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**Phase I Environmental Site Assessment**

Industrial Property  
564 Industrial Avenue  
Ottawa, Ontario

**Prepared For**

1252103 Ontario Inc.

**May 14, 2013**

Report: PE2979-1

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by 1252103 Ontario Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 564 Industrial Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site was first developed with the present-day garage and office building in 1956. An addition was constructed on the southern portion of the building between 1985 and 1991. The historical research indicated the presence of a UST on the subject site, in the footprint of the addition. Surrounding property use has been generally industrial, commercial, and residential, with a former bulk fuel depot present at 605 Industrial Avenue, to the northeast of the subject site.

Following the historical research, a site inspection of the subject site and the Phase I ESA study area was conducted. The subject site is currently occupied by a two-storey steel frame office/shop building and associated asphalt and gravel parking area. Heavy equipment repairs are conducted in the shop portion of the building, and equipment washing takes place on a concrete pad on the south side of the building. Surficial staining was observed throughout the site. Two ASTs containing gasoline and diesel were observed on the exterior of the subject site, and appeared to be in good condition. Fuels and chemicals storage on the interior of the subject site included lubricants and solvents. A parts-drying rack was observed to drain to a pile of gravel on the exterior of the subject site, and staining was observed in this area. Surrounding property use was industrial, commercial, and residential. The former fuel depot at 605 Industrial Avenue is currently vacant.

The results of the historical research, personal interviews, and the site inspection identified several potential environmental concerns with respect to the subject site, including the former UST, the surficial staining, particularly in the vicinity of the wash pad, the stained gravel on the exterior of the building, and the former bulk fuel depot at 605 Industrial Avenue.

## **Recommendations**

Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is required for the property** in order to assess potential areas of contamination.

It is our understanding that the subject property is to be redeveloped. As part of the redevelopment of the property, the existing site building will be demolished. Prior to the demolition of the building, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

## **1.0 INTRODUCTION**

At the request of 1252103 Ontario Inc., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 564 Industrial Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Peter Dent of 1252103 Ontario Inc. The offices of 1252103 Ontario Inc. are located at 100-223 Colonnade Road South, Ottawa, Ontario. Mr. Dent can be reached by telephone at (613) 723-7490.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all of our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with the agreed scope-of-work and the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

## **2.0 PHASE I PROPERTY INFORMATION**

Address:	564 Industrial Avenue, Ottawa, Ontario.
Legal Description:	Lots 54, 55, and the west part of Lot 56, Plan 560, less Part 1, Registered Plan 5R-10344, in the City of Ottawa, Ontario.
Property Identification Number:	04256-0253.
Location:	The subject site is located on the south side of Industrial Avenue, immediately east of the intersection with Trainyards Drive. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 24' 40" N, 75° 38' 42" W.
<b>Site Description:</b>	
Configuration:	Irregular.
Site Area:	0.61 hectares (approximate).
Zoning:	IG3 – General Industrial Zone, Subzone 3.
Current Use:	The subject site is currently occupied by the offices, garage, and equipment parking area of J. R. Brisson Equipment Rentals, a construction equipment supply and rental company.
Services:	The subject site is located in a municipally serviced area.

### **3.0 SCOPE OF INVESTIGATION**

The Scope of work for this Phase I – Environmental Site Assessment was as follows:

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

## **4.0 RECORDS REVIEW**

### **4.1 General**

#### **Phase I-ESA Study Area Determination**

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

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

According to the city directories, the address constituting the subject site was first listed in 1956 as 'Max Koffman Truck Rentals'. The subject site was not listed prior to 1956. The title search indicates that the property had several owners prior to 1956, but that the ownership of the site by Moe Koffman and later Max Koffman Truck Rentals coincided with the first listing of the subject site in the city directories. As such, the first developed use of the site is considered to be Max Koffman Truck Rentals in approximately 1956.

#### **Fire Insurance Plans**

Fire Insurance Plans (FIPs) from 1963 were reviewed for the area of the subject property. The FIPs show the subject site as occupied by Max Koffman Truck Rentals Ltd. The main portion of the subject building is shown in its current configuration (an addition has been constructed since 1956 - see subsequent sections), and an underground storage tank (UST) is shown to the southwest of the building.

A hydroelectric corridor is shown to the west of the subject site, followed by a warehouse (M. Loeb Limited, currently Metro). A lumber yard and warehouse (MacMillan, Bloedel, & Powell River) is present to the east of the subject site. A rail line, followed by Coronation Avenue, are present to the south, and various industrial buildings are present to the north across Industrial Avenue. The property to the north of Industrial Avenue opposite the subject site is listed as John Heney & Sons Ltd., indicated by the city directories to be a bulk oil dealer. A property listed as John J. Shea, Oil Dealer, is located at 635 Industrial Avenue, approximately 230 m to the east of the subject site. The FIPs show a garage, gas bar (with UST), and oil truck filler on this property.



