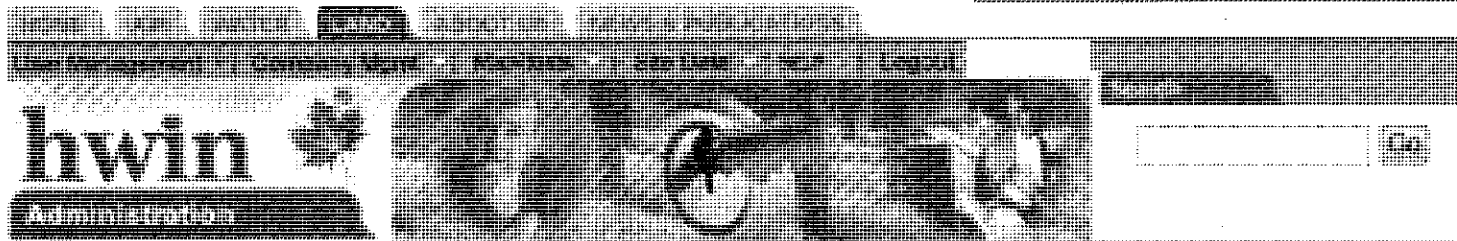
Division Building:	NA	Post Box Number:	NA
Address Line 1:	2940 BASELINE ROAD		
Address Line 2:	NA		
Town/City:	NEPEAN	Postal Code / Zip Code:	L8H 7S8
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

000027



Ministry of the  
**Environment**

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Company Name: **TOROMONT INDUSTRIES LTD.**  
Company Number: **ON0315911 (Generator)**

## Active Waste Classes

### Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

#### Active On-site Waste Classes

Waste Class	<a href="#">View Details</a>	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
212 - L	<a href="#">View Details</a>	N/A					Liquid	Off-Site	Active
213 - I	<a href="#">View Details</a>	D001	5, 13	Recycling	N		Liquid	Off-Site	Active
213 - T	<a href="#">View Details</a>	D004	5, 13	Recycling	N		Liquid	Off-Site	Active
252 - L	<a href="#">View Details</a>	N/A					Liquid	Off-Site	Active

[Back](#)



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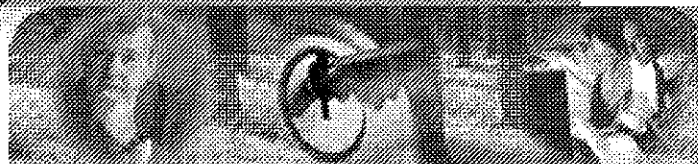
Ministry of the  
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[HOME](#) | [AIR](#) | [WATER](#) | [LAND](#) | [ABOUT US](#) | [NEWS & PUBLICATIONS](#)

[User Management](#) > [Company Mgmt](#) > [Manifests](#) > [Site Data](#) > [HELP](#) > [Logout](#)

**hwin**  
Administration



Search

Company Name: TOROMONT INDUSTRIES LTD.  
Company Number: ON0315911 (Generator)

## Inactive Waste Classes

### Inactive Waste Class Listing

[Add New Waste Class](#) [Active waste classes](#)

### Inactive Off-site Waste Classes

Waste Class	Physical State	Off-Site	Status	Activate	
121 - L	Liquid	Off-Site	Inactive	<input type="radio"/>	<a href="#">View Details</a>
				<input type="button" value="Activate"/>	



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Technical inquiries to [Webmaster](#).  
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**File Copy for ON2494101 SCHEDULE 'A' - FILE COPY**

February 5, 2001

**HUBER & SUHNER CANADA  
50 HINES ROAD**

**KANATA, ON  
K2K 2M5**

**Attention: MR. BILL HALSTEAD**

**Re: Acknowledgement of Subject Waste Registration**

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration report dated January 11, 2001. The Generator Registration Number assigned to your company is:

ON2494101

for the site located at: 2948 BASELINE ROAD

NEPEAN  
ON

A list of acknowledged waste number(s) is attached as Schedule 'A'. A waste number appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule 'A', and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must not be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.

SCHEDULE 'A'

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration report dated January 11, 2001 for the following site:

HUBER & SUHNER CANADA  
2948 BASELINE ROAD

NEPEAN  
ON

identified by Generator Registration Number ON2494101, dated in Toronto, February 5, 2001.

<u>WASTE STREAM</u>	<u>WASTE NUMBER</u>
INORGANIC LABORATORY CHEMICALS	148A
POLYMERIC RESINS	232H
ORGANIC LABORATORY CHEMICALS	263A

— End of List —

**File Copy for ON0315911 SCHEDULE 'A' - FILE COPY**

**April 4, 2001**

**BATTLEFIELD EQUIPMENT RENTALS  
P.O. BOX 9340 LCD #4**

**HAMILTON, ON  
L8H 7S8**

**Attention: MR. JOHN SOOS**

**Re: Acknowledgement of Subject Waste Registration**

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration report dated March 23, 2001. The Generator Registration Number assigned to your company is:

ON0315911

for the site located at: 2940 BASELINE ROAD

NEPEAN  
ON

A list of acknowledged waste number(s) is attached as Schedule 'A'. A waste number appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule 'A', and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must not be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.

