



UPDATED PHASE I ENVIRONMENTAL SITE ASSESSMENT

1110 FISHER AVENUE

OTTAWA, ONTARIO



REPORT TO:

JOHN MAZZARELLO
PRESTIGE OTTAWA

ON:

UPDATED PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR:

PRESTIGE OTTAWA
1110 FISHER AVENUE, OTTAWA, ONTARIO

COMPLETED BY:

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REPORTED ON:

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EXECUTIVE SUMMARY

Greenough Environmental Consulting Inc. (GEC) conducted an updated Phase I Environmental Site Assessment (ESA) as a due diligence measure of the property located at 1110 Fisher Avenue, Ottawa, Ontario. The original Phase I ESA was performed by GEC in July 2011. The subject property is located on the west side of Fisher Avenue south of the intersection with Trent Street. The property consists of open land (previously a residential structure) (c. 1930's) and several out buildings situated in a 1,516 sq. metre parcel of land.

It is our understanding that this updated Phase I ESA is required for future construction projects of the site and a Record of Site Condition (RSC) will not be obtained for the property. As such, this Phase I ESA is not intended to meet the requirements of Ontario Regulation 153/04, as amended.

Based on the information gathered and on observations made during this investigation, the Phase I ESA has not identified *actual* environmental concerns associated with the subject property. Potential environmental concerns are presented in **Table 1** below.

In addition, the Phase I ESA has not identified *potential* or *actual* environmental concerns associated with the adjacent properties.

A summary of findings for the property is presented in **Table 1**.

Area of Potential Environmental Concern	Location	Potentially Contaminating Activity	Potential Risk to Impact Property
POSS 1	On-Site	Impacted older fill may have been used for grading purposes	Low
POSS 2	On-Site	Former fuel oil AST in basement of former building	Low

Based on the historical information and records reviewed, interviews with persons familiar with the site, and observations made during a site inspection visit, unless documentation can be recovered that provides details on the origin of the fill used on site, GEC recommends chemically testing the fill/soil prior to off-site disposal or site landscaping to determine the fill quality.

A former fuel oil AST was located in the basement of the former residential building. There are no indications that there is any potential spills/impacts to soil and groundwater associated with

a fuel oil release. As such, although identified as a possible potential environmental concern, the potential to impact the property is considered low based on the weight of evidence.

This Executive Summary is meant to be read in conjunction with the full report, and is subjected to all the report limitations specified in Section 7.

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Background and Scope of Work.....	1
1.2	Qualification of Assessors	2
1.3	Report Format	3
2.0	METHODOLOGY	4
2.1	Records Review	4
2.2	Interviews	5
2.3	Site Visit.....	6
2.4	Site description.....	6
2.5	Site Observations	6
2.6	Soil, Topography, and Drainage	6
2.7	Adjacent properties – Current land use.....	7
3.0	RECORDS REVIEW	8
3.1	Intent.....	8
3.2	Search Distances	8
3.3	Information Sources.....	8
3.4	Mandatory Records Review	9
3.4.1	Previous Site Investigations	9
3.4.2	Summary of Findings – (GEC, 2019).....	9
3.4.3	Aerial Photographs	9
3.4.4	Technical Standards and Safety Authority.....	11
3.4.5	EcoLog ERIS	12
3.4.6	Water Well Information System	12
3.4.7	Ontario Spills.....	12
3.4.8	Summary of Records Review	13
4.0	RESULTS OF SITE VISIT	14
4.1	Interviews.....	14
4.2	Site Conditions	15
4.3	Water and Wastewater.....	15
4.3.1	Potable Water Supply	15
4.3.2	Effluent/Wastewater Discharges.....	15
4.3.3	Drains and Sumps	16

4.4	Fill Materials	16
4.5	Storage Tanks	16
4.6	Surficial Staining and Evidence of Spills	16
4.7	Pesticides and Fertilizer Use/Storage	16
4.8	Noise.....	16
4.9	Odours and General Indoor Air Quality	16
4.10	Hazardous Materials and Materials Storage	17
4.11	Waste Generation and Disposal	17
4.11.1	Solid Waste	17
4.11.2	Liquid Waste	17
4.11.3	Hazardous Waste	17
4.12	Mould.....	17
4.13	Radon Gas	17
4.14	Asbestos-Containing Materials.....	17
4.15	Polychlorinated Biphenyls	17
4.16	Lead.....	18
4.17	Mercury	18
4.18	Urea Formaldehyde Foam Insulation	19
4.19	Ozone Depleting Substances	19
4.20	Other – Animal Droppings	19
5.0	CONCLUSIONS AND RECOMMENDATIONS.....	20
6.0	REFERENCES.....	21
7.0	LIMITATIONS.....	22
8.0	CLOSURE	23

LIST OF TABLES

Table 2-1: Summary of Adjacent Properties	7
Table 3-1: Aerial Photograph Summary of Subject Site.....	10
Table 3-2: Aerial Photograph Summary of Surrounding Properties	10
Table 3-3: Summary of City Directory Listings for the Site	101
Table 3-4: Areas of Potential Environmental and Possible Suspected Concern	103
Table 4-1: Summary of Interview.....	145

LIST OF FIGURES

Figure 1 Site Location

Figure 2 Site Plan and Surrounding Properties

LIST OF APPENDICES

Appendix A	Aerial Photographs
Appendix B	City Directory
Appendix C	EcoLog ERIS Report
Appendix D	Phase I Environmental Site Assessment, 1110 Fisher Avenue, Ottawa Ontario. July 19, 2011

1.0 INTRODUCTION

Greenough Environmental Consulting Inc. (GEC) was commissioned by Prestige Ottawa, under the direction of Jon Mazzaello, hereinafter referred to as the “Client”, to complete an updated Phase I Environmental Site Assessment (ESA) as a due diligence measure for the property located at 1110 Fisher Avenue in Ottawa, Ontario (see Figure 1). The property consists of open land (previously a residential structure (c. 1930’s) and several out buildings) situated in a 1,516 sq. metre parcel of land.

It is our understanding that this updated Phase I ESA is required for future construction projects of the site and a Record of Site Condition (RSC) will not be obtained for the property. As such, this Phase I ESA is not intended to meet the requirements of Ontario Regulation 153/04, as amended.

The objectives of this Phase I ESA were to identify any areas of actual or potential environmental concern (APEC), potential on and off-site sources (POSSs) of contamination, and associated contaminants of potential concern (COPCs) that could be present at, or near, the site. This was accomplished through a comprehensive background historical search, visual site inspection, and an interview.

1.1 Background and Scope of Work

A Phase I ESA is a preliminary environmental screening tool designed to provide a qualitative assessment of the environmental condition of a site based on a desktop review of available documentation pertaining to the site, as well as observations made during a site visit. Sampling and chemical analysis of soils, groundwater, and/or other materials/substances on the site are usually beyond the scope of work for Phase I ESAs; however, the requirement for such analytical testing are determined as part of a Phase I ESA. Phase I ESAs are routinely required for real estate transactions, facility decommissioning and for due diligence purposes.

To provide an evaluation of known and potential environmental concerns at the subject property, GEC conducted the current work program according to its standard Phase I ESA procedures, which generally reflect the requirements outlined in the following documents:

- “Phase I Environmental Site Assessment”, Canadian Standards Association (CSA) standard CSA Z768-01, 2001; and,
- “Environmental Site Investigation Procedures, Phase I Environmental Site Assessments”, Canadian Mortgage and Housing Corporation (CHMC) standard 11 9907-02, 1993.

Applicable federal and provincial legislation/guidelines were consulted to identify and assess

potential and/or actual items of environmental concern at the site and to develop appropriate recommendations.

This report was prepared in accordance with the Proposal (GEC File No. 19-450) agreed upon by the Client via email on October 2, 2019. The requirement to collect the additional information needed to support a RSC submission for the property was beyond the current scope of work.

From this point on in this report, the property assessed, located at 1110 Fisher Avenue in Ottawa, Ontario, will be referred to as the “Site” or the “Subject Property”.

1.2 Qualification of Assessors

Mr. Stephen Livingstone, M.Sc., P.Geo. was the **Senior Reviewer**. Mr. Livingstone is a Senior Hydrogeologist with over 29 years of experience managing environmental assessments, preparing remediation action plans, hydrogeological studies, contaminant fate and transport evaluations, remediation and site specific risk assessment projects across Canada and internationally. Mr. Livingstone is a licensed member of the Association of Professional Geoscientists in Ontario, the Association of Professional Engineers, Geologists, and Geophysicists of the Northwest Territories and Nunavut, and the Professional Association of Engineers and Geoscientists of British Columbia. His work has included the assessment, evaluation, risk management and remediation of soil, groundwater, and sediment contamination from storage facilities, factories, Brownfield sites, railway yards, landfills, and mines. Mr. Livingstone was the director for the portfolio management, environmental site assessments, designated substance and Environmental Compliance Audits at over 40 Canadian Embassies and over 300 crown-owned properties in Europe, Eastern Europe, Asia, South-East Asia, South America, USA, Central America for the Department of Foreign Affairs and International Trade (DFAIT).

Mrs. Amy Dean was the **Site Assessor** and **Report Author**. Mrs. Dean is a Project Manager with three years of experience conducting Environmental Site Assessments, soil and groundwater sampling, potable water sampling, remediation, and hazardous material surveys. Mrs. Dean is qualified in many aspects of field investigations, including both provincial and federal regulations, her experience includes project coordination, data analysis, and report writing.

1.3 Report Format

The Phase I ESA is divided into eight (8) sections:

- | | |
|------------------|---|
| Section 1 | Provides an introduction, some general background information, identified the project team, project scope and objectives, and presents the report format. |
| Section 2 | Outlines the methodology used to conduct the Phase I ESA work program. |
| Section 3 | Describes the site and adjacent properties. |
| Section 4 | Describes the findings for the site and adjacent properties. |
| Section 5 | Provides conclusions and recommendations. |
| Section 6 | Provides references for the documents used to prepare this report. |
| Section 7 | Describes the limitations of the study. |
| Section 8 | Closes the report. |

2.0 METHODOLOGY

This Phase I ESA is an update to the Phase I ESA performed by GEC in July 2011 and presents the findings of that report in addition to any subsequent findings since that time. The Phase I ESA carried out by GEC on this property is based on the requirements of the Canadian Standards Association (CSA) Phase I Environmental Site Assessment Information Product, Z768-01 dated November 2001, (CSA protocol) and consists of the following:

- Records review;
- Interviews with personnel familiar with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no enhancements were made to the CSA Z768-01 Standard.

2.1 Records Review

GEC completed a records review to gather relevant information pertaining to the site and and/or environmental concerns that may have been present therein. The following sources of information were assessed for any relevant site information:

a) Previous Environmental and Audit Reports

GEC Conducted a Phase I ESA in July 2011, the findings of which have been incorporated into this report. See also **Appendix D**.

b) Adjacent Properties

Information on adjacent properties was obtained during the site visit, review of the aerial photographs and review of EcoLog ERIS database search results.

c) Aerial Photographs

Aerial photographs (recent and historical) of the property and adjacent properties were obtained geoOttawa. Photographs were obtained for the years 1928, 1958, 1976, 1999, 2008 and 2017. Historical land use changes as well as potential sources of environmental impacts observed from the photographs were noted. A summary of the observations has been included in Section 3.4.3 and copies of the aerial photographs that were reviewed are included in **Appendix A**.

d) City Directories

A city directory search was completed using the services of EcoLog ERIS for the Subject Property. The results from the city directory search are described in detail in Section 3.4.4.

e) Fire Insurance Plans

A search for Fire Insurance Plans (FIPs) was completed using the services of EcoLog Eris for the Subject Property. No Fire Insurance Plan maps were found in the Opta online inventory.

f) Governmental Organizations

A Freedom of Information request was submitted to the Ontario Ministry of the Environment (MOE) on October 30, 2019, for the subject property. Any information regarding historical spills, Certificates of Approvals and incidents reported by the public were requested. At this time, a response has not been received from the MOE. Should a response be received, GEC will review it for any pertinent information regarding the site and contact Prestige Ottawa should the information in the response effect the findings of this report.

g) Technical Standards and Safety Authority

The Technical Standards and Safety Authority ("TSSA") was contacted on October 30, 2019 to establish if any storage tank records, outstanding instructions, incident reports, fuel/oil spill reports or other records on-file for the site or adjacent surrounding properties exist. At this time, a response has not been received from the TSSA. Should a response be received, GEC will review it for any pertinent information regarding the site and contact Prestige Ottawa should the information in the response effect the findings of this report.

h) Databases

Records contained within five databases were searched using the services of EcoLog ERIS (Toronto, Ontario). Details of the pertinent information obtained from the database regarding the sources of information and the years to which it is pertaining to are described in more detail in Section 3.0. The EcoLog ERIS report is included in **Appendix C**.