Based on a review of the FIPs, the presence of the UST on the subject site and the presence of the John Heney property within the Phase I study area represent potential environmental concerns with respect to the subject site.

FIPs for other years were not available for review. FIPs are not appended to this report due to copyright issues.

### City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1950 (prior to initial development of the area of the subject site) to 2010 as part of the Phase I ESA.

Based on the directories, the subject property was first listed in 1956 as Max Koffman Truck Rentals Ltd. This is interpreted to be the first developed use of the site. The site was variously listed as Max Koffman Truck Rentals (1956-1970), Capital Sanitation (1970s-1980s), Forward Industrial Equipment (1980s-1991) and J.R. Brisson Equipment (1991-Present).

Several Potentially Contaminating Activities at properties within the Phase I Study Area were identified in the directories and are summarized in Table 1 below.

<b>Table 1: City Directories – Potentially Contaminating Activities in Phase I Study Area</b>			
<b>Address</b>	<b>Listed Activity (years listed)</b>	<b>Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y / N)</b>
450 Industrial Avenue	Gas Rite/Top Value Gas Bar (1960s-1980s)	~250 m west	N
515 Industrial Avenue	Malmberg Truck Rentals/Matheson-International Trucks (1970s-2000s)	50 m northwest	N
580 Industrial Avenue	Simplex Equipment Rental, BF Goodrich Canada (1980s-2000s)	100 m northeast	N
605 Industrial Avenue	Esso Petroleum Canada Ltd., Texaco Canada Inc., John Heney & Sons Fuel Oil (1970s-1990s)	100 m northeast	Y
631 Industrial Avenue	Pioneer Petroleum, various retail fuel outlets (1970s-2010s)	240 m northeast	N
641 Industrial Avenue, formerly 635 Industrial Avenue	John J. Shea Ltd., Fuel Oil, Coal, Coke (1958-1970s)	240 m northeast	N
641 Industrial Avenue	Metropolitan Petroleum Ltd./Queensway Tank Lines (1990s)	240 m northeast	N

Off-site potentially contaminating land uses identified in the city directories research located a significant distance from the subject site or downgradient or cross-gradient are not considered to have potentially impacted the subject site. However, given its proximity and the potential for contamination associated with their land use (i.e. bulk fuel depot), one potentially contaminating activity within the Phase I study area (John Heney & Sons) represents a potential environmental concern to the subject site.

### **Chain of Title**

Paterson verified the current land title for the subject property with Read Abstracts Limited. According to the Chain of Title dated April 9, 2013, the current owner of the subject property is 3686272 Canada Inc. The property has been owned by several individuals and organizations between 1894 and 1961 (W.H. Hurdman, Sisters of Charity, Lucien Masse, Central Mortgage & Housing Corporation, Douglas D. Kyd, Moe Koffman). In 1961, the property was transferred to Max Koffman Truck Rentals. Between 1961 and 1991, the site was owned by Koffman, York Speculative Realty Investment Limited, Sydney Rosen, Stanley Grossman, Superior Sanitation Services Limited (later Laidlaw Waste Systems Limited), Michael Forward, and Forward Industrial Equipment Limited. The subject site was transferred to J.R. Brisson Equipment in 1991, and to 3686272 Canada Inc. (operating as J.R. Brisson Equipment) in 1999. The site ownership during this time period suggests that the use of the site has been generally consistent since the first developed use of the subject site, i.e. vehicle and equipment rental and repair.

### **Environmental Reports**

The report entitled “Phase I Environmental Site Assessment Inspection at 564 Industrial Avenue, Ottawa, Ontario”, prepared by St. Lawrence Testing and Inspection Co. Ltd., dated July 11, 2008, was reviewed as a part of this assessment. The report noted that the previous owner of the site (Forward Industrial Equipment as per the title search) was also a dealer of Case construction equipment. The report provided a brief summary of the use of the subject site and surrounding properties, and did not identify any environmental concerns with respect to the subject site; however, the report was extremely brief and there was no indication of historical research having been conducted.

The following reports pertaining to sites within the Phase I study area were reviewed as part of this assessment:

- “Soil and Groundwater Investigation, 573 Industrial Avenue, Ottawa, Ontario”, prepared by Aqua Terre Solutions Inc., dated August 29, 2000.
- “Focused Phase II Environmental Site Assessment, 573 Industrial Avenue, Ottawa, Ontario”, prepared by Golder Associates, dated March 7, 2006.