SCHEDULE 'A'

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration report dated March 23, 2001 for the following site:

BATTLEFIELD EQUIPMENT RENTALS  
2940 BASELINE ROAD

NEPEAN  
ON

identified by Generator Registration Number ON0315911, dated in Toronto, April 4, 2001.

<u>WASTE STREAM</u>	<u>WASTE NUMBER</u>
PETROLEUM DISTILLATES	213I
PETROLEUM DISTILLATES	213T
WASTE OILS & LUBRICANTS	252L

----- End of List -----

## **Lopers, Luke**

---

**From:** plal@tssa.org on behalf of Public Information Services [publicinformationsservices@tssa.org]  
**Sent:** Thursday, March 27, 2014 10:56 AM  
**To:** Lopers, Luke  
**Subject:** Re: Environmental Assessment - Information Search Request

Hi Luke:

Thank you for your inquiry.

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

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

Thank you and have a great day!

Prem  
Public Information Services

"Putting Public Safety First"

Technical Standards and Safety Authority  
14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, ON M8X 2X4

Toll-Free: 1-877-682-8772  
Email: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
Web Site: [www.tssa.org](http://www.tssa.org)

On Thu, Mar 27, 2014 at 8:45 AM, Lopers, Luke <[llopers@inspecsol.com](mailto:llopers@inspecsol.com)> wrote:

Good Morning,

Could you please search the TSSA database for records of fuel storage tanks, spills, incidents or infractions for the following 10 addresses located in the City of **Ottawa (formerly Nepean)**:

2930, 2940, 2946, 2948 Baseline Road

80 Sandcastle Drive

173 Valley Stream Drive

16, 18, 20, 22 Gradecrest Court

Thank you for your time,

**Luke Lopers, P.Eng., Q.P.E.S.A**

Project Manager

**INSPEC-SOL Inc.**

179 Colonnade Road South, Suite 400

Ottawa, ON K2E 7J4

Tel: 613-727-0895 ext 309

Fax: 613-727-0581

[llopers@inspecsol.com](mailto:llopers@inspecsol.com)

[www.inspecsol.com](http://www.inspecsol.com)

This communication and any accompanying document(s) are confidential and are intended for the sole use of the addressee. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this e-mail and any copies. You are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the communication without consent is strictly prohibited. Thank you.

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: C10-01-14-0123

April 16, 2014

Luke Lopers  
Inspec-Sol  
179 Colonnade Road  
Ottawa, ON

*Sent via email [llopers@inspecsol.com]*

Dear Mr. Lopers,

**Re: Information Request  
2940 & 2946 (2948) Baseline Road, Ottawa, Ontario ("Subject Properties")**

**Internal Department Circulation**

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Properties:

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

**Search of Historical Land Use Inventory**

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

A search of the HLUI database revealed the following information:

- There are four activities associated with the Subject Properties: Activity Number 5751, 11911, 1836, and 3820.

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

- There are two activities associated with properties located within 50m of the Subject Properties: Activity Number 10824 and 9719.

*Shaping our future together  
Ensemble, formons notre avenir*

City of Ottawa  
Infrastructure Services and Community  
Sustainability Department  
Planning and Growth Management Branch  
  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1  
Tel: (613) 580-2424 ext. 14743  
Fax: (613) 560-6006  
www.ottawa.ca

Ville d'Ottawa  
Services d'infrastructure et Viabilité des  
collectivités  
Direction de l'approbation des demandes  
d'aménagement et d'infrastructure  
  
110, avenue Laurier Ouest, 4e étage  
Ottawa (Ontario) K1P 1J1  
Tél.: (613) 580-2424 ext. 14743  
Télééc: (613) 560-6006  
www.ottawa.ca

A site map has been included to show the location of the Subject Properties as well as the location of all the activities noted above.

Additional information may be obtained by contacting:

#### **Ontario's Environmental Registry**

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

#### **The Ontario Land Registry Office**

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

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

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

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

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

If you have any further questions or comments, please contact John Bernier at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