2.2 Interviews

Interviews were carried out to obtain or confirm information on the environmental characteristics of this property. Mr. John Mazzarello of Prestige Ottawa was interviewed October

10, 2019. The interview was conducted based on a standard set of questions. The results from the interview and past interviews are described in detail in Section 4.1.

2.3 Site Visit

GEC conducted a site visit on October 10, 2019 to inspect the site for any changes to actual and/or potential environmental concerns. The majority of the subject property was accessible to GEC during the site visit. A notebook was used to record exterior observations made during the site visit.

2.4 Site description

The subject property is located at 1110 Fisher Avenue, southwest of downtown, facing the Canadian Experimental Farm property (See Figure 1). The property is situated on the west side of Fisher Avenue south of the intersection with Trent Street. The property historically consisted of an older 2 storey residential structure with basement and 3 out buildings (wooden residential storage sheds) on a residential parcel of land. No structures currently remain on the property. The residential structure that is no longer present received water and sanitary services from the City. Heating was reportedly provided with oil stored in an onsite AST, but it is unknown when usage stopped.

The subject property contains an area of approximately 1,516 square metres and is legally described as "Part lot L, Concession ARF as described in Deed/Transfer CR476959; Ottawa/Nepean."

2.5 Site Observations

Vegetation on the property consisted of a grass lawn, weed, mature trees and ornamental shrubs.

No evidence of lagoons, water retention ponds or stressed vegetation, were observed on the property.

2.6 Soil, Topography, and Drainage

The general topography of the property is flat with a slight slope to the west away from Fisher Avenue. Drainage of surface water is expected to follow the slope towards the rear of the property and infiltrate into the natural subsurface. Sloping in the centre of the property was observed likely caused from soil fill (quality unknown) within where the basement of the demolished structure was.

Information available from a borehole within approximately 124 m of the site indicated that the soil in the area is likely to consist of a combination of sand and clay down to approximately 2 m depth. Based on geological survey information, soil in the area would consist of Till (plain) with local relief <5m. Potential groundwater flow direction would be in a generally East-South-East direction.

2.7 ADJACENT properties – Current land use

During the Site visit on October 10, 2019, GEC took recorded observations of the current land uses on neighbouring properties within 250 metres of the site and items of potential environmental concern on these properties (as could be observed from publicly accessible locations). The site is surrounded by various land uses. Photographs of the Subject Property and adjacent properties are included in **Appendix A**.

Properties adjacent to each side of the subject property are described in Table 2-1. Surrounding properties are show in Figure 2.

Table 2-1: Summary of Adjacent Properties

Direction	Observations
North	Single and Multi-Family residential Structures
South	Private School (School Building and Parking Areas)
East	Private School (Playground)
West	Fisher Avenue Right-of-Way, Canadian Experimental Farm (agricultural field).

3.0 RECORDS REVIEW

3.1 Intent

The intent of the Records Review is to analyze historical information of the site that may be relevant to Site conditions.

3.2 Search Distances

The applicable search distance for the records review included the Site, properties immediately adjoining the Site and other neighboring properties, within a 250 meter radius starting from the Site's perimeter, where activities considered to be potential sources of environmental contamination were apparent.

3.3 Information Sources

Information sources obtained and reviewed as part of the records review are listed below.

SOURCE	INFORMATION/CONTACT
Aerial Photographs	1928, 1958, 1976, 1999, 2008, 2017
Previous Environmental Reports	Phase 1 Environmental Site Assessment (Michael A. Ecklund, GEC, July 19, 2011)
Company Records	None Provided.
Geological and Geotechnical Reports	Geological Survey of Canada: Surficial geology, Ottawa, Ontario-Québec.
Regulatory Infractions	Ontario Ministry of Environment (MOE).
Reportable Spill Occurrences	MOE's Spill Action Centre. EcoLog ERIS search of Ontario Spills (1988- September 2017).
Contaminated Sites	EcoLog ERIS search of the MOE's Record of Site Condition (RSC) database (1997-Sept 2001, and Oct 2004- Nov 2017); City of Ottawa, Industrial Site Mapping.
Hazardous Waste Generator Registration	EcoLog ERIS search of Ontario Regulation 347 Waste Generators Summary (1986- December 31, 2017)

PCB Storage Sites	EcoLog ERIS search of Ontario Inventory of PCB Storage Sites (1987-Oct 2004; 2012 - Dec 2013) and National PCB Inventory (1988 - 2008).
Landfill Records	No records found by Ecolog ERIS search.
Underground and Aboveground Storage Tanks	No Record in TSSA database. EcoLog ERIS search of Private and Retail Fuel Storage Tanks (1989-1996), Commercial Fuel Oil Tanks (1948-2017).
Other Available Information	A full list of databases searched by EcoLog ERIS can be found in Appendix C .
Water Well Records	EcoLog ERIS search of the Water Well Information System (1955-March 2017)

3.4 Mandatory Records Review

3.4.1 Previous Site Investigations

Mr. John Mazzarello indicated that a Phase 1 Environmental Site Assessment (Michael A. Eckmund, GEC. July 19, 2011) was previously completed for the site (**APPENDIX D**).

3.4.2 Summary of Findings – (GEC, 2019)

The Updated Environmental Site Assessment (GEC, 2019) reviewed the following information pertaining to the subject property, historical aerial photos, MOE document “Waste Disposal Site Inventory in Ontario 1991, “Mapping and Assessment of Former Industrial Sites”, City of Ottawa and the TSSAs.

The site rating was classified by GEC as low and was a residential structure in the past. Based on the current and future use of subject site in the area, this does not pose a concern. No underground storage tanks were recorded in the TSSA registry.

3.4.3 Aerial Photographs

Aerial photographs (recent and historical) of the property and adjacent properties were obtained

from Google Earth. Photographs were obtained for the year 2017 from the EcoLog ERIS. The following tables describe observations about current and historical land use for the subject site and surrounding properties that were noted during review of aerial photographs of the area taken in 2017. The observations noted below were made from the original aerial photographs.

Based on the historical air photo interpretation, the subject property has remained relatively unchanged since the 1920s except for growth of the trees and infill of the tree canopy. Due to the scale of the air photos and the presence of the tree canopy the date of any additions or major renovations could not be determined. No environmental concerns were noted with activities on the subject property during this time. In late 2017, the structure was demolished and levelled to grade with fill from an unknown source (see POSS 1 in Table 3-4).

The adjacent properties to the north appear to have been developed for residential use in the early 1950s as the 1958 air photo shows low density housing along what is now Trent Street. The recently demolished house appears in the 1976 air photo. Development continued in the area with residential construction, road and municipal service improvements until the mid 1990's, when the school building to the south of the subject property appears on what was agricultural land. The adjacent properties have undergone little change since this time.

A copy of the aerial photographs are included in **Appendix A**.

Table 3-1: Aerial Photograph Summary of Subject Site

Date	Observations
1928	Original structure and out buildings present in aerial photograph
1958	Remains unchanged since the 1999 aerial photograph
1976	Remains unchanged since the 1999 aerial photograph
1999	Remains unchanged since the 1999 aerial photograph
2008	Remains unchanged since the 1999 aerial photograph
2017	All structures and most tree cover removed from the site.

Table 3-2: Aerial Photograph Summary of Surrounding Properties

Date	North	South	East	West
1928	Agriculture	Agriculture & Residential dwellings	Agriculture	Agriculture
1958	Residential dwellings	Agriculture & Residential dwellings	Unchanged from 1928	Undeveloped and residential housing
1976	Residential dwellings	Construction of apartment complex	Unchanged from 1958	Unchanged from 1958

Date	North	South	East	West
1999	Construction of a school	Unchanged from 1976		
2008	Unchanged from 1999			
2017	Remains unchanged since 2008.			

3.4.4 City Directories

City directories for the years 1946 to 2011 were retrieved using the services of EcoLog and reviewed by GEC. It should be noted that no city directories were available for the City of Ottawa subsequent to 2011. Pertinent information gathered from the city directory listings is summarized below.

Table 3-3: Summary of City Directory Listings for the Site

Years	Occupant Listings for the Site Address
1946	Address Not Listed
1951	Address Not Listed
1956	Residential (1 Tenant)
1961	Residential (1 Tenant)
1966	Moloughney Bill Well Drilling Residential (1 Tenant)
1971	Moloughney Bill Well Drilling Residential (1 Tenant)
1976	Moloughney Bill Well Drilling Residential (1 Tenant)
1981/82	Moloughney Bill Well Drilling Residential (1 Tenant)
1987	Moloughney Bill Well Drilling Residential (1 Tenant)
1992	Address Not Listed
1996/97	Moloughney Water Well Drilling Moloughney Bill Well Drilling
2001/02	Residential (1 Tenant)
2006/07	Residential (1 Tenant)
2011	Residential (1 Tenant)

In general, the city directories indicated that the surrounding area (within an approximate 250 m radius of the site) has been historically occupied by residential and agricultural land uses since approximately the 1920s.

A copy of the City Directory is provided in **Appendix B**.

3.4.5 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (“TSSA”) was contacted on October 30, 2019 to establish if any storage tank records, outstanding instructions, incident reports, fuel/oil spill reports or other records on-file for the site or adjacent surrounding properties. At this time, a response has not been received from the TSSA. Should a response be received, GEC will review it for any pertinent information regarding the site and contact Prestige Ottawa should the information in the response effect the findings of this report. The status of the former AST on-site for residential heating was identified as POSS 2 (Table 3-4).

3.4.6 EcoLog ERIS

GEC submitted a request to EcoLog Environmental Risk Information Services Ltd. (ERIS) for a review of the following databases, as they pertain to the site and surrounding properties:

- Certificates of Approval (C-of-A) dated 1985-October 30, 2011;
- Ontario Regulation 347 Waste Generators Summary dated 1986-December 31, 2018;
- Ontario Spills (OS) dated 1988-September 2018;
- Waste Disposal Sites – MOE CA Inventory dated Oct 2011-December 31, 2018; and,
- Ontario Inventory of PCB Storage Sites dated 1987-October 2004; 2012-December 2013

A copy of the EcoLog ERIS report is included in **Appendix C** of this report.

3.4.7 Water Well Information System

According to the EcoLog ERIS report, no wells are listed on the Site; however, two (2) are registered within 250m of the Site.

3.4.8 Ontario Spills

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE’s Environmental Protection Act, Part X.

One spill was registered at 1062 Bakervale Drive, approximately 160 metres northwest of the subject property. Approximately 1,200 litres of furnace oil were reportedly released to the land from a leaky line in September 1999. Based on the location of the spill (likely cross or downgradient from the subject property) and the type of spill (furnace oil) it is unlikely that the heavy hydrocarbon would have migrated to the subject property. There is no record as to whether the spill was cleaned-up, however the files indicate there was correspondence with the TSSA.

A copy of the EcoLog ERIS report is included in **Appendix C**.

3.4.9 Summary of Records Review

Following the collection, review, and interpretation of historical information, including a visual site inspection to identify the potential for surface and subsurface contamination at the site, the following potential on and off-site source (POSS) of contamination was identified within 250 m of the subject property.

Table 3-4: Areas of Potential Environmental and Possible Suspected Concern

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)	Potential Risk to Impact Property
POSS 1	All over subject property	Fill from unknown origin	On site	PAHs, Metals	Soil	Low: low volume, recent construction with fill material
POSS 2	All over subject property	Former fuel oil AST in basement of former building	On site	Fuel Oil	Soil	Low: No reported leaks, no longer present on site. No contamination reported during recent building demolition

4.0 RESULTS OF SITE VISIT

4.1 Interviews

Table 4-1 summarizes the information obtained from the interview conducted with Mr. John Mazzarello (JM) on October 10, 2019.

In addition, an interview was historically conducted with a Mr. Bill Moloughney:

Bill Moloughney – Mr. Moloughney has been the owner and occupant of the property for approximately 40 years. During this time, he was not aware of any environmental concerns associated with the subject property or the adjacent properties. He reported that no furnace oil spills had occurred on the property and the oil tank in the basement was replaced in 2000 (identified as POSS 2). Mr. Moloughney reported that the property to the south, now occupied by a school, was agricultural pasture when he first moved into the house.

It is to be noted that the statements made by the interviewee are limited by personal knowledge and experience of the site. As such, no issues of potential environmental concern may be discounted solely on the bases of the statements made.

Table 4-1: Summary of Interview

Item of Concern	Interview Comments
Accidents/Spills	There are no known accidents or spills on the property.
Previous Use of Property	Residential Structure
Adjacent Properties	Residential properties, school, Central Experimental Farm and commercial properties.
Hazardous Materials Storage	None observed on site
Fuel Storage Tanks	One (1) fuel storage tank previously existed at the site. Removed during building demolition. No reported contamination during building demolition.
Odours	No odours have been noticed.
Potable Water	Serviced by municipal water – Disconnected.
Septic and Wastewater Discharges	Disposed of into the municipal sanitary sewer system – Disconnected.
Pesticides and Herbicides	JM stated that pesticides/herbicides are not used on site.
Mould	No visible mould was present on site.
Heating and Cooling Systems	No heating and cooling systems on site.
Major Mechanical Equipment	No major mechanical equipment, such as hoists, elevators or generators, are present in the Site Building.