These reports were prepared for a property approximately 40 m to the north of the subject site, across Industrial Avenue (currently the west part of 605 Industrial Avenue). Both reports indicate that petroleum hydrocarbon (PHC) concentrations were detected in site soils at levels which were in compliance with the applicable MOE standards at the time. No concerns were identified with respect to groundwater. The PHC detections are considered to be associated with the former bulk fuel terminal at 605 Industrial Avenue (John Heney & Son).

- “Post Remediation Soil and Groundwater Investigation, 605 Industrial Avenue, Ottawa, Ontario [EXCERPT]”, prepared by SNC-Lavalin Environment, dated March 2011.

The summary section of the above-noted report was available for review. The summary indicates that a Site-Specific Risk Assessment (SSRA) has been completed for the above-noted property, and that soil and groundwater at the site meet Site-Specific Remediation Criteria (SSRCs). However, the SSRCs are not stated, and it is possible that the SSRC values are greater than the MOE generic criteria which would be applicable to the Phase I property.

Based on the above-noted reports, the former fuel terminal property at 605 Industrial Avenue represents an Area of Potential Environmental Concern with respect to the subject site.

Several other environmental reports within the Phase I study area did not indicate any potential environmental concerns with respect to the subject site.

### **Current Plan of Survey**

A plan of survey, prepared by Annis, O’Sullivan, Vollebekk Ltd., was reviewed as part of this assessment. The survey plan consists of a Surveyor’s Real Property Report, dated February 27, 1991. The survey plan shows the subject site in its current configuration. A copy of the survey plan is appended to this report.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on February 28, 2013. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

### **PCB Inventory**

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

### **Ontario Ministry of Environment (MOE) Instruments**

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. The MOE FOI search did not return any records pertaining to the subject site.

### **MOE Coal Gasification Plant Inventory**

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within 1 km of the subject site.

### **MOE Incident Reports**

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. The search returned two Occurrence Reports for the subject property. The first Occurrence Report was dated August 15, 1990, and the form appears to be incompletely filled out (no relevant information). The second Occurrence Report, dated October 4, 1996, documents the issuance of an emergency Waste Generator Number to J.R. Brisson Equipment for the removal of waste crankcase oil, waste glycol, and waste diesel fuel. A subsequent letter confirms that a permanent Waste Generator Number has been issued to J.R. Brisson for the above-noted waste streams.

The results of the MOE FOI search are appended to this report.

### **MOE Waste Management Records**

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. The above-noted Occurrence Report and letter (1996) resulted in the issuance of an emergency Waste Generator Number to the subject site for the disposal of waste crankcase oil, waste glycol, and waste diesel fuel. A permanent Waste Generator Number was subsequently issued. No other waste management records were available for the subject site.

### **MOE Submissions**

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOE. No submissions were available for the subject site.

### **MOE Brownfields Environmental Site Registry**

A search of the MOE Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject property. Three (3) RSCs were filed for properties within the Phase I study area.

An RSC was filed for the property at 605 Industrial Avenue, to the north of the subject site across Industrial Avenue. Approximately 8,900 m<sup>3</sup> of soil were remediated on-site using biopiles. Site-specific remediation criteria were developed for PHCs in soil and groundwater; PHC F2 concentrations of up to 2,200 µg/L were noted, which met the SSRC of 18,000 µg/L but exceeds generic site standards. PHC F1-F4 concentrations in soil at 605 Industrial Avenue also met SSRCs but exceed generic standards. As such, this property represents a potential environmental concern with respect to the subject site.

An RSC was filed for the property at 628 Industrial Avenue, approximately 100 m to the east of the subject site. This RSC was filed following the Phase II ESA and remediation completed by Paterson, discussed in the 'Previous Environmental Reports' section above. This property is not considered to represent an environmental concern with respect to the subject site.

An RSC was filed for the property at 665 Industrial Avenue, approximately 250 m to the east of the subject site. Given its separation distance and the fact that remediation activities have been completed, this property is not considered to represent an environmental concern with respect to the subject site.

## **MOE Waste Disposal Site Inventory**

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. Based on the available information, no waste disposal sites were present within the Phase I study area.

## **Areas of Natural Significance**

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on April 8, 2013. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

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

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on April 8, 2013 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the subject site. The TSSA search returned records for the bulk fuel terminal at 605 Industrial Avenue. A letter from Imperial Oil to the Fuels Safety Branch dated September 30, 1993, indicates that all petroleum equipment was removed from the site by August 13, 1993, and that no off-site impacts were observed. The letter indicated that a plan for the remediation of the site was under development. A copy of the TSSA correspondence is included in Appendix 2.