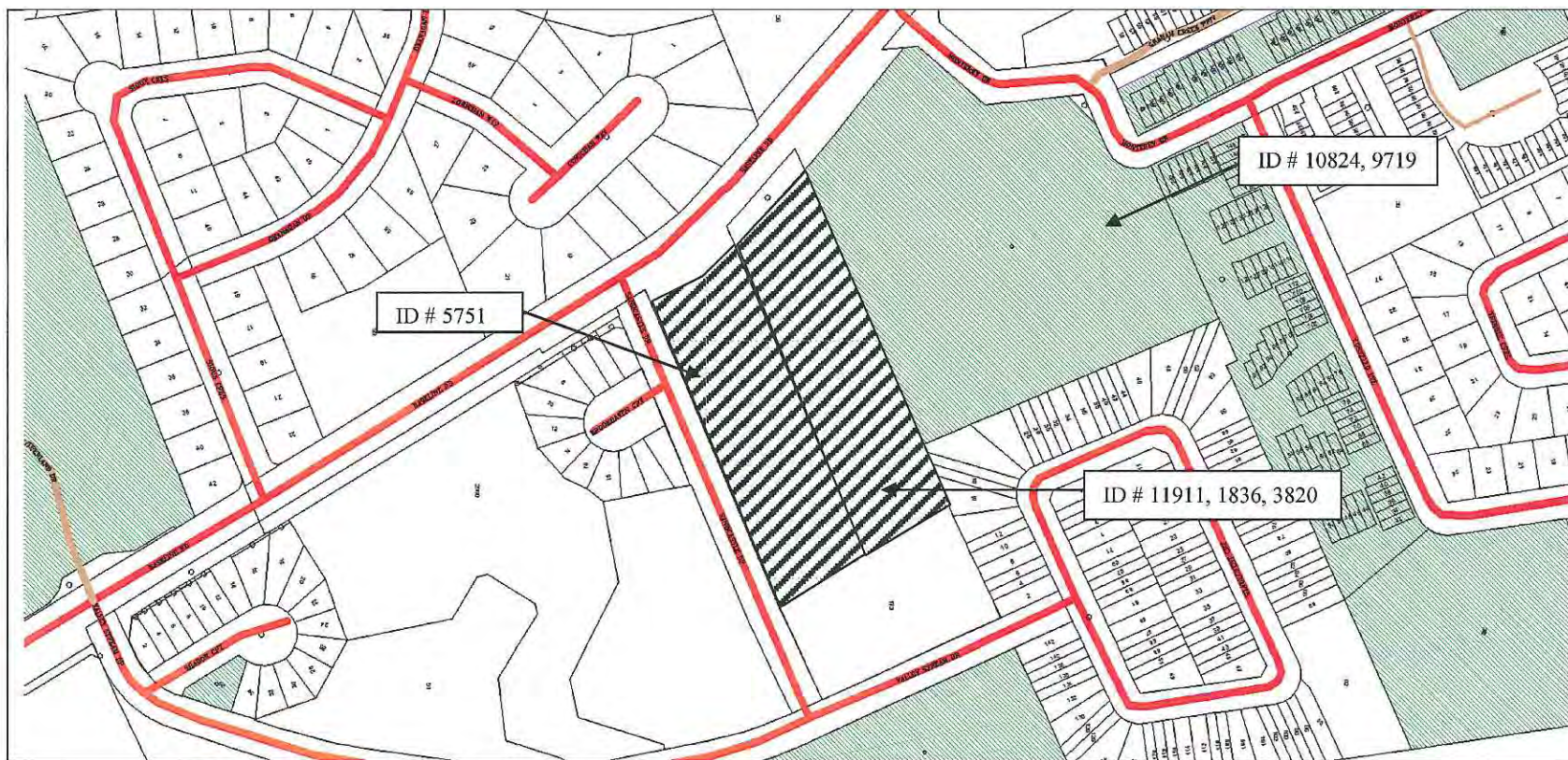


David Wise, MUP, MCIP, RPP  
Program Manager  
Development Review (Suburban Services) - West  
Planning and Growth Management Department

DW/JB

Attach: 07

cc: File no. C10-01-14-0123




Scale 1: n/a

2940 & 2946 (2948) Baseline Road  
Ottawa, ON  
File # C10-01-14-0123  
John Bernier



ID# = Activity Identification Number

 = Subject Site

Overview

**CITY OF OTTAWA**

HLUI ID: \_\_679BPU

AREA (Square Metres): 12049.544

Report: RPTC\_OT\_DEV0122

Run On: 11 Apr 2014 at: 15:38:14

Study Year  
2005PIN  
046940048Multi-NAIC  
YMultiple Activities  
N

Activity ID: 5751 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046940048

Name: HUBER &amp; SUHNER CANADA

Address: 2948 BASELINE ROAD, NEPEAN

Facility Type: Office, Store and Business Machine Industries

Comments 1:

Comments 2:

Generator Number: ON2494101

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS SIC

334110 0

611110 0

334290 0

**Company Name****Year of Operation**

HUBER &amp; SUHNER CANADA

c. 2001

GHATTAS PAUL DR

c. 2001

HUBER &amp; SUHNER CANADA

c. 2000

HUBER &amp; SUHNER CANADA

c. 2003

**CITY OF OTTAWA**

HLUI ID: \_\_670ILS

AREA (Square Metres): 12076.467

Report: RPTC\_OT\_DEV0122

Run On: 11 Apr 2014 at: 15:41:16

Study Year  
1998PIN  
046940570Multi-NAIC  
YMultiple Activities  
Y

Activity ID: 11911 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046940570