Item of Concern	Interview Comments
PCBs	PCBs are not known to be in use or on the property.
Asbestos	Prior to demolition all ACMs were removed.
Lead Paint	No lead-based paints observed on site.
ODS	None observed on site.
Electromagnetic Radiation	None observed on site.
UFFI	None observed on site.
Mercury	None observed on site.
Silica	Asphalt, cement, concrete
Radon Gas	Unknown. No record of any testing.
Renovations	Full demolition of previous residential structure.
Surface Water	None
Soil and Groundwater Conditions	Unknown.
Wells	There is no well located on site.
Waste Disposal and Recycling	None
Fill Material	Fill material was used after demolition of the residential structure.

4.2 Site Conditions

GEC conducted a site visit on October 10, 2019, which included a walk-through of accessible areas of the exterior areas of the site. At the time of the site visit, and the weather comprised of overcast. The site visit was documented with notes.

4.3 Water and Wastewater

4.3.1 Potable Water Supply

The site is serviced by the City of Ottawa municipal water supply.

4.3.2 Effluent/Wastewater Discharges

Storm Water

Natural infiltration on property and catch basins along Fisher Avenue

Sewage Disposal

Sewage generated on the property is disposed in the local municipal sewer system.

Other

No other effluent/wastewater is discharged from the property.

4.3.3 Drains and Sumps

No drains were observed at the Site during the assessment.

4.4 Fill Materials

Vegetation on the property consisted of a grass lawn, weed, mature trees and ornamental shrubs.

No evidence of lagoons, water retention ponds or stressed vegetation, were observed on the property.

The majority of the ground surface at the site consists of soil. Fill materials could have been historically brought to the site during deconstruction of the structures on the site. Impacted older fill may be a POSS (**POSS 1**).

4.5 Storage Tanks

Historically, one fuel oil tank was observed in the basement of the structure in good condition by GEC in 2011. No evidence of spills or leaks were observed on-site.

No other USTs, ASTs, nor signs of exhaust/vent or fill pipes were observed to be present on the Subject Property or the adjacent properties. It must be noted that the observation of storage tanks and exhaust pipes on neighbouring properties was limited to areas that could be observed from publicly accessible locations and thus, the potential exists for additional USTs and ASTs to be present within a 250m radius.

4.6 Surficial Staining and Evidence of Spills

No surficial staining was observed on the site property.

4.7 Pesticides and Fertilizer Use/Storage

No evidence of pesticide or fertilizer use on the site was observed.

4.8 Noise

Intermediate levels of noise, prominently originating from automotive traffic outdoors. No other potential sources of noise pollution were identified on the properties bordering the site.

4.9 Odours and General Indoor Air Quality

No odours were detected at the Site during the assessment.

4.10 Hazardous Materials and Materials Storage

No hazardous materials were observed during the assessment.

4.11 Waste Generation and Disposal

4.11.1 Solid Waste

No solid wastes are generated at the site.

4.11.2 Liquid Waste

No liquid wastes, other than sewage, are generated at the site.

4.11.3 Hazardous Waste

No hazardous wastes are generated at the site.

4.12 Mould

Mould growth was not observed on site.

4.13 Radon Gas

In 2012, Health Canada completed a two year Cross-Canada Survey of Radon Concentrations in homes (Health Canada, 2012). Approximately 6.9 percent of homes in Ontario are above the current Canadian guideline of 200 Becquerels per cubic meter (Bq/m³). Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

4.14 Asbestos-Containing Materials

When inhaled, asbestos fibers can cause asbestosis, mesothelioma, and lung cancer. Only airborne asbestos fibers are a human health concern. The common use of potentially friable (breakable by hand) asbestos-containing materials (mechanical insulation and fireproofing) in construction generally ceased voluntarily in the mid-1970s. However, in Ontario the spray application of asbestos-containing fireproofing and the application or installation of pipe or boiler insulation was not prohibited until 1986.

The building is no longer present on site. According to Ontario Regulations, all asbestos-containing materials must be removed from a structure prior to demolition.

4.15 Polychlorinated Biphenyls

By 1977, manufacturing and importing PCBs was banned in North America. However, the ban did not cover existing PCBs that were used in electrical applications. In old buildings, it is not

unusual for small amounts of PCBs to be present in fluorescent lamp ballasts that were manufactured prior to 1979. Because of the elaborate containment of components in fluorescent lamp ballasts and their low operating temperature, it is unlikely that PCBs will escape from them into the environment (Environment Canada, 1991). Once a PCB-containing lamp ballast is taken out of service, its storage and disposal is federally regulated (Environment Canada, 1992; CCME, 2000).

The building is no longer present on site. No sources of PCBs were observed in the Site Building prior to demolition.

4.16 Lead

In Canada, the Federal *Hazardous Product Act* has set the allowable concentration of lead in paints for new consumer products to 0.009% lead content by weight (90 ppm). In Ontario, the Ontario Ministry of Labour (MoL) has published a guideline for control of lead exposures on construction projects in Ontario, it does not include criteria for classifying lead-paint. Instead, it uses presumed airborne lead concentrations for specific tasks as criteria for classifying work. Alternatively, the Environmental Abatement Council of Ontario (EACO) has published the Lead Guideline for Construction, Renovation, Maintenance or Repair (dated October 2014). In this document: *Paints or surface coatings containing less than or equal to 0.1% lead by weight (1000 ug/g or 1000 mg/kg or 1000 ppm lead) are considered low-level lead paints or surface coatings. If these materials (and the surfaces to which they are applied) are disturbed in a non-aggressive manner, performed using normal dust control procedures and are completed so that the TWA [Time Weighted Average] for PNOS [Particles Not Otherwise Specified] is not exceeded, then worker protection from the inhalation of lead is not required.*

The building is no longer present on site. No sources of lead were observed at the Site during the time of the assessment.

4.17 Mercury

Mercury is a toxic substance; exposure to high levels can adversely affect the nervous system and kidneys. Short-term exposure to high levels of mercury can result in lung damage, nausea, vomiting, diarrhea, increases in blood pressure, skin rashes, and eye irritation (Environmental Protection Agency, <http://pasture.ecn.purdue.edu>). In addition, like lead, mercury is commonly found in paints, particularly if they were produced pre-1950. The regulatory threshold for mercury in paint is prescribed under the Surface Coating Materials Regulation, which came into effect in May 2005. Initially, the Surface Coating materials Regulation limited lead and mercury content in paints to 600 mg/kg and 10 mg/kg, respectively. However, a 2010 amendment to the regulation further limited lead content in paints to 90 mg/kg. These concentrations have

generally been accepted as the limits defining lead/mercury based paints.

Mercury is used as an ingredient in a number of devices that are commonly found in buildings including fluorescent lights, paint, thermostats, and switches.

The building is no longer present on site. No sources of suspect mercury were observed at the time of the site visit.

4.18 Urea Formaldehyde Foam Insulation

The majority of urea formaldehyde foam insulation (UFFI) was installed in new and existing buildings in Canada between 1977 and 1980 as part of the Canadian Home Insulation Program. The use of UFFI was banned in 1980 for human health related reasons due to its potential to produce formaldehyde gas (CMHC, 2002). Tests have shown that UFFI is not a source of over-exposure to formaldehyde after the initial curing and release of excess gas.

The building is no longer present on site. No sources of suspect UFFIs were observed at the time of the site visit.

4.19 Ozone Depleting Substances

Ozone-depleting substances include any substance containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon, or any other material capable of destroying ozone in the atmosphere. Ozone-depleting substances have been used in rigid polyurethane foam and insulation, laminates, aerosols, air-conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by the year 2020.

The building is no longer present on site. No sources of suspect ODSs were observed at the time of the site visit.

4.20 Other – Animal Droppings

Bird and animal droppings may present a health risk. The most serious health risks arise from disease organisms that grow in the nutrient rich accumulations of bird and animal droppings. Fungal diseases are associated with bird, bat and animal droppings. The two most common diseases associated with bird and bat droppings are histoplasmosis and cryptococcosis.

The building is no longer present on site. No animal droppings were observed on site.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the interviews, historical data and records review, and on-site observations, the following two (2) potential off-site sources (POSS) of contamination were identified within 250 meters of the subject property:

Area of Potential Environmental Concern	Location	Potentially Contaminating Activity	Potential Risk to Impact Property
POSS 1	On-Site	Impacted older fill may have been used for grading purposes	Low
POSS 2	On-Site	Former fuel oil AST in basement of former building	Low

Based on the historical information and records reviewed, interviews with persons familiar with the site, and observations made during a site inspection visit, unless documentation can be recovered that provides details on the origin of the fill used on site, GEC recommends chemically testing the fill/soil prior to off-site disposal or site landscaping to determine the fill quality.

A former fuel oil AST was located in the basement of the former residential building. There are no indications that there is any potential spills/impacts to soil and groundwater associated with a fuel oil release. As such, although identified as a possible potential environmental concern, the potential to impact the property is considered low based on the weight of evidence.

6.0 REFERENCES

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7.0 LIMITATIONS

This report has been prepared for the benefit of the Client and their intended use. The report may not be relied upon by any other person or entity without the express written consent of Greenough Environmental Consulting Inc. (GEC), or the aforementioned parties.

Any use that a third party makes of this report, or any reliance on decisions made based on it, are the responsibility of such third parties. GEC accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, GEC in certain instances has been required to assume that the information provided is accurate.

The conclusions presented represent the best judgment of the assessor based on current environmental standards and on the site conditions observed on October 10, 2019. Due to the nature of the investigation and the limited data available, the assessor cannot warrant against undiscovered environmental liabilities.

A potential remains for the presence of unknown, unidentified, or unforeseen surface and sub-surface contamination. Any evidence of such potential site contamination would require further surface and sub-surface exploration and testing.

Should additional information become available, GEC requests that this information be brought to our attention so that we may re-assess the conclusions presented herein, if necessary. Similarly, if new information is developed in future work (i.e. excavations, borings, etc.), GEC should be requested to re-evaluate the conclusions of this report, and to provide amendments, as required.

8.0 CLOSURE

We trust that the report meets your current requirements. Should you have any questions or concerns regarding the above, please do not hesitate to contact the undersigned.

Yours Truly,

GREENOUGH ENVIRONMENTAL CONSULTING INC.



on behalf of

Amy Dean
Project Manager



Stephen Livingstone, M.Sc., P.Geo
Senior Review

FIGURES




Figure 1: Site location



Figure 2: Site location and Surrounding Properties

APPENDIX A
AERIAL PHOTOGRAPHS


Please note:  Indicates the Site Property



1928 (geoOttawa)



1958 (geoOttawa)


Please note:  Indicates the Site Property



1976 (geoOttawa)

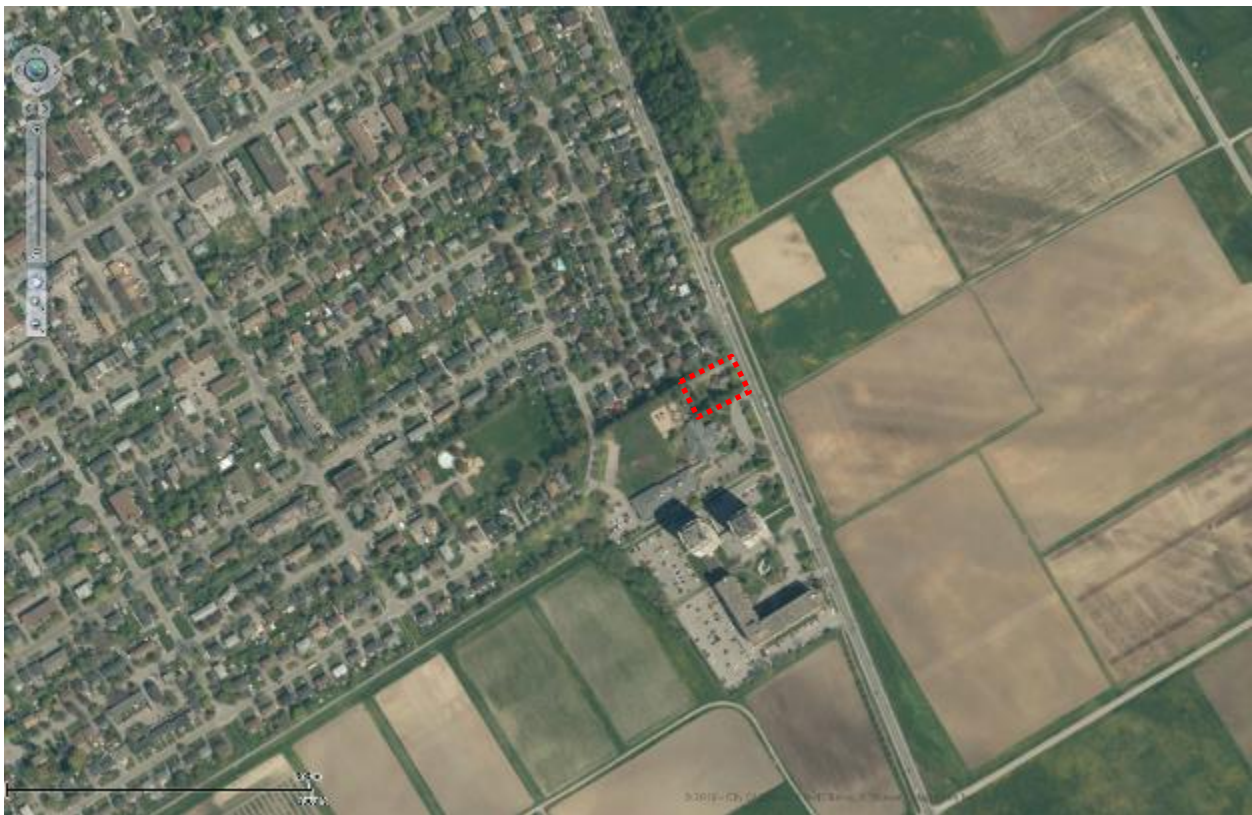


1999 (geoOttawa)