## **City of Ottawa Landfill Document**

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. No former landfill sites were identified within the Phase I study area.

## **Former Industrial Sites**

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. The subject site was not listed in the database of former industrial sites. One (1) industrial site was noted in the vicinity of the subject property - the John J. Shea site noted above.

## **City of Ottawa Historical Land Use Inventory (HLUI)**

A search of the City of Ottawa's Historical Land Use Inventory (HLUI) database was conducted as part of this assessment. The HLUI search returned three (3) records for the subject property: J.R. Brisson, Max Koffman Truck Rentals, and Superior Sanitation Services. These records are consistent with the information discussed in above sections.

The HLUI search also returned several records for properties within the Phase I study area, including John J. Shea, a truck dealership and transmission repair shop at 515 Industrial Avenue (to the northwest of the subject site), and several records at the Metro warehouses to the west of the subject site. The HLUI search results are appended to this report.

### **4.3 Physical Setting Sources**

#### **Aerial Photographs**

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1953 | Industrial Avenue and Coronation Avenue are present in their current locations. The subject site is vacant undeveloped land. The Loeb/Metro warehouse to the west appears to be under construction. No other surrounding properties appear to have been developed.                                                                                                                                                                                   |
| 1968 | The subject site has been developed with the current building (with the exception of the addition on the south portion of the site), and the remainder of the site appears to be used for vehicle or equipment storage. A rail line is present along the southern site boundary. Properties to the north, west, south (across Coronation Avenue) and further to the east have been developed with commercial, industrial, and residential buildings. |
| 1973 | No significant changes have been made to the subject site. Two additional commercial/industrial buildings have been constructed to the east of the subject site.                                                                                                                                                                                                                                                                                     |
| 1985 | No significant changes have been made to the subject site or surrounding properties.                                                                                                                                                                                                                                                                                                                                                                 |



- |      |                                                                                                                                                                              |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1995 | An addition has been constructed on the southern portion of the subject building. No other significant changes have been made to the subject site or surrounding properties. |
| 2002 | No significant changes were made to the subject site or surrounding properties.                                                                                              |
| 2008 | (City of Ottawa Website) No significant changes were made to the subject site or surrounding properties.                                                                     |
| 2011 | (City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties.                                                                |

Laser copies of selected aerial photographs reviewed are included in Appendix 1.

### **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site is relatively flat, sloping gently downward towards the west. According to the maps, the nearest water body is the Rideau River, located approximately 1.4 km to the west of the subject site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

### **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

### **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of upper Ordovician shale of the Carlsbad Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 2-3 m.



## **Water Well Records**

A requisition was made to the MOE to provide water well records for all drilled wells within 250 m of the subject site. The MOE response included three (3) water well records, all of which appear to be monitoring wells based on their recent drilling date and construction details. Based on the results of the water well search and the availability of City water in the Phase I study area, it is our opinion that there are no drinking water wells remaining within the Phase I study area. A copy of the MOE response is provided in Appendix 2.

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

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area. The majority of the study area consists of commercial and industrial buildings, residential dwellings, and roads. Past known land use in the study area is industrial, residential, and commercial. The Rideau River is the closest significant water body and is present approximately 1.4 km west of the site. No areas of natural significance are known to exist within the Phase I study area.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Ms. Gilberte Faucher, the current owner of the site, was interviewed as part of this assessment. The interview was conducted as part of the Phase I ESA site visit on April 11, 2013.

Ms. Faucher indicated that she had purchased the property in 1991, by which time the addition had been constructed. Ms. Faucher was not aware of any underground storage tanks (as identified on the FIPs) and indicated that the site had been heated with gas since 1991. Ms. Faucher was not aware of any potential environmental concerns with respect to the subject site.

The information obtained in this interview is consistent with site information obtained from other sources and is considered to be valid.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site investigation was conducted on April 11, 2013. Weather conditions were overcast, with a temperature of approximately 0° C. Mr. Dan Arnott from the Environmental Department of Paterson Group conducted the site investigation. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site investigation.

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

#### **Buildings and Structures**

The subject site is occupied by a slab-on-grade steel-frame office and shop building with a partial second storey. The building is finished with brick and metal siding and has a flat tar-and-gravel roof. Heating is provided by gas-fired ceiling-mounted heaters in the shop area. The building is currently occupied by the offices, parts department, and repair shops of J. R. Brisson Equipment.