Name: R M GARDINER CONSTRUCTION CO

Address: 2940 BASELINE ROAD,

Facility Type: Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS SIC

236210 0

236110 0

236220 0

**Company Name****Year of Operation**

R M GARDINER CONSTRUCTION CO

c. 2001

R M GARDINER CONSTRUCTION CO

c. 2005



CITY OF OTTAWA

HLUI ID: \_\_670ILS

AREA (Square Metres): 12076.467

Report: RPTC\_OT\_DEV0122

Run On: 11 Apr 2014 at: 15:41:16

Study Year  
1998

PIN  
046940570

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 1836 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) :  
Related PINS: 046940570  
Name: BATTLEFIELD EQUIPMENT RENTALS  
Address: 2940 BASELINE ROAD, NEPEAN  
Facility Type: Machinery and Equipment Rental and Leasing Service  
Comments 1:  
Comments 2:  
Generator Number: ON0315911  
Storage Tanks:  
HL References 1:  
HL References 2:  
HL References 3: 2000 PID

NAICS	SIC
488490	0
532310	0
532490	0
562990	0

Company Name	Year of Operation
BATTLEFIELD EQUIPMENT RENTALS	c. 2005
BATTLEFIELD EQUIPMENT RENTALS	c. 2000
BATTLEFIELD EQUIPMENT RENTALS	c. 2003



CITY OF OTTAWA

HLUI ID: \_\_670ILS

AREA (Square Metres): 12076.467

Report: RPTC\_OT\_DEV0122

Run On: 11 Apr 2014 at: 15:41:16

Study Year  
1998

PIN  
046940570

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 3820 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s): 5263  
Related PINS: 046940570  
Name: CRAIG CONSTRUCTION EQUIPMENT LIMITED  
Address: 2940 BASELINE ROAD, NEPEAN  
Facility Type: Construction and Forestry Machinery, Equipment and Supplies, Wholesale  
Comments 1:  
Comments 2:  
Generator Number: ON2478800  
Storage Tanks:  
HL References 1: SC98  
HL References 2:  
HL References 3: 2000 PID

NAICS	SIC
417990	0
811411	994
532490	991
532310	991
417210	0

Company Name	Year of Operation
CRAIG CONSTRUCTION EQUIPMENT LIMITED	c. 2000
CRAIG CONSTRUCTION EQUIPMENT LIMITED	c. 2001
Craig Construction Equipment Ltd.	c. 1998



CITY OF OTTAWA  
HLUI ID: \_\_679BPT  
AREA (Square Metres): 35505.734

Report: RPTC\_OT\_DEV0122  
Run On: 11 Apr 2014 at: 15:39:20

Study Year  
2005

PIN  
046940052

Multi-NAIC  
Y

Multiple Activities  
Y

---

Activity ID: 10824 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) :  
Related PINS: 046940052  
Name: PUBLIC WORKS AND GOVERNMENT SERVICES CANADA  
Address: 2932 BASELINE ROAD, NEPEAN  
Facility Type: General Administrative Services  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks:  
HL References 1:  
HL References 2:  
HL References 3: 2005 Property Assessment

NAICS SIC  
911910 0

**Company Name**

PUBLIC WORKS AND GOVERNMENT SERVICES CANADA

**Year of Operation**

c. 2005



CITY OF OTTAWA

HLUI ID: \_\_679BPT

AREA (Square Metres): 35505.734

Report: RPTC\_OT\_DEV0122

Run On: 11 Apr 2014 at: 15:39:20

Study Year  
2005

PIN  
046940052

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 9719 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046940052

Name: NORTEL - QUALICUM

Address: 2930 BASELINE ROAD, OTTAWA

Facility Type: Electric Lighting Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC

334290 0

Company Name

NORTEL - QUALICUM

Year of Operation

c. 2001

**Ministry of the Environment**

Wells Help Desk  
Environmental Monitoring and  
Reporting Branch

125 Resources Road  
Toronto ON M9P 3V6  
(Toll Free) 1-888-396-9355 (follow  
prompts 1, 3)  
Fax: 416-235-5960  
[WellsHelpdesk@Ontario.ca](mailto:WellsHelpdesk@Ontario.ca)

**Ministère de l'Environnement**

Service d'information sur les puits  
Direction de la surveillance  
environnementale

125 Resources Road  
Toronto (Ontario) M9P 3V6  
Téléphone : 1 888 396-9355 – Faites  
ensuite le 2 et le 3 (sans frais en Ontario)  
Télécopieur : 416 235-5960  
[WellsHelpdesk@Ontario.ca](mailto:WellsHelpdesk@Ontario.ca)

**Computer Print-Out Data Well Search Request – Form B****Reference Number 1314-1579Bs**

March 26, 2014

Inspec-Sol Inc.  
179 Colonnade Road  
Ottawa, ON K2E 7J4  
Attn: Luke Lopers

Fax : 613-727-0581  
Email Address: [llopers@inspecsol.com](mailto:llopers@inspecsol.com)  
File/Reference No. : T021272-E1

Search by UTM Coordinates  
(        radius) Easting 437040-437720 Northing  
5020100-5020875



County:

Township:

Conc.:

Lot:

No Well Record found matching the search criteria  
provided



If you have any questions or concerns please contact the **Wells Help Desk**  
\*\*\* SEARCH REQUEST FORMS AVAILABLE AT [www.forms.ssb.gov.on.ca](http://www.forms.ssb.gov.on.ca) \*\*\*

Please note: The Ministry cannot and does not represent or guarantee that the Well Records information is current, accurate or complete. The Ministry assumes no responsibility for errors or omissions in the Well Records information and is not liable in any way for damages of any kind arising out of or related to the Well Records information or for delay or failure to provide the Well Records information. Any reliance upon the Well Records information provided is solely at the risk of the requester. Well Information provided is subject to the Freedom of Information and Protection of Privacy Act (FIPPA), Ontario.