Please note:  Indicates the Site Property



2008 (geoOttawa)



2017 (geoOttawa)

APPENDIX B
City Directory

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



CITY
DIRECTORY

Project Property:	<i>1110 Fisher Avenue, Ottawa, Ontario</i>
Report Type:	<i>City Directory</i>
Order No:	<i>20191030065</i>
Information Source:	<i>Vernon's Ottawa and Area, Ontario City Directory</i>
Date Completed:	<i>30/10/2019</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source	
Vernon's Ottawa and Area, Ontario City Directory	

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 2011	
Site Listing:	-Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 2006/07	
Site Listing:	-Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 2001/02	
Site Listing:	-Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
-----------------------------	--

Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1996/97	
Site Listing:	-Moloughney Water Well Drilling -Moloughney Bill Well Drilling

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1992	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1987	
Site Listing:	-Moloughney Bill Well Drilling -Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario

Year: 1981/82	
Site Listing:	-Moloughney Bill Well Drilling -Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1976	
Site Listing:	-Moloughney Bill Well Drilling -Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1971	
Site Listing:	-Moloughney Bill Well Drilling -Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1966	

Site Listing:	-Moloughney Water Well Drilling -Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1961	
Site Listing:	-Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1956	
Site Listing:	-Residential (1 Tenant)

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1951	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20191030065	
Site Address:	1110 Fisher Avenue, Ottawa, Ontario
Year: 1946	
Site Listing:	-Address Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

APPENDIX C
EcoLog ERIS Report



DATABASE REPORT

Project Property: *1110 Fisher Phase 1 ESA
1110 Fisher Avenue
Ottawa ON K2C
31514*

Project No: *31514*

Report Type: *Standard Report*

Order No: *20191017025*

Requested by: *Greenough Environmental Consulting*

Date Completed: *October 21, 2019*

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	9
Map.....	12
Aerial.....	13
Topographic Map.....	14
Detail Report.....	15
Unplottable Summary.....	21
Unplottable Report.....	22
Appendix: Database Descriptions.....	26
Definitions.....	35

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Executive Summary

Property Information:

Project Property: 1110 Fisher Phase 1 ESA
1110 Fisher Avenue Ottawa ON K2C

Project No: 31514

Coordinates:

Latitude: 45.378978
Longitude: -75.721368
UTM Northing: 5,025,304.51
UTM Easting: 443,521.25
UTM Zone: UTM Zone 18T

Elevation: 262 FT
79.88 M

Order Information:

Order No: 20191017025
Date Requested: October 17, 2019
Requested by: Greenough Environmental Consulting
Report Type: Standard Report

Historical/Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	1	1
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	1	0	1
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	1	1	2
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	7	7
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	TSSA Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	2	2
SPL	Ontario Spills	Y	0	1	1
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	0	0
		Total:	2	13	15

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	ECA	Prestige Design and Construction (Fisher) Ltd	1110 Fisher Ave Ottawa ON K2G 5X8	-/0.0	0.00	<u>15</u>
<u>2</u>	EHS		1110 Fisher Avenue Ottawa ON K1Z 6P7	NNW/19.4	0.00	<u>15</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>3</u>	BORE		ON	WNW/123.7	0.00	<u>15</u>
<u>4</u>	HINC		1075 CHEVIER STREET Ottawa ON	WNW/153.5	0.00	<u>16</u>
<u>5</u>	SCT	LUCIAN BADIAN EDITIONS	1140 FISHER AVE SUITE 2001 OTTAWA ON K1Z 8M5	S/156.4	-1.00	<u>17</u>
<u>5</u>	SCT	Lucian Badian Editions	1150 Fisher Ave Suite 908 Ottawa ON K1Z 8M6	S/156.4	-1.00	<u>17</u>
<u>6</u>	SPL	PRIVATE RESIDENCE	AT RESIDENCE AT 1062 BAKERVALE DR. (OWNER RICHARD BEELHER 613- 724-9804) FURNACE OIL TANK OTTAWA CITY ON K1Z 6N9	NW/182.1	0.00	<u>17</u>
<u>7</u>	EHS		1170 Fisher Avenue Ottawa ON K1Z 5R7	SSE/222.1	-1.00	<u>18</u>
<u>8</u>	GEN	City of Ottawa	1205 Trenton Ave Ottawa ON	WSW/226.3	-1.57	<u>18</u>
<u>8</u>	GEN	City of Ottawa	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW/226.3	-1.57	<u>18</u>
<u>8</u>	GEN	City of Ottawa	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW/226.3	-1.57	<u>19</u>
<u>8</u>	GEN	City of Ottawa	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW/226.3	-1.57	<u>19</u>
<u>8</u>	GEN	City of Ottawa Realty Services	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW/226.3	-1.57	<u>19</u>
<u>8</u>	GEN	City of Ottawa Realty Services	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW/226.3	-1.57	<u>19</u>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
9	GEN	HOMESTEAD LAND HOLDINGS LTD	1170 FISHER AVE OTTAWA ON K1Z 5R7	S/236.0	-1.00	20

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	WNW	123.71	<u>3</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Sep 30, 2019 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Prestige Design and Construction (Fisher) Ltd	1110 Fisher Ave Ottawa ON K2G 5X8	-	0.00	<u>1</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2019 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1110 Fisher Avenue Ottawa ON K1Z 6P7	NNW	19.41	<u>2</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1170 Fisher Avenue Ottawa ON K1Z 5R7	SSE	222.10	<u>7</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 31, 2019 has found that there are 7 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
City of Ottawa	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW	226.27	<u>8</u>
City of Ottawa Realty Services	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW	226.27	<u>8</u>
City of Ottawa	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW	226.27	<u>8</u>
City of Ottawa	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW	226.27	<u>8</u>
City of Ottawa Realty Services	1205 Trenton Ave Ottawa ON K1Z 8J6	WSW	226.27	<u>8</u>
City of Ottawa	1205 Trenton Ave Ottawa ON	WSW	226.27	<u>8</u>
HOMESTEAD LAND HOLDINGS LTD	1170 FISHER AVE OTTAWA ON K1Z 5R7	S	235.99	<u>9</u>

HINC - TSSA Historic Incidents

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1075 CHEVIER STREET Ottawa ON	WNW	153.51	<u>4</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 2 SCT site(s) within approximately 0.25 kilometers of the project property.

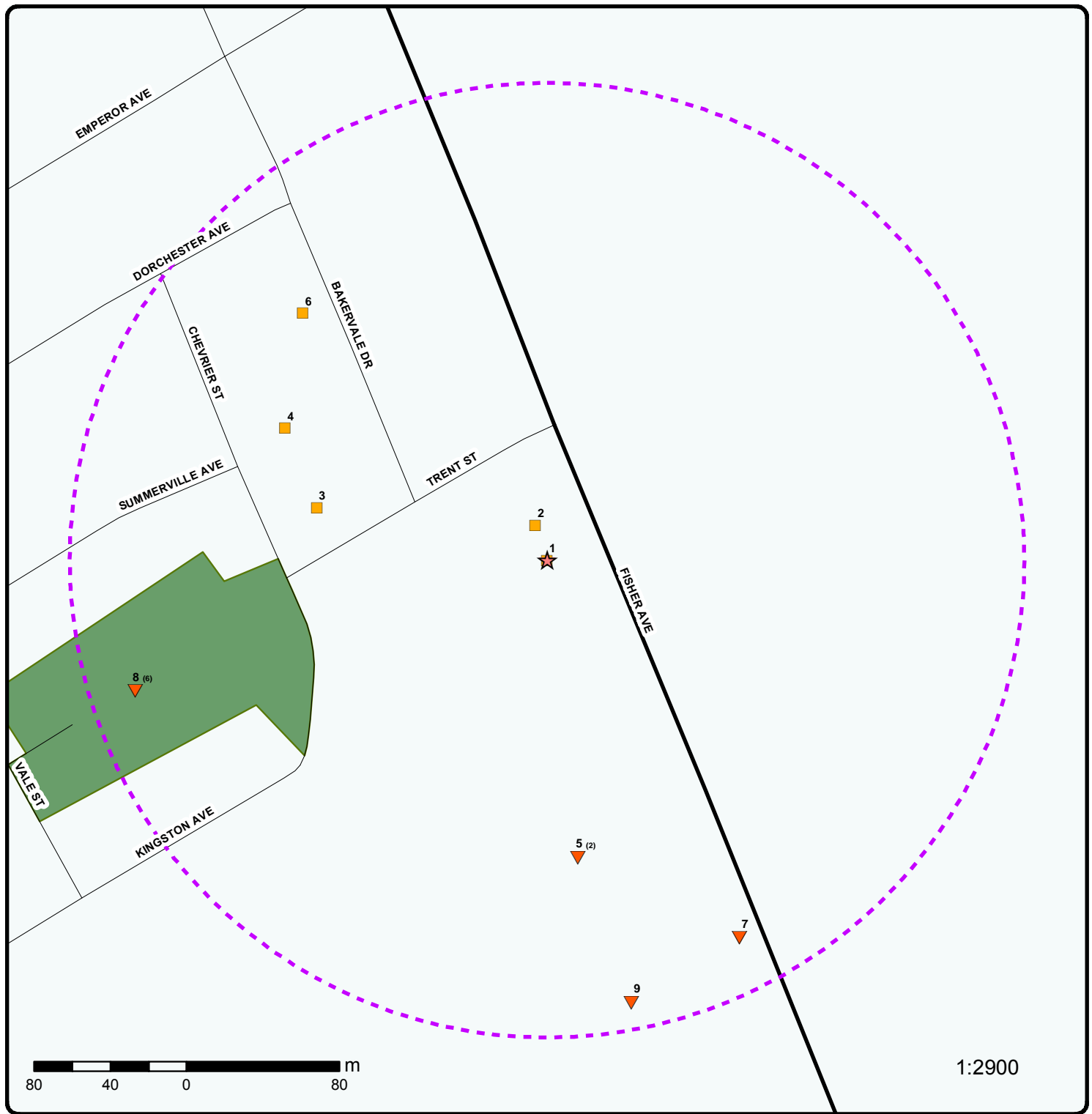
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Lucian Badian Editions	1150 Fisher Ave Suite 908 Ottawa ON K1Z 8M6	S	156.42	<u>5</u>

LUCIAN BADIAN EDITIONS	1140 FISHER AVE SUITE 2001 OTTAWA ON K1Z 8M5	S	156.42	5
------------------------	---	---	--------	-------------------

SPL - Ontario Spills

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PRIVATE RESIDENCE	AT RESIDENCE AT 1062 BAKERVILLE DR. (OWNER RICHARD BEELHER 613-724-9804) FURNACE OIL TANK OTTAWA CITY ON K1Z 6N9	NW	182.07	6



Map : 0.25 Kilometer Radius

Order No: 20191017025

Address: 1110 Fisher Avenue, Ottawa, ON, K2C



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

75°43'30"W

45°22'30"N

45°22'30"N



Aerial (2017)