#### **Underground Utilities**

Underground service locates were completed for the subject site in April 2013. Gas, telephone, sewer, and water connections are present between the site building and Industrial Avenue, running along the eastern property boundary. Electrical services are overhead from Industrial Avenue, with a section of apparently buried private electrical line between the site building and a utility pole in the yard. Approximate locations of underground utilities are shown on Drawing PE2979-1 - Site Plan.

#### **Site Features**

The site building occupies the eastern portion of the subject site, with the remainder of the site occupied by an asphaltic concrete and gravel vehicle and equipment parking area. Construction equipment, primarily backhoes, are parked in this area. Site drainage consists primarily of sheet flow to catch basins along Industrial Avenue or to the adjacent property to the south, with some infiltration occurring in gravel areas of the parking area.

Localized staining was noted throughout the parking area. Significant staining was noted on the south side of the subject building, surrounding a concrete pad used for pressure-washing of equipment, and an area of mounded gravel at the southeast corner of the building. A pipe, running from the interior of the building, appeared to end in this gravel pile; upon further inspection, the pipe was found to be associated with a rack on the interior of the building on which parts were set to drip-dry after cleaning. This rack/pipe/gravel configuration represents an environmental concern, as it provides a pathway for hydrocarbons and solvents associated with parts lubrication and cleaning to enter the soil and groundwater at the subject site.

Evidence of the placement of a thin lift of fill (approximately 0.15 m) was observed on the northwest portion of the property. It is possible that this area of apparent fill placement is the result of the re-grading of existing site soils. No visual or olfactory evidence of contamination was observed within this material aside from the previously-noted localized staining.

Two ASTs were observed on the exterior of the subject building - one 2,270 L double-walled steel AST containing diesel fuel, and one 1,345 double-walled steel AST containing gasoline. Both ASTs were manufactured in 2007. Both ASTs appeared to be in good condition, with no evidence of leakage or staining.

No evidence of current or former railway or spur lines on the subject property were observed at the time of the site inspection. There were no unidentified substances observed on the exterior of the subject site. The above-noted site features are shown on Drawing PE2979-1 - Site Plan.

### **Interior Assessment**

A general description of the interior of the subject building is as follows:

- Floors consist of a combination of poured concrete and 12" vinyl floor tiles.
- Walls consist of concrete block and drywall.
- Ceilings consist of steel decking over steel trusses, suspended ceiling tiles, and stick-on ceiling tiles.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

Possible asbestos-containing materials observed during the site visit include vinyl floor tiles, drywall joint compound, and suspended and stick-on ceiling tiles. These materials were generally observed to be in fair to good condition at the time of the assessment.

Urea Formaldehyde Foam Insulation (UFFI) was not identified during the site visit; however, the wall cavities were not inspected for insulation type.

No fuel storage was observed on the interior of the subject site. Chemical storage on the interior of the subject site included several 208-litre drums of lubricants, several parts-washing stations containing varsol, and various cleaning solvents contained in their original commercial containers. All containers appeared to be in fair to good condition. No information was available concerning the disposal of waste oil or solvents.

Line drains and a catch basin were observed on the shop floor. Ms. Brisson and shop staff were uncertain of the discharge point of the line drains. Water was observed in the catch basin; a slight sheen was observed on the water. Evidence of staining and spillage was observed throughout the shop. The concrete floor was generally in good condition with minimal cracks.

### **Neighbouring Properties**

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was as follows:

- North - Industrial Avenue, followed by commercial and vacant properties.
- South - Vacant land (former rail lines), followed by Coronation Avenue and residential dwellings.
- East - Commercial building (Christie Walther Telecommunications), followed by commercial and industrial properties.
- West - Hydro corridor and paved parking area, followed by Metro warehouses.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site.

Several properties within the Phase I study area are occupied by potentially contaminating activities, as shown on Drawing PE2979-2. However, the majority of these properties are located either downgradient or cross-gradient from the subject site or at a significant separation distance. Current land use in the Phase I Study area is illustrated on Drawing: PE2979-2 – Surrounding Land Use in the Figures section of this report, following the text.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following tables indicate the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

<b>Table 2 - Land Use History – 564 Industrial Avenue</b>			
<b>Time Period</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities</b>	<b>Potential Environmental Concerns</b>
Prior to 1956	Vacant/Undeveloped	None	None
1956-present	Industrial (Max Koffman Truck Rentals, Superior Sanitation Services, Forward Industrial Equipment, J.R. Brisson Equipment)	Yes - O.Reg. 269/11 amending O.Reg. 153/04 - Table 2, Column A, Item 28 - 'Gasoline and Associated Products Storage in Fixed Tanks', Item 27 - 'Garages, etc.'	Presence of former UST, current ASTs, repair activities and floor drains within shop, parts drying rack draining to exterior, fill material.