## Well Computer Print Out Data as of March 26 2014

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TOWNSHIP CONCESSION (LOT)	UTM <sup>1</sup>	DATE <sup>2</sup> CNTR <sup>3</sup>	CASING DIA <sup>4</sup>	WATER <sup>5,6</sup> DETAIL	STAT LVL/PUMP LVL <sup>7</sup> RATE <sup>8</sup> /TIME HR:MIN	WATER USE <sup>9</sup>	SCREEN INFO <sup>10</sup>	WELL # (AUDIT#) WELL TAG # STATE <sup>12</sup> DEPTHS TO WHICH FORMATIONS EXTEND <sup>5,11</sup>
NEPEAN TOWNSHIP OF 02 (017)	18 437236 5020782 W	1959/11 3504	06 06 06	FR 0064	007 / 035 030 / 48:0	CO		1504034 () CLAY BLDR 0022 MSND GRVL 0036 LMSN 0064
NEPEAN TOWNSHIP RF 03 (035)	18 437311 5020522 W	1961/08 2307	05 05	FR 0100 FR 0105	015 / 040 020 / 2:0	CO		1506066 () BRWN LOAM 0003 BRWN CLAY 0030 BLUE CLAY 0040 BLCK SLTE 0100 BRWN SNDS 0105
NEPEAN TOWNSHIP RF 03 (035)	18 437601 5020767 W	1953/07 4825	05 05	FR 0115	040 / 065 005 / 0:20	DO		1506067 () CLAY 0046 LMSN 0125
NEPEAN TOWNSHIP RF 03 (035)	18 437071 5020312 W	1958/11 3566	08 08	FR 0150	038 / 110 125 / 48:0	CO		1506070 () CLAY 0052 LMSN 0150
NEPEAN TOWNSHIP RF 03 (035)	18 437471 5020390 L	1994/07 4875	06 10	UK 0029	006 / 021 013 / 8:0	NU	29 4	1528133 (126528) GREY CLAY SNDY SAND 0004 BRWN SAND BLDR MGRD 0018 GREY SAND SILT VERY 0034
NEPEAN TOWNSHIP RF 03 (035)	18 437471 5020390 L	1994/06 4875	06	UK 0042	001 / 028 030 / 3:30	NU	42 42	1528134 (126525) GREY CLAY 0016 GREY CLAY SLTY 0037 GREY CLAY SNDY 0042 GREY TILL SAND GRVL 0047 GREY LMSN 0047
NEPEAN TOWNSHIP RF 03 (035)	18 437471 5020390 L	1994/06 4875	06	UK 0035	007 / 024 003 / 2:0	NU	35 4	1528135 (126526) GREY CLAY SNDY 0006 BRWN MSND 0016 GREY SAND SILT VERY 0039 GREY CLAY SNDY 0043
NEPEAN TOWNSHIP RF 03 (035)	18 437471 5020390 L	1996/08 4875	06 06	UK 0021	/ 022 / 48:0	NU		1529516 (178908) GREY CLAY TILL 0017 GREY DLMT LMSN 0033
NEPEAN TOWNSHIP RF 03 (035)	18 437471 5020390 L	1996/08 4875	06 06			NU		1529517 (178906) GREY CLAY TILL 0011 GREY DLMT LMSN 0027
NEPEAN TOWNSHIP RF 03 (035)	18 437471 5020390 L	1996/07 4875	06 06	UK 0058	/ 027 / 48:0	NU		1529518 (178904) GREY CLAY TILL 0020 GREY DLMT LMSN 0061
NEPEAN TOWNSHIP RF 03 (035)	18 437471 5020390 L	1996/07 4875	06	UK 0027		NU	17 9	1529519 (178910) GREY CLAY TILL 0027 GREY DLMT LMSN ROCK 0027