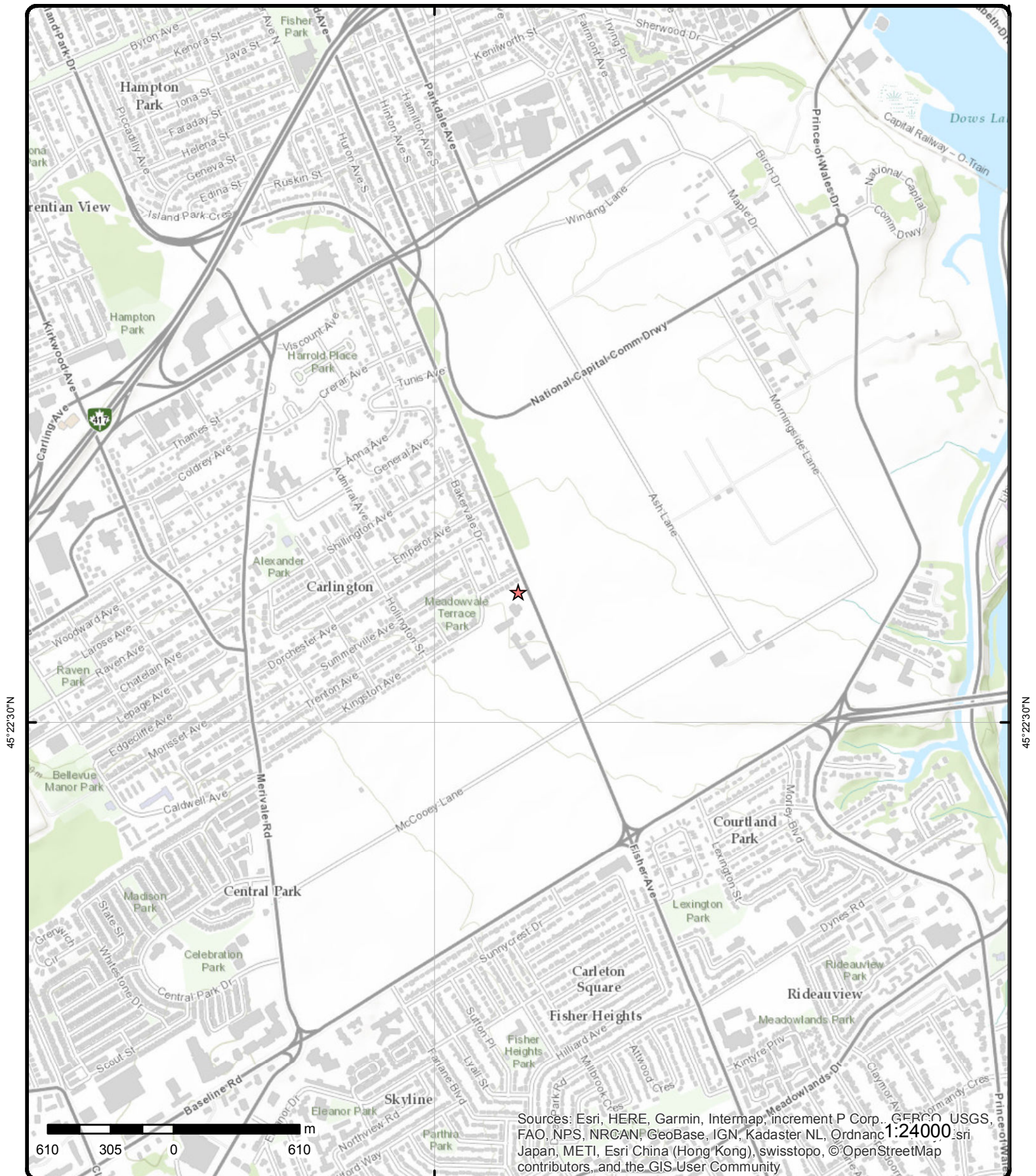
Address: 1110 Fisher Avenue, Ottawa, ON, K2C

Source: ESRI World Imagery

Order No: 20191017025



© Eris Information Limited Partnership



Topographic Map

Address: 1110 Fisher Avenue, Ottawa, ON, K2C

Source: ESRI World Topographic Map

Order No: 20191017025



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	-/0.0	79.9 / 0.00	Prestige Design and Construction (Fisher) Ltd 1110 Fisher Ave Ottawa ON K2G 5X8	ECA
<div> <div> Approval No: 6426-AFZHMZ Approval Date: 2016-12-01 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: 1110 Fisher Ave Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/9152-AFWR9H-14.pdf </div> <div> MOE District: City: Longitude: Latitude: Geometry X: Geometry Y: </div> </div>					
2	1 of 1	NNW/19.4	79.9 / 0.00	1110 Fisher Avenue Ottawa ON K1Z 6P7	EHS
<div> <div> Order No: 20110711001 Status: C Report Type: Standard Report Report Date: 7/14/2011 Date Received: 7/11/2011 8:00:32 AM Previous Site Name: Lot/Building Size: Additional Info Ordered: </div> <div> Nearest Intersection: Baseline Road Municipality: Client Prov/State: ON Search Radius (km): 0.25 X: -75.721449 Y: 45.379143 </div> </div>					
3	1 of 1	WNW/123.7	79.9 / 0.00	ON	BORE
<div> <div> Borehole ID: 612843 OGF ID: 215514149 Status: Type: Borehole Use: Completion Date: Static Water Level: 9.6 Primary Water Use: Sec. Water Use: Total Depth m: -999 Depth Ref: Ground Surface Depth Elev: Drill Method: Orig Ground Elev m: 80.2 Elev Reliabil Note: DEM Ground Elev m: 80 Concession: Location D: Survey D: Comments: </div> <div> Inclin FLG: No SP Status: Initial Entry Surv Elev: No Piezometer: No Primary Name: Municipality: Lot: Township: Latitude DD: 45.379217 Longitude DD: -75.722911 UTM Zone: 18 Easting: 443401 Northing: 5025332 Location Accuracy: Accuracy: Not Applicable </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:	218392685			Mat Consistency:	
Top Depth:	.9			Material Moisture:	
Bottom Depth:	2.1			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:	Clay			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SAND.				
Geology Stratum ID:	218392684			Mat Consistency:	
Top Depth:	0			Material Moisture:	
Bottom Depth:	.9			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SAND.				
Geology Stratum ID:	218392686			Mat Consistency:	Compact
Top Depth:	2.1			Material Moisture:	
Bottom Depth:				Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Red			Geologic Formation:	
Material 2:	Clay			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	CLAY. FIRM. 231.5 FEET.LL. COMPACT. BEDROCK. ERED, WATER STABLE AT 220.0 FEET.TILL **Note: Many records provided by the department have a truncated [Stratum Description] field.				
<u>Source</u>					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Iden:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:	M			Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: OTTAWA2.txt RecordID: 053510 NTS_Sheet: 31G05G				
Confiden 1:	Logs are approximately correct. Lack of information. Doubtful terminology.				
<u>Source List</u>					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				
4	1 of 1	WNW/153.5	79.9 / 0.00	1075 CHEVIER STREET Ottawa ON	HINC
External File Num:	FS INC 0609-02818				
Fuel Occurrence Type:	Pipeline Strike				
Date of Occurrence:	9/18/2006				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Fuel Type Involved: Natural Gas Status Desc: Completed - Causal Analysis(End) Job Type Desc: Incident/Near-Miss Occurrence (FS) Oper. Type Involved: Construction Site (pipeline strike) Service Interruptions: Yes Property Damage: Yes Fuel Life Cycle Stage: Transmission, Distribution and Transportation Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:Yes Training:Yes Management:Yes Human Factors:Yes Reported Details: Fuel Category: Gaseous Fuel Occurrence Type: Incident Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name: Ottawa Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
<u>5</u>	1 of 2	S/156.4	78.9 / -1.00	LUCIAN BADIAN EDITIONS 1140 FISHER AVE SUITE 2001 OTTAWA ON K1Z 8M5	SCT
Established: 1993 Plant Size (ft²): 0 Employment: 2 --Details-- Description: MISCELLANEOUS PUBLISHING SIC/NAICS Code: 2741					
<u>5</u>	2 of 2	S/156.4	78.9 / -1.00	Lucian Badian Editions 1150 Fisher Ave Suite 908 Ottawa ON K1Z 8M6	SCT
Established: 1993 Plant Size (ft²): Employment: 2 --Details-- Description: Music Publishers SIC/NAICS Code: 512230					
<u>6</u>	1 of 1	NW/182.1	79.9 / 0.00	PRIVATE RESIDENCE AT RESIDENCE AT 1062 BAKERVALE DR. (OWNER RICHARD BEELHER 613-724-9804) FURNACE OIL TANK OTTAWA CITY ON K1Z 6N9	SPL
Ref No: 173230 Site No: Incident Dt: // Year: Incident Cause: PIPE/HOSE LEAK Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1:					
Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: CONFIRMED Nature of Impact: Soil contamination Receiving Medium: LAND Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 9/29/1999 Dt Document Closed: Incident Reason: EQUIPMENT FAILURE Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: PRIVATE RESIDENCE - 1200 L OF FURNACE OIL TO LAND FROM LEAKY LINE. Contaminant Qty:					
Site Postal Code: Site Region: Site Municipality: 20101 Site Lot: Site Conc: Northing: Easting: REPORT FAXED TO TSSA Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:					
7	1 of 1	SSE/222.1	78.9 / -1.00	1170 Fisher Avenue Ottawa ON K1Z 5R7	EHS
Order No: 20110419026 Status: C Report Type: Standard Select Report Report Date: 4/21/2011 Date Received: 4/19/2011 1:02:35 PM Previous Site Name: Lot/Building Size: 3.58 acres Additional Info Ordered:					
Nearest Intersection: McCooley Lane Municipality: Ottawa Client Prov/State: ON Search Radius (km): 0.25 X: -75.720666 Y: 45.376917					
8	1 of 6	WSW/226.3	78.3 / -1.57	City of Ottawa 1205 Trenton Ave Ottawa ON	GEN
Generator No: ON4032064 Status: Approval Years: 2013 Contam. Facility: MHSW Facility: SIC Code: 913910 SIC Description:					
PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:					
<u>Detail(s)</u>					
Waste Class: 221 Waste Class Desc: LIGHT FUELS					
8	2 of 6	WSW/226.3	78.3 / -1.57	City of Ottawa 1205 Trenton Ave Ottawa ON K1Z 8J6	GEN
Generator No: ON4032064 Status: Approval Years: 2016 Contam. Facility: Yes MHSW Facility: No SIC Code: 913910 SIC Description: 913910					
PO Box No: Country: Canada Choice of Contact: CO_OFFICIAL Co Admin: Phone No Admin:					
<u>Detail(s)</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class: Waste Class Desc:		221 LIGHT FUELS			
8	3 of 6	WSW/226.3	78.3 / -1.57	City of Ottawa 1205 Trenton Ave Ottawa ON K1Z 8J6	GEN
Generator No:		ON4032064		PO Box No:	
Status:				Country:	Canada
Approval Years:		2015		Choice of Contact:	CO_OFFICIAL
Contam. Facility:		Yes		Co Admin:	
MHSW Facility:		No		Phone No Admin:	
SIC Code:		913910			
SIC Description:		913910			
<u>Detail(s)</u>					
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
8	4 of 6	WSW/226.3	78.3 / -1.57	City of Ottawa 1205 Trenton Ave Ottawa ON K1Z 8J6	GEN
Generator No:		ON4032064		PO Box No:	
Status:				Country:	Canada
Approval Years:		2014		Choice of Contact:	CO_OFFICIAL
Contam. Facility:		Yes		Co Admin:	
MHSW Facility:		No		Phone No Admin:	
SIC Code:		913910			
SIC Description:		913910			
<u>Detail(s)</u>					
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
8	5 of 6	WSW/226.3	78.3 / -1.57	City of Ottawa Realty Services 1205 Trenton Ave Ottawa ON K1Z 8J6	GEN
Generator No:		ON4032064		PO Box No:	
Status:		Registered		Country:	Canada
Approval Years:		As of Dec 2018		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		221 L			
Waste Class Desc:		Light fuels			
8	6 of 6	WSW/226.3	78.3 / -1.57	City of Ottawa Realty Services 1205 Trenton Ave Ottawa ON K1Z 8J6	GEN
Generator No:		ON4032064		PO Box No:	
Status:		Registered		Country:	Canada

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Years: As of Jul 2019 Contam. Facility: MHSW Facility: SIC Code: SIC Description:					
Choice of Contact: Co Admin: Phone No Admin:					
<u>Detail(s)</u>					
Waste Class: 221 L Waste Class Desc: Light fuels					
9	1 of 1	S/236.0	78.9 / -1.00	HOMESTEAD LAND HOLDINGS LTD 1170 FISHER AVE OTTAWA ON K1Z 5R7	GEN
Generator No: ON2894804 Status: Registered Approval Years: As of Dec 2018 Contam. Facility: MHSW Facility: SIC Code: SIC Description:					
PO Box No: Country: Canada Choice of Contact: Co Admin: Phone No Admin:					
<u>Detail(s)</u>					
Waste Class: 122 C Waste Class Desc: Alkaline slutions - containing other metals and non-metals (not cyanide)					
Waste Class: 145 I Waste Class Desc: Wastes from the use of pigments, coatings and paints					
Waste Class: 148 I Waste Class Desc: Misc. wastes and inorganic chemicals					
Waste Class: 252 L Waste Class Desc: Waste crankcase oils and lubricants					