### Potentially Contaminating Activities

The site visit identified the following Potentially Contaminating Activities at the subject site:

- Item 27, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Garages, etc." - this PCA was identified based on the construction equipment repair and maintenance activities which take place at the subject site.
- Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Gasoline and Associated Products Storage in Fixed Tanks" - this PCA was identified based on the presence of the two outdoor ASTs containing gasoline and diesel respectively.
- Item 30, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Importation of Fill of Unknown Quality" - this PCA was identified based on the observed presence of fill material at the subject site.

Additional Potentially Contaminating Activities outside of the subject property but within the Phase I study area are shown on Drawing PE2979-2 - Surrounding Land Use.

### Areas of Potential Environmental Concern

The Areas of Potential Environmental Concern identified in this Phase I ESA are summarized below in Table 3. Other Potentially Contaminating Activities within the Phase I study area are not considered to pose an environmental concern to the subject site due to their separation distance and/or location downgradient or cross-gradient of the subject site.

<b>Table 3 Areas of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern</b>	<b>Location of Area of Potential Environmental Concern with respect to Phase I Property</b>	<b>Potentially Contaminating Activity</b>	<b>Location of PCA (on-site or off-site)</b>	<b>Contaminants of Potential Concern</b>	<b>Media Potentially Impacted (Groundwater, Soil, and/or Sediment)</b>
564 Industrial Avenue	Subject property, shop building	Construction equipment repairs - Item 27, Table 2, O.Reg. 153/04 (Garages, etc.)	On-site	BTEX, PHCs F1-F4	Soil, Groundwater
564 Industrial Avenue	Subject Property, west exterior wall of building.	Two ASTs containing gasoline and diesel; Item 28, Table 2, O.Reg. 153/04 (Gasoline and Associated Products Storage in Fixed Tanks)	On-site	BTEX, PHCs F1-F4	Soil, Groundwater
605 Industrial Avenue	Property located approximately 100 m to the northeast of the subject site.	Former bulk fuel terminal (1960s-1990s); Item 28, Table 2, O.Reg. 153/04 (Gasoline and Associated Products Storage in Fixed Tanks)	Off-site	BTEX, PHCs F1-F4	Groundwater

### Contaminants of Potential Concern

Based on the past and current uses of the subject site, the following Contaminants of Potential Concern (CPCs) have been identified:



- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 were selected as CPCs for the Phase I property based on equipment maintenance and repair activities at the subject site and the presence of the former fuel terminal at 605 Industrial Avenue. Gasoline and diesel are commonly used motor vehicle fuels, and diesel-fraction hydrocarbons were commonly used as heating oil. Heavy oils may be present in the form of lubricants and transmission or hydraulic fluids. PHCs may be present in the soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system. PHCs are generally considered to be LNAPLs – light non-aqueous phase liquids, indicating that when present in sufficient concentrations above the solubility limit, they will partition into a separate phase above the water table, due to their lower density.
- BTEX – this suite of parameters includes Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), associated with gasoline. These parameters were selected as CPCs for the Phase I study area based on equipment maintenance and repair activities at the subject site and the presence of the former fuel terminal at 605 Industrial Avenue. BTEX may be present in the soil matrix as well as in the dissolved phase in the groundwater system.
- Volatile Organic Compounds (VOCs) – this suite of parameters includes chlorinated solvents (Tetrachloroethylene, Trichloroethylene, Dichloroethylenes, and Vinyl Chloride) associated with de-greasing and dry cleaning. These parameters were selected as CPCs for the Phase I study area due to the potential historical use of non-hydrocarbon solvents at the subject site. VOCs may be present in the soil matrix as well as in the dissolved phase in the groundwater system.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 2 to 3 m. Overburden soils are shown as glacial till.

### **Contaminants of Potential Concern**

The CPCs identified in this Phase I ESA are listed in Section 7.1 of this report.

The mechanisms of contaminant transport within the site soils include physical transportation and leaching. Physical transportation includes any intentional or unintentional movement or distribution of soil by physical means. Contamination arising from localized spills or runoff from the washing area on-site may be physically transported by vehicle movement or site grading. Leaching may occur in areas where the ground surface consists of gravel or where asphalt quality is poor; precipitation infiltrating in these areas may transport surficial contaminants into lower strata. As such, this mechanism represents a potential pathway for soil contaminants to migrate into site groundwater.

The mechanisms of contaminant transport within the groundwater system include advection, dispersion, and diffusion. Advection and dispersion will be the dominant mechanisms of contaminant transport in soils with higher hydraulic conductivities, such as sands, gravels, silts, and some glacial till soils, whereas diffusion will dominate in soils with lower hydraulic conductivity, such as clays.