## Well Computer Print Out Data as of March 26 2014

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TOWNSHIP CONCESSION (LOT)	UTM <sup>1</sup>	DATE <sup>2</sup> CNTR <sup>3</sup>	CASING DIA <sup>4</sup>	WATER <sup>5,6</sup> DETAIL	STAT LVL/PUMP LVL <sup>7</sup> RATE <sup>8</sup> /TIME HR:MIN	WATER USE <sup>9</sup>	SCREEN INFO <sup>10</sup>	WELL # (AUDIT#) WELL TAG # STATE <sup>12</sup> DEPTHS TO WHICH FORMATIONS EXTEND <sup>5,11</sup>
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1996/07 4875	06 06	UK 0030	/ 013 / 48:0	NU		1529520 (178903) GREY CLAY TILL 0026 GREY DLMT LMSN 0042
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1996/07 4875	06	UK 0036	/ / 48:0	NU	16 20	1529521 (178926) GREY CLAY 0008 GREY SAND GRVL 0036 ROCK 0036
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1996/08 4875	06 06	UK 0024	/ 022 / 48:0	NU		1529522 (178909) GREY CLAY TILL 0021 GREY DLMT LMSN 0039
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1996/08 4875	06	UK 0012	/ 045 / 48:0	NU	17 20	1529523 (178924) GREY CLAY 0012 GREY SAND GRVL 0037 ROCK 0037
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1996/09 4875	06	UK 0014	/ 045 / 48:0	NU	17 20	1529524 (178925) GREY CLAY 0014 GREY SAND GRVL 0037 ROCK 0037
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1996/07 4875	06 06	UK 0026	/ 054 / 48:0	NU		1529525 (178907) GREY CLAY TILL 0022 GREY DLMT LMSN 0040
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/03 4875	06	UK 0016	/ 025 / 48:0	NU	15 10	1529536 (178911) GREY CLAY 0016 GREY SAND 0025 GREY DLMT LMSN ROCK 0025
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/01 4875	06 06	UK 0014	/ 013 / 48:0	NU		1529537 (178902) GREY CLAY TILL 0011 GREY DLMT LMSN 0029
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0011	/ 066 / 48:0	NU	5 25	1529538 (178917) GREY CLAY 0011 GREY SAND GRVL 0031 ROCK 0031
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0013	/ 016 / 48:0	NU	7 25	1529539 (178916) GREY CLAY 0013 GREY SAND 0034 ROCK 0034
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0019	/ 054 / 48:0	NU	10 20	1529540 (178912) GREY CLAY TILL 0019 GREY SAND 0031 ROCK 0031
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0029	/ 065 / 48:0	NU	21 10	1529541 (178913) GREY CLAY TILL 0029 GREY SAND GRVL 0031

## Well Computer Print Out Data as of March 26 2014

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TOWNSHIP CONCESSION (LOT)	UTM <sup>1</sup>	DATE <sup>2</sup> CNTR <sup>3</sup>	CASING DIA <sup>4</sup>	WATER <sup>5,6</sup> DETAIL	STAT LVL/PUMP LVL <sup>7</sup> RATE <sup>8</sup> /TIME HR:MIN	WATER USE <sup>9</sup>	SCREEN INFO <sup>10</sup>	WELL # (AUDIT#) WELL TAG # STATE <sup>12</sup> DEPTHS TO WHICH FORMATIONS EXTEND <sup>5,11</sup>
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0028	/ 045 / 48:0	NU	15 20	1529543 (178915) GREY CLAY 0028 GREY SAND 0035 ROCK 0035
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0012	/ 004 / 48:0	NU	12 25	1529544 (178923) GREY CLAY 0012 GREY SAND GRVL 0037 ROCK 0037
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0010	/ 034 / 48:0	NU	8 25	1529545 (178922) GREY CLAY 0010 GREY SAND GRVL 0033 ROCK 0033
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0010	/ 032 / 48:0	NU	4 20	1529546 (178921) BRWN SAND 0021 GREY TILL 0027
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0012	/ 041 / 48:0	NU	13 20	1529547 (178919) GREY CLAY 0012 GREY SAND GRVL 0033 ROCK 0033
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/01 4875	06	UK 0025	/ 054 / 48:0	NU	29 20	1529548 (178920) GREY CLAY 0025 GREY SAND GRVL 0049 ROCK 0049
NEPEAN TOWNSHIP RF 03(035)	18 437471 5020390 L	1997/02 4875	06	UK 0006	/ 027 / 48:0	NU	5 30	1529549 (178918) GREY CLAY 0006 GREY SAND GRVL TILL 0035
OTTAWA CITY (090)	18 437044 5020424 W	2010/03 6964	01			TH	8 6	7144019 (Z106991) A094392 LOAM 0000 BRWN CLAY 0004 GREY CLAY SILT 0008 GREY CLAY SLTY 0014

## Notes:

1. UTM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
2. Date Work Completed
3. Well Contractor Licence Number
4. Casing diameter in inches
5. Unit of Depth in Feet
6. See Table 4 for Meaning of Code

7. STAT LVL: Static Water Level in Feet ; PUMP LVL: Water Level After Pumping in Feet
8. Pump Test Rate in GPM, Pump Test Duration in Hour : Minutes
9. See Table 3 for Meaning of Code
10. Screen Depth and Length in feet
11. See Table 1 and 2 for Meaning of Code
12. A: Abandonment; P: Partial Data Entry Only

1. Core Material and Descriptive terms									
Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IRFM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QSND	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLOMITE	GVLY	GRAVELLY	OBDN	OVERBURDEN	SLTE	SLATE		
DNSE	DENSE	GYPG	GYPG	PCKD	PACKED	SLTY	SILTY		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDY		

2. Core Color	
Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GRN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Water Use			
Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial	MT	Monitoring & Test Hole
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail			
Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		