Unplottable Summary

Total: **8** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	City of Ottawa	Fisher Avenue, Eiffel Avenue, Claymore Avenue, Dynes Road, Deer Park Road, Malib	Ottawa ON	
ECA	City of Ottawa	Fisher Avenue, Eiffel Avenue, Claymore Avenue, Dynes Road, Deer Park Road, Malibu Terrace and Baseline Road	Ottawa ON	K2G 6J8
EHS		Carleton Condo Corp Fisher Ave	Ottawa ON	
GEN	City of Ottawa Realty Services	Hickory Street, City Right of Way	Ottawa ON	K1S 3L8
GEN	City of Ottawa Realty Services	Hickory Street, City Right of Way	Ottawa ON	K1S 3L8
SPL	FRANCIS FUELS	KING ST BETWEEN DORCHESTER AND EMPRESS TANK TRUCK (CARGO)	OTTAWA CITY ON	
WWIS		con A	ON	
WWIS		con A	ON	

Unplottable Report

Site: City of Ottawa
Fisher Avenue, Eiffel Avenue, Claymore Avenue, Dynes Road, Deer Park Road, Malib Ottawa ON

Database:
CA

Certificate #: 9694-6PDHHT
Application Year: 2006
Issue Date: 5/6/2006
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: City of Ottawa
Fisher Avenue, Eiffel Avenue, Claymore Avenue, Dynes Road, Deer Park Road, Malibu Terrace and Baseline Road
Ottawa ON K2G 6J8

Database:
ECA

Approval No: 9694-6PDHHT
Approval Date: 2006-05-06
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Fisher Avenue, Eiffel Avenue, Claymore Avenue, Dynes Road, Deer Park Road, Malibu Terrace and Baseline Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3565-6P6HVU-14.pdf>

Site: Carleton Condo Corp Fisher Ave Ottawa ON

Database:
EHS

Order No: 20041110006
Status: C
Report Type: Complete Report
Report Date: 11/18/04
Date Received: 11/10/04
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans

Nearest Intersection: see map
Municipality:
Client Prov/State: ON
Search Radius (km): 0.25
X: -75.711607
Y: 45.363395

Site: City of Ottawa Realty Services
Hickory Street, City Right of Way Ottawa ON K1S 3L8

Database:
GEN

Generator No: ON7789450
Status: Registered
Approval Years: As of Dec 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 221 L
Waste Class Desc: Light fuels

Site: City of Ottawa Realty Services
Hickory Street, City Right of Way Ottawa ON K1S 3L8

Database:
GEN

Generator No:	ON7789450	PO Box No:	
Status:	Registered	Country:	Canada
Approval Years:	As of Jul 2019	Choice of Contact:	
Contam. Facility:		Co Admin:	
MHSW Facility:		Phone No Admin:	
SIC Code:			
SIC Description:			

Detail(s)

Waste Class: 221 L
Waste Class Desc: Light fuels

Site: FRANCIS FUELS
KING ST BETWEEN DORCHESTER AND EMPRESS TANK TRUCK (CARGO) OTTAWA CITY ON

Database:
SPL

Ref No:	41256	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	9/25/1990	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	VALVE/FITTING LEAK OR FAILURE	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	NOT ANTICIPATED	Site Municipality:	20101
Nature of Impact:		Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	9/25/1990	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	EQUIPMENT FAILURE	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	FRANCIS FUELS - 20 LTR FURNACE OIL TO ROAD.		
Contaminant Qty:			

Site: con A ON

Database:
WWIS

Well ID:	1532634	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	1/17/2002
Sec. Water Use:		Selected Flag:	Yes
Final Well Status:	Abandoned-Supply	Abandonment Rec:	
Water Type:		Contractor:	4006
Casing Material:		Form Version:	1
Audit No:	235222	Owner:	
Tag:		Street Name:	
Construction Method:		County:	OTTAWA-CARLETON
Elevation (m):		Municipality:	NEPEAN TOWNSHIP

Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Site Info:
Lot:
Concession: A
Concession Name: RF
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10523763
DP2BR:
Spatial Status:
Code OB: —
Code OB Desc: No formation data
Open Hole:
Cluster Kind:
Date Completed: 12/5/2001
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 18
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: B
Method Construction: Other Method
Other Method Construction:

Pipe Information

Pipe ID: 11072333
Casing No: 1
Comment:
Alt Name:

Site:
con A ON

Database:
[WWIS](#)

Well ID: 1527904
Construction Date:
Primary Water Use: Not Used
Sec. Water Use:
Final Well Status: Abandoned-Supply
Water Type:
Casing Material:
Audit No: 143953
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 4/26/1994
Selected Flag: Yes
Abandonment Rec:
Contractor: 6841
Form Version: 1
Owner:
Street Name:
County: OTTAWA-CARLETON
Municipality: NEPEAN TOWNSHIP
Site Info:
Lot:
Concession: A
Concession Name: RF
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10049459
DP2BR:
Spatial Status:
Code OB: —
Code OB Desc: No formation data
Open Hole:
Cluster Kind:
Date Completed:
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 18
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: 0
Method Construction: Not Known
Other Method Construction:

Pipe Information

Pipe ID: 10598029
Casing No: 1
Comment:
Alt Name:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System:

Provincial

[AMIS](#)

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Jul 31, 2019

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:

Provincial CFOT

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; this listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private CHEM

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

Government Publication Date: 1999-Jul 31, 2019

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 - Jun 2019

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Jul 2019

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-Sep 30, 2019

Drill Hole Database:

Provincial DRL

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

Government Publication Date: 1886 - Oct 2018

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

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

Government Publication Date: Oct 2011-Sep 30, 2019

Environmental Registry:

Provincial

[EBR](#)

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

Government Publication Date: 1994-Sep 30, 2019

Environmental Compliance Approval:

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011-Sep 30, 2019

Environmental Effects Monitoring:

Federal

[EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Jul 31, 2019

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

[EMHE](#)

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

[EPAR](#)

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2018

List of TSSA Expired Facilities:

Provincial

EXP

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-May 2019

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Jul 31, 2019

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial

INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Jan 2019

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2017

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Jun 30, 2019

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-Aug 31, 2019

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

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

Government Publication Date: 1800-Jun 2019

Inventory of PCB Storage Sites:

Provincial

[OPCB](#)

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

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

Orders:

Provincial

[ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Sep 30, 2019

Canadian Pulp and Paper:

Private

[PAP](#)

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

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

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

[PES](#)

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

Government Publication Date: 1988-Mar 2019

TSSA Pipeline Incidents:

Provincial

[PINC](#)

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

[PRT](#)

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

[PTTW](#)

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

Government Publication Date: 1994-Sep 30, 2019

Ontario Regulation 347 Waste Receivers Summary:

Provincial

[REC](#)

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial

RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2019

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: 1999-Jul 31, 2019

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Feb 2019

Wastewater Discharger Registration Database:

Provincial

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2017

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Sep 30, 2019

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Feb 28, 2019

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D

**Phase I Environmental Site Assessment, 1110 Fisher Avenue, Ottawa
Ontario. July 19, 2011**



greenough environmental consulting

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
1110 FISHER AVENUE
OTTAWA, ONTARIO**

Project No. 26275

Prepared for:

**Donald Byrne
Ottawa, Ontario**

Prepared by:

**Greenough Environmental Consulting Inc.
1827 Woodward Drive, Suite 110
Ottawa, Ontario, K2C 0P9**

July 19, 2011

EXECUTIVE SUMMARY

Greenough Environmental Consulting Inc. (GEC) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 1110 Fisher Avenue, Ottawa, Ontario. The subject property is located on the west side of Fisher Avenue south of the intersection with Trent Street. The property consists of an older residential structure (c. 1930's) and several out buildings situated in a 1,516 sq. metre parcel of land.

The subject property is legally described as "Part lot L , Concession ARF as described in Deed/Transfer CR476959; Ottawa/Nepean."

Based on the information gathered and on observations made during this investigation, the Phase I ESA has not identified *actual* environmental concerns associated with the subject property. *Potential environmental concerns include the suspected presence of asbestos-containing materials and other designated substances within building materials in the residential structure.*

The Phase I ESA has also not identified *potential* or *actual* environmental concerns associated with the adjacent properties.

A summary of findings for the property is presented in **Table 1**.

Table 1 - Summary of Findings and Recommendations		
Potential Source of Contamination	Level of Potential Environmental Contamination	Findings
Adjacent Properties	None	Adjacent property uses include a private school, agricultural land and residential properties. None of the adjacent land uses appear to be currently impacting the subject property.
Historical Land Use	None	Past use of the subject property does not appear to have resulted in actual or potential environmental contamination. Past use of neighbouring properties do not appear to have impacted the subject property.
Underground Fuels and Chemicals	None	No concerns identified.
Aboveground Fuels and Chemicals	Low	One fuel oil tank was observed in the basement of the structure in good condition. No evidence of spills or leaks were observed.
Waste Management	None	No concerns identified.
Spill and Stain Areas	None	No history of spills or leaks. No staining was observed on the property.
Wastewater	None	No concerns identified.

Table 1 - Summary of Findings and Recommendations		
Potential Source of Contamination	Level of Potential Environmental Contamination	Findings
Discharges		
Air Discharges	None	No concerns identified.
Polychlorinated Biphenyls (PCBs)	None	No concerns identified.
Designated Substances	Low	Suspect asbestos-containing materials were observed in the basement crawlspace of the structure. Other designated substances may exist in building materials and equipment in the residential structure.
UFFI	None	No concerns identified.
Ozone Depleting Substances (ODSs)	None	No concerns identified.
Electromagnetic Frequencies	none	No concerns identified.
Radon	None	No concerns identified.

Notes: **High - Evidence of actual contamination**
 Moderate - Evidence of potential contamination (significant)
 Low - Evidence of potential contamination (minor)
 None - No evidence of contamination

TABLE OF CONTENTS

	Page No.
EXECUTIVE SUMMARY	i
1.0 INTRODUCTION	1
2.0 SCOPE OF WORK.....	1
2.1 Records Review	1
2.2 Interviews.....	1
2.3 Site Visit.....	2
3.0 REGULATORY FRAMEWORK	2
4.0 HISTORICAL INFORMATION.....	2
4.1 Air Photo Interpretation	2
4.2 Regulatory History	3
4.3 Interviews.....	4
5.0 SITE DESCRIPTION	4
5.1 Site Identification.....	4
5.2 Site Characteristics	4
5.3 Adjoining Properties	5
6.0 SITE FINDINGS	6
6.1 Fuel/Chemical Handling and Storage	6
6.2 Waste Materials	6
6.3 Spill and Stain Areas	6
6.4 Wastewater Discharges	6
6.5 Air Discharges	6
6.6 Polychlorinated Biphenyls (PCBs)	6
6.7 Designated Substances	7
6.8 Urea Formaldehyde Foam Insulation (UFFI)	7
6.9 Ozone Depleting Substances (ODSs)	7
6.10 Radon	7
6.11 Electromagnetic Frequencies (EMFs).....	7
6.12 Noise and Vibration	7
7.0 CONCLUSIONS	8
8.0 CLOSURE	8

LIST OF APPENDICES AND TABLES

APPENDICES

Appendix 1 – Resource Information

Appendix 2 – Regulations

Appendix 3 – Air Photos

Appendix 4 – EcoLog ERIS Report

Appendix 5 – Site Photos

TABLES

Table 1 - Summary of Findings and Recommendations.....	i
Table 2 - Summary of Lot Information.....	5
Table 3 - Adjoining Properties – Current Land Use.....	5

1.0 INTRODUCTION

Greenough Environmental Consulting Inc. (GEC) was commissioned by Mr. Donald Byrne to complete a Phase I Environmental Site Assessment (ESA) on the property located at 1110 Fisher Avenue, Ottawa, Ontario (the subject property).

The purpose of the Phase I ESA was to identify any actual or potential environmental contamination associated with the subject property that exist as a result of current or past on-site or off-site activities.

2.0 SCOPE OF WORK

The Phase I ESA carried out by GEC on this property is based on the requirements of the Canadian Standards Association (CSA) Phase I Environmental Site Assessment Information Product, Z768-01, November 2001, (CSA protocol) and consists of the following:

- Records review;
- Interviews with regulatory officials and personnel familiar with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no enhancements were made to the CSA Z768-01 Standard. The Phase I ESA meets the requirements of ASTM E1527-97 with the exception of the specified regulatory databases that are not available within Canada.

2.1 Records Review

The applicable search distance for the records review included properties immediately adjoining the subject site and other properties (as identified by aerial photographs, site visit, insurance records, etc.) where the potential for environmental contamination to impact the subject property existed (e.g. petroleum products storage in the immediate area).

2.2 Interviews

Interviews were carried out to obtain or confirm information on the environmental characteristics of this property. A summary of interviewees and contact information is presented in **Appendix 1**.

2.3 Site Visit

The subject property, and readily visible and publicly accessible portions of neighbouring sites, were examined for the presence of actual or potential environmental contamination. All areas of the subject property were accessible to GEC during the site visit.

3.0 REGULATORY FRAMEWORK

Applicable federal, provincial and municipal regulations were reviewed to identify and assess potential or actual environmental contamination at the site and to develop appropriate recommendations.