### **Existing Buildings and Structures**

The subject site is occupied by a two-storey steel-frame slab-on-grade building, housing the offices and shops of J.R. Brisson Equipment. The building is currently heated with gas. The building was constructed in the early 1950s with an addition added between 1985 and 1991.

### **Water Bodies**

There are no water bodies on the subject site or within the Phase I study area. The closest water body is the Rideau River, located approximately 1.6 km to the west of the site.

### **Areas of Natural Significance**

No areas of natural significance were identified on the site or in the Phase I study area.

### **Drinking Water Wells**

No drinking water wells are located at the subject site or within the Phase I study area.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is commercial, industrial, and residential. Land use is shown on Drawing PE2979-2 - Surrounding Land Use.

## **Potentially Contaminating Activities and Areas of Potential Environmental Concern**

As per Section 7.1 of this report, Potentially Contaminating Activities and Areas of Potential Environmental Concern identified include the presence of equipment repair activities, a potential former UST, two exterior ASTs, and a drain on the subject property, as well as the presence of a former bulk fuel depot at 605 Industrial Avenue. Additional Potentially Contaminating Activities were identified within the Phase I study area but were not considered to represent Areas of Potential Environmental Concern.

## **Assessment of Uncertainty and/or Absence of Information**

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are areas of potential environmental concern on the subject site and neighbouring properties which have the potential to have impacted the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, including, in some cases, observations made during the Phase I site visit. As such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

## 8.0 CONCLUSIONS

### Assessment

The results of the historical research, personal interviews, and site inspection indicated the presence of historical potentially-contaminating activities and potential environmental concerns at the subject site. Based on the results of this Phase I ESA, **in our opinion, a Phase II Environmental Site Assessment is required for the property.**

Several potential asbestos-containing materials (ACMs) were identified during the site inspection. It is our understanding that the subject property is to be redeveloped. As part of the redevelopment of the property, the existing site building will be demolished. Prior to the demolition of the building, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

## 9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work, in compliance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.


Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of 1252103 Ontario Inc. Permission and notification from 1252103 Ontario Inc. and Paterson will be required to release this report to any other party.

### **Paterson Group Inc.**



Daniel J. Arnott, P.Eng.



Mark S. D'Arcy, P.Eng.

### **Report Distribution:**

- 1252103 Ontario Inc. (2 copies)
- Paterson Group (1 copy)

## 10.0 REFERENCES

### **Federal Records**

Air photos at the Energy Mines and Resources Air Photo Library.  
National Archives.  
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).  
Natural Resources Canada – The Atlas of Canada.  
Environment Canada, National Pollutant Release Inventory.  
PCB Waste Storage Site Inventory.

### **Provincial Records**

MOE Freedom of Information and Privacy Office.  
MOE Municipal Coal Gasification Plant Site Inventory, 1991.  
MOE document titled “Waste Disposal Site Inventory in Ontario”.  
MOE Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNR Areas of Natural Significance.  
MOE Water Well Inventory.

### **Municipal Records**

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.  
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.  
City of Ottawa Historical Land Use Inventory (HLUI) database  
The City of Ottawa eMap website.

### **Local Information Sources**

Chain of Title obtained through Read Abstracts Limited, April 2013.  
Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Ltd.  
Personal Interviews.  
“Phase I Environmental Site Assessment Inspection at 564 Industrial Avenue, Ottawa, Ontario”, prepared by St. Lawrence Testing and Inspection Co. Ltd., July 11, 2008.  
“Soil and Groundwater Investigation, 573 Industrial Avenue, Ottawa, Ontario”, prepared by Aqua Terre Solutions Inc., August 29, 2000.  
“Focused Phase II Environmental Site Assessment, 573 Industrial Avenue, Ottawa, Ontario”, prepared by Golder Associates, March 7, 2006.  
“Phase II Environmental Site Assessment, 628 Industrial Avenue, Ottawa, Ontario”, prepared by Paterson, January 5, 2010.

“Supplemental Phase II ESA and Remediation Program, 628 Industrial Avenue, Ottawa, Ontario”, prepared by Paterson, June 3, 2011.

“Diesel Fuel Spill Remediation, 490 Industrial Avenue, Ottawa, Ontario”, prepared by Paterson, September 7, 2010.

“Phase I-II Environmental Site Assessment, 400-530 Industrial Avenue, Ottawa, Ontario”, prepared by Paterson, April 15, 2011.

“Conceptual Site Model, 665 Industrial Avenue, Ottawa, Ontario”, prepared by Paterson, November 2012.