## Appendix D

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- ◆ Site Photographs
- ◆ Aerial Photographs
- ◆ Topographic Map

**3223701 CANADA INC.**  
**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**  
**2940 & 2946-2948 BASELINE ROAD, OTTAWA, ON**



**Photo No. 1 – View of the east portion of the Site from the south Side of Baseline Road; view is looking south. View shows the retail business operating in the north (front) portion of the building.**



**Photo No. 2 – View of the east portion of the Site from the centre of the east portion of the Site; view is looking north. View shows the some of the storage activities on this portion of the Site.**

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**2940 & 2946-2948 BASELINE ROAD, OTTAWA, ON**



**Photo No. 3 – View of the east Side of the building on the east portion of the Site; view is looking west. View shows the bay door entrances to the former repair/service bays in the south portion of this building.**



**Photo No. 4 – View of the west Side of the building on the east portion of the Site; view is looking southeast. View shows the bay door entrances to the former repair/service bays in the south portion of this building.**

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**2940 & 2946-2948 BASELINE ROAD, OTTAWA, ON**



**Photo No. 5 – View of the interior of the south portion of the building on the east portion of the Site. View shows the storage and separation activities associated with the metal and electronics recycling operation.**



**Photo No. 6 – View of the south portion of the east side of the Site; View is looking south from the centre of the east portion of the Site.**

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**2940 & 2946-2948 BASELINE ROAD, OTTAWA, ON**



**Photo No. 7 – View of one of the permanent storage buildings on the Site used to store parts and materials from the electronics and metal recycling business on the Site; view is looking south.**



**Photo No. 8 – View of one of the interior of the Quonset hut storage building on the Site used to store parts and materials from the electronics and metal recycling business on the Site; view is looking south.**

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Photo No. 9 – View of the north side of the commercial building on the west portion of the Site; view is looking southeast.



Photo No. 10 – View of the north side of the commercial building on the west portion of the Site; view is looking south.

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Photo No. 11 – View of the propane cylinder storage area on the west portion of the Site; view is looking east.



Photo No. 12 – View of the back of the commercial building on the west portion of the Site; view is looking northeast.

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1951

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1958

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1965

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1982

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1991

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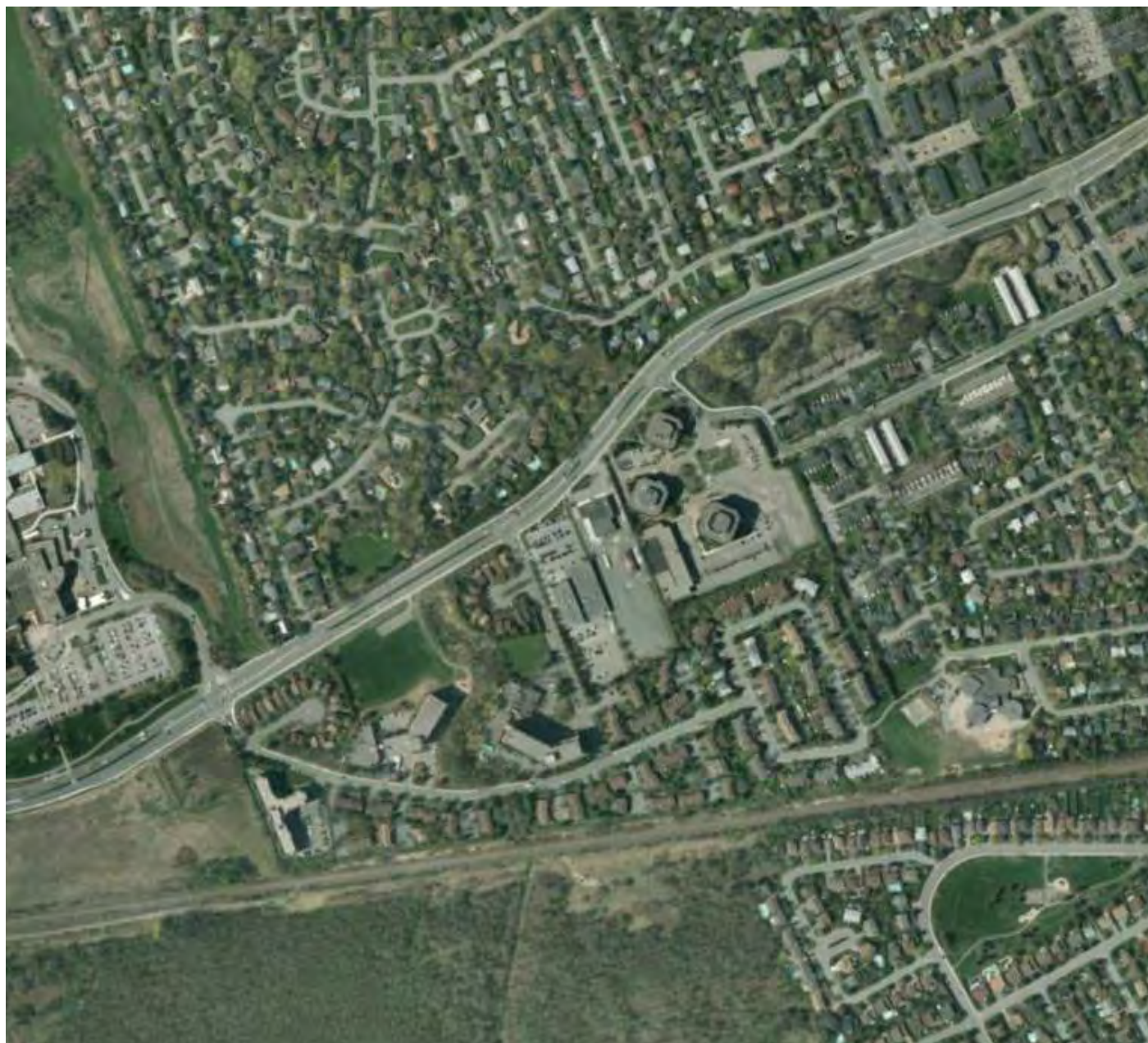
1996