It should be noted, however, that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist for the property. However, comments regarding environmental management issues are made where applicable.

Where required, the documents listed in **Appendix 2** were used as reference material for the completion of the Phase I ESA.

4.0 HISTORICAL INFORMATION

Historical information depicting the site and surrounding properties was obtained from a variety of sources as detailed in **Appendix 1** of this report.

4.1 Air Photo Interpretation

Based on the historical air photo interpretation, the subject property has remained relatively unchanged since the early 1930s except for growth of the trees and infill of the tree canopy. Due to the scale of the air photos and the presence of the tree canopy the date of any additions or major renovations could not be determined. No environmental concerns were noted with activities on the subject property during this time.

The adjacent properties to the north appear to have been developed for residential use in the early 1950s as the 1956 air photo shows low density housing along what is now Trent Street. The current houses appear in the 1978 air photo. Development continued in the area with residential construction, road and municipal service improvements until the mid 1990's, when the school building to the south of the subject property appears on what was agricultural land. The adjacent properties have undergone little change since this time.

A copy of the air photo taken in 2008 (showing the most current configuration) is included in **Appendix 3**.

4.2 Regulatory History

The regulatory history of the subject property and adjacent properties was obtained through a search with EcoLog Environmental Risk Information Systems (ERIS) Ltd. EcoLog ERIS completed a search of over 50 databases, registries and directories that track environmental related information at the federal, provincial and municipal level.

No records were found, within the search databases, for the subject property. The following relevant records pertain to neighbouring properties within 0.25 km (250m) radius of the subject property.

Scott's Manufacturing Directory - 1992-Jan 2007

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Two manufacturer's are registered within 0.25 km of the subject property. Activities at these properties (miscellaneous publishing and music publishing) are not likely to have impacted the subject property.

Ontario Spills

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

One spill was registered at 1062 Bakervale Drive, approximately 160 metres northwest of the subject property. Approximately 1,200 litres of furnace oil were reportedly released to the land from a leaky line in September 1999. Based on the location of the spill and the type of spill (furnace oil) it is unlikely that heavy hydrocarbon would have migrated to the subject property. There is no record as to whether the spill was cleaned-up.

A copy of the EcoLog ERIS report is included in **Appendix 4**.

4.3 Interviews

Interviews were conducted with individuals familiar with the subject and surrounding properties to obtain and/or corroborate information collected during the records search and air photo review. The following relevant information was obtained during these interviews:

Bill Moloughney. – Mr. Moloughney has been the owner and occupant of the property for approximately 40 years. During this time, he was not aware of any environmental concerns associated with the subject property or the adjacent properties. He reported that no furnace oil spills had occurred on the property and the oil tank in the basement was replaced in 2000. Mr. Moloughney reported that the property to the south, now occupied by a school, was agricultural pasture when he first moved into the house.

5.0 SITE DESCRIPTION

5.1 Site Identification

The subject property is located at 1110 Fisher Avenue, southwest of downtown, facing the Canadian Experimental Farm property. The property is situated on the west side of Fisher Avenue south of the intersection with Trent Street. The property consists of an older 2 storey residential structure with basement and 3 out buildings (wooden storage sheds) on a residential parcel of land.

The subject property contains an area of approximately 1,516 square metres and is legally described as “Part lot L , Concession ARF as described in Deed/Transfer CR476959; Ottawa/Nepean.”

5.2 Site Characteristics

The general topography of the property is flat with a slight slope to the west away from Fisher Avenue. Drainage of surface water is expected to follow the slope towards the rear of the property and infiltrate into the natural subsurface.

Vegetation on the property consisted of a grass lawn, weed, mature trees and ornamental shrubs.

No evidence of lagoons, water retention ponds or stressed vegetation, were observed on the property.

A summary of property information is presented in **Table 2**.

Table 2 - Summary of Lot Information	
Services	
Electricity, Telephone, Natural Gas,	The property is serviced with electricity and telephone. The home is heated by an oil furnace. No natural gas services were observed.
Storm Water Drainage	Natural Infiltration on property and catchbasins along Fisher Avenue
Drinking Water	Municipal potable water supply
Sewage	Municipal sanitary sewage services.

5.3 Adjoining Properties

A summary of the current adjoining property uses are presented in **Table 3**.

Table 3 - Adjoining Properties – Current Land Use		
Boundary Side of Site	Current Activity	Potential Sources of Contamination
North	Single and Multi-Family residential Structures	None Identified
South	Private School (School Building and Parking Areas)	None Identified
West	Private School (Playground)	None identified
East	Fisher Avenue Right-of-Way, Canadian Experimental Farm (agricultural field).	None Identified

6.0 SITE FINDINGS

Mr. Michael Ecklund, B.Sc., Project Scientist for GEC, carried out the site reconnaissance on July 14, 2011. Photographs of the site were taken during the site visit. The photographs are included in **Appendix 5**.

6.1 Fuel/Chemical Handling and Storage

One 905 litres furnace steel furnace oil tank was observed in the basement crawlspace of the residential structure. The date stamp on the ULC plate indicated a manufacture date of 2000. No evidence of spills or leaks were observed. Information provided during interviews did not indicate that any historical spills or leaks had occurred.

6.2 Waste Materials

A small pile of waste lumber, tires and miscellaneous metal debris was observed beside the south shed. None of the materials are considered hazardous or are expected to be of environmental concern.

6.3 Spill and Stain Areas

No spill or stained areas were observed during the site reconnaissance.

6.4 Wastewater Discharges

Wastewater from the residential structure is directed to the municipal sanitary sewer system. No concerns were identified.

6.5 Air Discharges

No concerns were identified with air discharges.

6.6 Polychlorinated Biphenyls (PCBs)

No PCB containing equipment was noted on the property.

6.7 Designated Substances

Suspect asbestos-containing duct paper was observed in the basement crawl space of the home. Other potential asbestos-containing materials and designated substances may be present in building materials in the home.

6.8 Urea Formaldehyde Foam Insulation (UFFI)

No UFFI was observed on the property. No evidence that UFFI has been used in the structure was observed.

6.9 Ozone Depleting Substances (ODSs)

No ODS containing equipment was observed on the property.

6.10 Radon

Based on a review of available maps and documents, radon is not considered a concern in this area of the Ottawa Valley.

6.11 Electromagnetic Frequencies (EMFs)

High voltage transmission lines, which could generate electromagnetic frequencies, were not identified on the property. One transformer was observed on the northeast corner of the property. Based on its distance from the home (approximately 30 metres) EMFs are not expected to be a concern to occupants of the structure.

6.12 Noise and Vibration

No suspected major sources of noise or vibration were identified on or adjacent to the subject property during the site reconnaissance. Typical traffic noise could be heard from Fisher Avenue.

7.0 CONCLUSIONS

Based on the information gathered and on observations made during this investigation, the Phase I ESA has not revealed evidence of *actual* environmental concerns associated with the subject property or adjacent properties. *Potential environmental concerns include the suspected presence of asbestos-containing materials and other designated substances within building materials in the residential structure.*

8.0 CLOSURE

This report has been prepared for the benefit of Mr. Donald Byrne and his intended use. The report may not be relied upon by any other person or entity without the express written consent of Greenough Environmental Consulting Inc. (GEC), or the aforementioned parties.

Any use that a third party makes of this report, or any reliance on decisions made based on it, are the responsibility of such third parties. GEC accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, GEC in certain instances has been required to assume that the information provided is accurate.

The conclusions presented represent the best judgment of the assessor based on current environmental standards and on the site conditions observed on July 14, 2011. Due to the nature of the investigation and the limited data available, the assessor cannot warrant against undiscovered environmental liabilities.

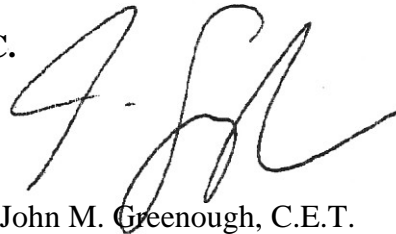
Should additional information become available, GEC requests that this information be brought to our attention so that we may re-assess the conclusions presented herein, if necessary.

We trust that this information is satisfactory for your present requirements. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

GREENOUGH ENVIRONMENTAL CONSULTING INC.



Michael A. Ecklund, B.Sc.
Senior Environmental Scientist



John M. Greenough, C.E.T.
President

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APPENDIX 1

RESOURCE INFORMATION

REGULATORY CONTACTS AND HISTORICAL SOURCES

SOURCE	INFORMATION/CONTACT
Aerial Photographs	National Air Photo Library, Ottawa, Ontario 2007, Google Earth, Digital Satellite Image
Interviews	Bill Moloughney, Owner, Resident
Historical Record Search	EcoLog ERIS Ltd., North York, Ontario

APPENDIX 2

REGULATIONS

Federal

Legislation

Canadian Environmental Protection Act:

- Storage of PCB Material Regulations (SOR/92-507)
- Federal Aboveground Storage Tank Technical Guidelines
- Federal Underground Storage Tank Technical Guidelines
- Chlorobiphenyls Regulation (SOR/91-152)
- Registration of Storage Tank Systems for Petroleum Products and Allied Petroleum Products on Federal Lands Regulations

Canada Water Act

- Guidelines for Canadian Drinking Water Quality
- Guidelines for Effluent Quality and Wastewater Treatment at Federal Establishments

Fisheries Act

Transportation of Dangerous Goods Act/Regulations

Policies, Guidelines, and Codes

Canadian Council of Ministers of the Environment (CCME)

- Environmental Code of Practice for Underground Storage Tanks Containing Petroleum Products and Allied Petroleum Products, March 1993
- Environmental Code of Practice for Aboveground Storage Tanks Containing Petroleum Products, 1993

Government of Canada Asbestos Abatement Guidelines, 1991-01-04

Code of Good Practice for Handling Solid Wastes at Federal Establishments (Environment Canada)

Guidelines for Effluent Quality and Wastewater Treatment at Federal Establishments (EPS-1-EC-76-1)

Provincial

- Environmental Protection Act (1990)
- Regulation 102 (Waste Audits and Waste Reduction Workplans), 1994
- Regulation 103 (Industrial, Commercial and Institutional Source Separation Workplans), 1994
- Regulation 329 (Energy Act, Fuel Oil Code), 1990
- Regulation 346 (Air), 1990
- Regulation 347 (Waste Management), 1990
- Regulation 362 (PCBs), 1990
- Regulation 521/93 (Gasoline Handling Act, Underground and Aboveground Storage Tanks), 1993
- Regulations 838 (Asbestos), 1990

APPENDIX 3

AIR PHOTOS



greenough environmental consulting

**1110 Fisher Avenue
Ottawa, Ontario
2008**

APPENDIX 4

ECOLOG ERIS REPORT



Canada's Primary Environmental Risk Information Service

Project Site: Fisher Phase 1 ESA
1110 Fisher Avenue
Ottawa, ON

Client: Michael Ecklund
Greenough Environmental Consulting
1827 Woodward Drive, Suite 110
Ottawa, ON K2C0P9

ERIS Project No: 20110711001

Report Type: Standard Report - .25km Search Radius

Prepared By: Daniela Nigro
dnigro@eris.ca

Date: July 14, 2011

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Table of Contents

Order Number: 20110711001
Site Name: Fisher Phase 1 ESA
Site Address: 1110 Fisher Avenue Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

	<u>Section</u>
Report Summary <i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>	i
Site Diagram <i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i>	ii
Site Profile <i>This table describes the records that relate directly to the property that is being researched.</i>	iii
Detail Report <i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>	iv

	<u>Page</u>
Borehole	1
ERIS Historical Searches	2
Scott's Manufacturing Directory	3
Ontario Spills	4

Appendix: Database Descriptions

Report Summary

Order Number: 20110711001
 Site Name: Fisher Phase 1 ESA
 Site Address: 1110 Fisher Avenue Ottawa, ON
 Report Type: Standard Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database	Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	4	4
AUWR	Automobile Wrecking & Supplies	Y	0	1	1
BORE	Borehole	Y	0	1	256
CA	Certificates of Approval	Y	0	112	112
CFOT	Commercial Fuel Oil Tanks	Y	0	5	5
CHEM	Chemical Register	Y	0	0	0
COAL	Coal Gasification Plants	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EBR	Environmental Registry	Y	0	6	6
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	1	75
EIIS	Environmental Issues Information System	Y	0	0	0
FCON	Federal Convictions	Y	0	1	1
FCS	Contaminated Sites on Federal Land	Y	0	7	7
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	35
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	344
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	5	5
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	7	7
NPRI	National Pollutant Release Inventory	Y	0	7	7
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	1	1
OPCB	Inventory of PCB Storage Sites	Y	0	2	2
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	10	10
PRT	Private and Retail Fuel Storage Tanks	Y	0	21	21
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	4	4
RSC	Record of Site Condition	Y	0	4	4
RST	Retail Fuel Storage Tanks	Y	0	5	5