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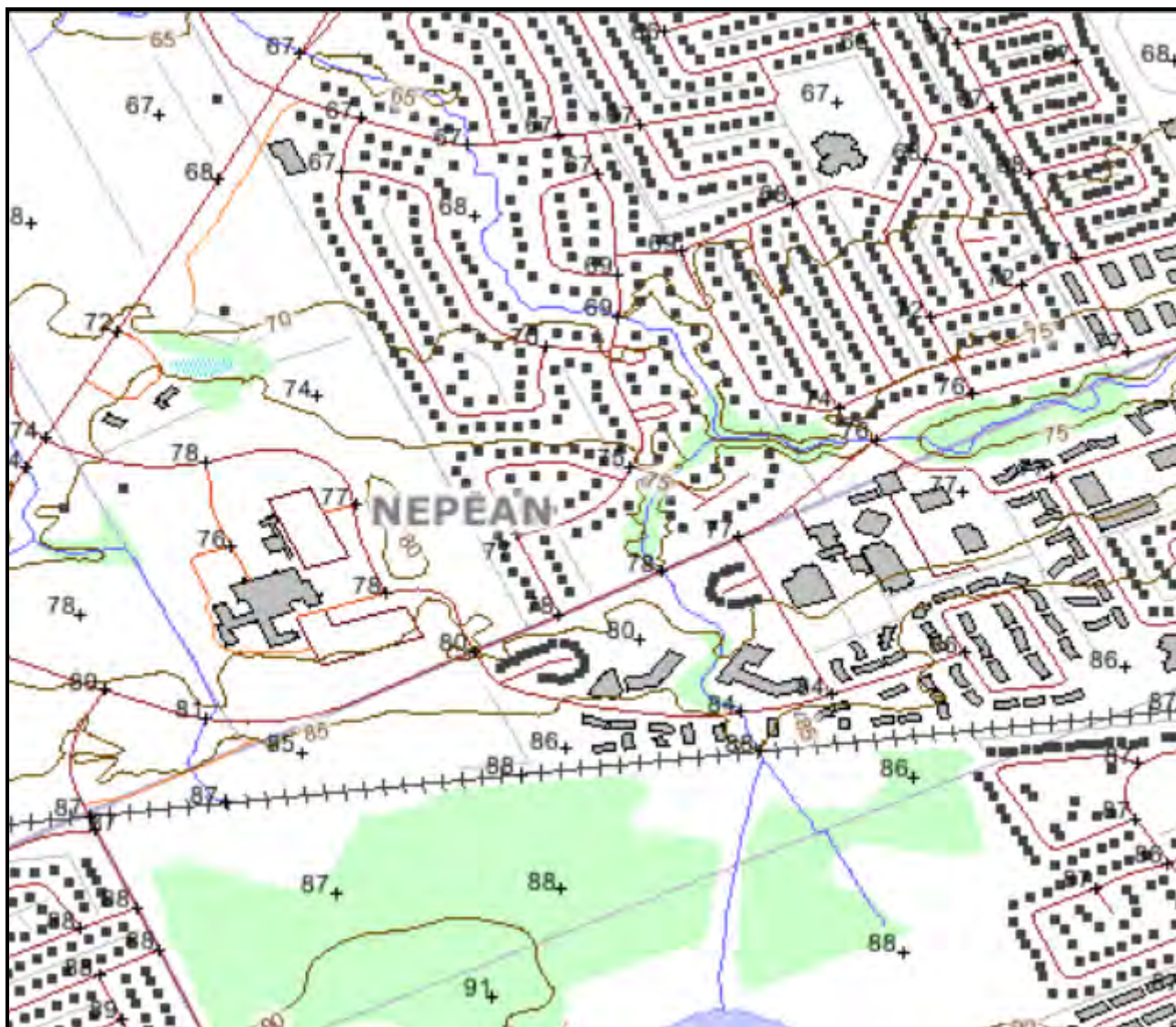
2005

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2011

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**OTTAWA, ONTARIO**



**Topographic Map**  
Source: Ontario Base Mapping