Report Summary

Order Number: 20110711001
Site Name: Fisher Phase 1 ESA
Site Address: 1110 Fisher Avenue Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
SCT	Scott's Manufacturing Directory	Y	0	2	111	113
SPL	Ontario Spills	Y	0	1	92	93
SRDS	Wastewater Discharger Registration Database	Y	0	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	3	3
WWIS	Water Well Information System	Y	0	0	323	323
		TOTAL	0	5	1,441	1,446

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



Pinpointing Your Environmental Risks

12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Fisher Phase 1 ESA
1110 Fisher Avenue
Ottawa, ON

ERIS Project #: 20110711001

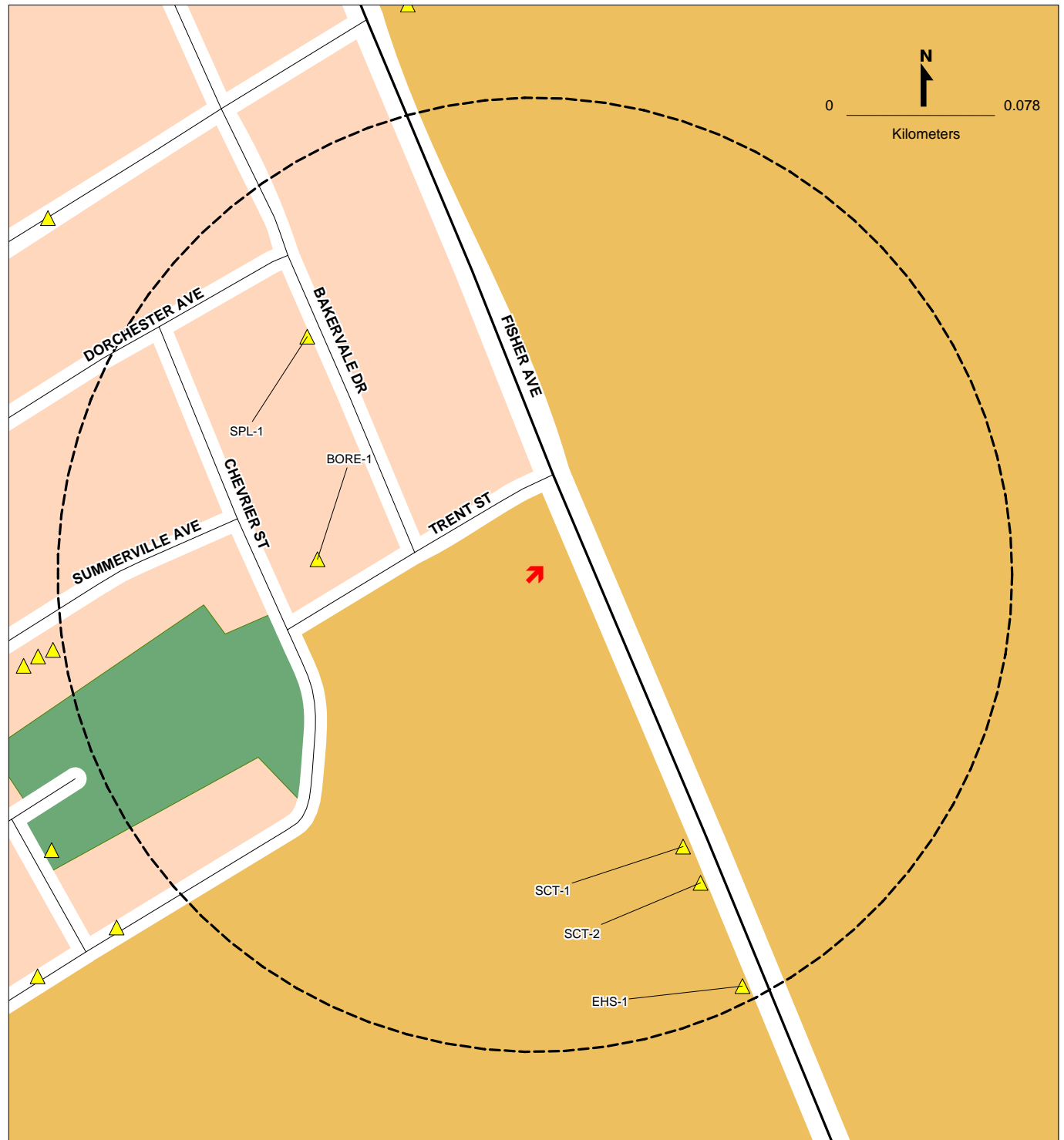
Date: JUL-14-2011

LEGEND

	Project Property	Landuse Classifications
	Database Location	Open Area
Points of Interest		Residential
	Chimney	Commercial
	Silo	Resource and Industrial
Pipe & Transmission Lines		Government and Institutional
	Pipeline	Parks and Recreational
	Transmission Line	Waterbody
	Transmission Tower	Recreation
	Transformer Station	Golf Course/Driving Range
Rail		Park/Sports Field
	Railway - Main	Other Recreation Area
	Railway - Sidetrack	Sports/Race Track
	Railway - Abandoned	Cemetery
	Bridge	Campground
	Tunnel	Vegetation
Transportation - Other		Wooded Area
	Embankment	Orchard
	Trail	Vineyard
	Runway	Industrial Resources
Hydrographic Features		Conveyor
	Permanent Waterway	Crane: Moveable
	Intermittent Waterway	Crane: Stationary
	Open Reservoir	Tank
	Dyke/Levee	Rock Cut
	Dam	Auto Wrecker
	Breakwall	Lumber Yard
	Wetland	Pit

This diagram is to be used solely for relative street location purposes.
It may not accurately portray street or site positions.

SITE DIAGRAM



Site Report

Order Number: 20110711001

Site Name: Fisher Phase 1 ESA

Site Address: 1110 Fisher Avenue Ottawa, ON

Report Type: Standard Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20110711001

Site Name: Fisher Phase 1 ESA

Site Address: 1110 Fisher Avenue Ottawa ON

Report Type: Standard Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Borehole

ERIS Historical Searches

Scott's Manufacturing Directory

Ontario Spills

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-1			612843	Borehole	
			Status:		
			Drill Method:		
			UTM Zone: 18		
			Easting: 443401.000		
			Northing: 5025332.000		
			Location Accuracy:		
			Orig. Ground Elevation(m): 80.199997		
			Elev. Reliability Note:		
			DEM Ground Elevation(m): 80		
			Total Depth(m): -999.000000		
			Primary Name:		
			Township:		
			Concession:		
			Lot:		
			Municipality		
			Completion Date:		
			Static Water Level: 9.600000		
			Primary Water Use:		
			Secondary Water Use:		
			Location Description:		
			<u>Geology</u>	<u>Top Depth(m)</u>	<u>Bottom Depth(m)</u>
			<u>Stratum ID</u>		<u>Stratum Desc</u>
			218392685	0.900000	2.100000
			218392686	2.100000	
					CLAY. FIRM. 231.5 FEET.LL. COMPACT. BEDROCK. ERED, WATER STABLE AT 220.0 FEET.TILL
			218392684	0	0.900000
					SAND.

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-1		1170 Fisher Avenue Ottawa K1Z 5R7	20110419026 Addit. Info Ordered:	4/21/2011	Standard Select Report	0.25

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft²)	Employment	SIC/NAICS Code	Description
SCT-1	LUCIAN BADIAN EDITIONS	1140 FISHER AVE SUITE 2001 OTTAWA K1Z 8M5	1993	0	2	2741	MISCELLANEOUS PUBLISHING
SCT-2	Lucian Badian Editions	1150 Fisher Ave Suite 908 Ottawa K1Z 8M6	1993		2	512230	Music Publishers

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-1	PRIVATE RESIDENCE	AT RESIDENCE AT 1062 BAKERVILLE DR. (OWNER RICHARD BEELHER 613-724-9804) FURNACE OIL TANK OTTAWA CITY K1Z 6N9	173230	//	9/29/1999		
			Incident Summary:	PRIVATE RESIDENCE - 1200 L OF FURNACE OIL TO LAND FROM LEAKY LINE.			
			Incident Cause:	PIPE/HOSE LEAK			
			Incident Reason:	EQUIPMENT FAILURE			
			Nature of Impact:	Soil contamination			
			Receiving Medium:	LAND			
			Environmental Impact:	CONFIRMED			

Appendix: Ontario Database Descriptions

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

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002

AAGR

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

Aggregate Inventory Up to Jun 2010

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800-2005

AMIS

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

Borehole 1875-Sept 2010

BORE

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

For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Certificates of Approval 1985-Mar 2011

CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status.

TSSA Commercial Fuel Oil Tanks 1948-Aug 2010

CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Coal Gasification Plants 1987, 1988***COAL**

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions 1989-Jun 2011**CONV**

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

Drill Holes 1886-2005**DRL**

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

Environmental Registry 1994-Jun 2011**EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes things like; Approval for discharge into the natural environment other than water (i.e. Air), Permit to Take Water (PTTW), Certificate of Property Use (CPU), Approval for a waste disposal site, Order for preventative measures.(EPA s. 18), Order for conformity with Act for waste disposal sites.(EPA s. 44), Order for remedial work.(EPA s. 17) and many more.

TSSA Fuel Storage Tanks Current to Jun 2011**FST**

The Technical Standards & Safety Authority (TSSA), under the *Technical Standards & Safety Act* of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Ontario Regulation 347 Waste Generators Summary 1986-Oct 2010**GEN**

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

Mineral Occurrences 1846-Nov 2010**MNR**

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

Non-Compliance Reports 1992(water only), 1994-2009**NCPL**

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

Ontario Oil and Gas Wells 1800-Nov 2010**OOGW**

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

Ontario Inventory of PCB Storage Sites 1987-Oct 2004**OPCB**

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

Pesticide Register 1988-Mar 2011**PES**

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private and Retail Fuel Storage Tanks 1989-1996***PRT**

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

Ontario Regulation 347 Waste Receivers Summary 1986-2008**REC**

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

Record of Site Condition 1997-Sept 2001, Oct 2004-Jun 2011**RSC**

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use, such as residential, proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. Information available includes Registration Number, Filing Owner, Property Address, Filing Date and Municipality.

Ontario Spills 1988-Nov 2010**SPL**

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Wastewater Discharger Registration Database 1990-2009**SRDS**

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Waste Disposal Sites - MOE CA Inventory 1970-Mar 2011**WDS**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. For more current information for Waste Disposal Sites please see the EBR database, which will include information such as 'Approval for a waste disposal site (EPA s.27)' and 'Approval for use of a former waste disposal site (EPA s.46)'.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990***WDSH**

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

Water Well Information System 1955-Mar 2011**WWIS**

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

Federal Government Source Databases:**Diagram Identifier:****Environmental Effects Monitoring 1992-2007*****EEM**

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

Environmental Issues Inventory System 1992-2001***EIIS**

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

Federal Convictions 1988-Jun 2007**FCON**

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

Contaminated Sites on Federal Land June 2000-May 2011**FCS**

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003**FOFT**

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

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003**IAFT**

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

National Analysis of Trends in Emergencies System (NATES) 1974-1994***NATE**

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

National Defence & Canadian Forces Fuel Tanks Up to May 2001***NDFT**

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

National Defence & Canadian Forces Spills Mar 1999-Aug 2010**NDSP**

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

National Defence & Canadian Forces Waste Disposal Sites 2001-April 2007**NDWD**

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

National Environmental Emergencies System (NEES) 1974-2003**NEES**

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

National PCB Inventory 1988-2008**NPCB**

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

National Pollutant Release Inventory 1993-2009**NPRI**

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005**PCFT**

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

Transport Canada Fuel Storage Tanks 1970-March 2007**TCFT**

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 7,530 hectares (18,600 acres) of land in Pickering, Markham and Uxbridge - owned by the Government of Canada since 1972. Properties on this land has been leased by the government since 1975, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:**Anderson's Waste Disposal Sites 1860s-Present****ANDR**

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

Automobile Wrecking & Supplies 2001-Jun 2010

AUWR

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

Chemical Register 1992, 1999-Jun 2010

CHEM

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

ERIS Historical Searches 1999-Apr 2011

EHS

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

Canadian Mine Locations 1998-2009

MINE

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

Oil and Gas Wells Oct 2001-Mar 2011

OGW

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

Canadian Pulp and Paper 1999, 2002, 2004, 2005, 2009

PAP

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

Retail Fuel Storage Tanks 2000-Jun 2010

RST

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

Scott's Manufacturing Directory 1992-Mar 2011

SCT

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953*

TANK

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

APPENDIX 5

SITE PHOTOGRAPHS



Photo1: Subject Property as seen from Fisher Avenue, looking west.



Photo 2: Typical exterior construction of residential structure.



Photo 3: South shed with miscellaneous debris and waste materials.



Photo 4: Interior view of south shed.



Photo 5: Northwest shed looking north.



Photo 6: Interior view of northwest shed.



Photo 7: Northeast shed looking north.



Photo 8: Interior view of northeast shed.



Photo 11: Furnace oil tank in basement crawlspace.