“Post Remediation Soil and Groundwater Investigation, 605 Industrial Avenue, Ottawa, Ontario [EXCERPT]”, prepared by SNC-Lavalin Environment, dated March 2011.

### **Public Information Sources**

Google Earth.

Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE2979-1 – SITE PLAN**

**DRAWING PE2979-2 – SURROUNDING LAND USE**





FIGURE 1  
**KEY PLAN**

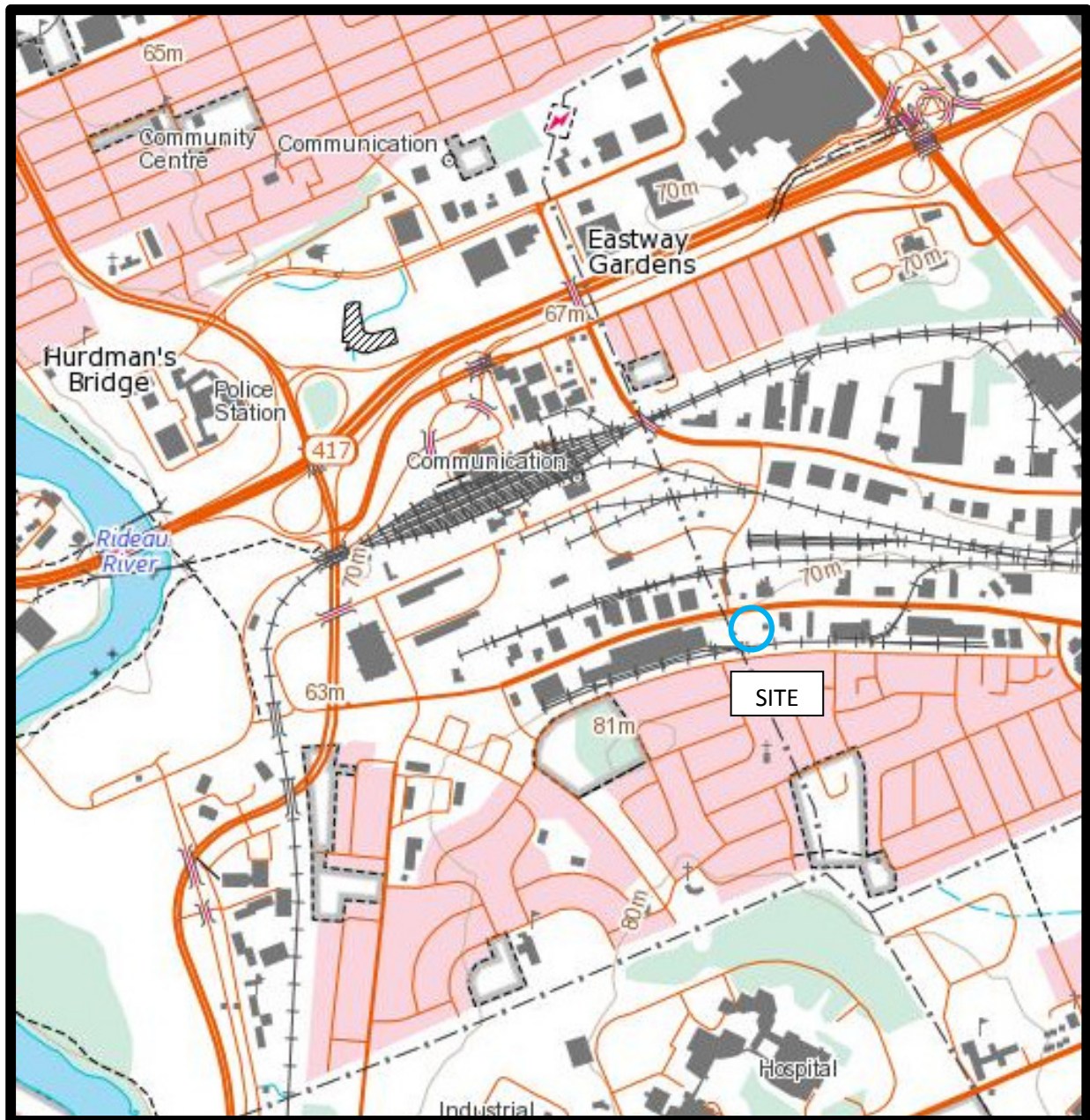
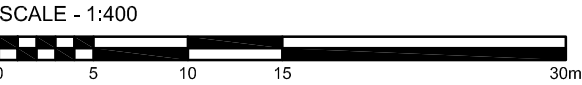
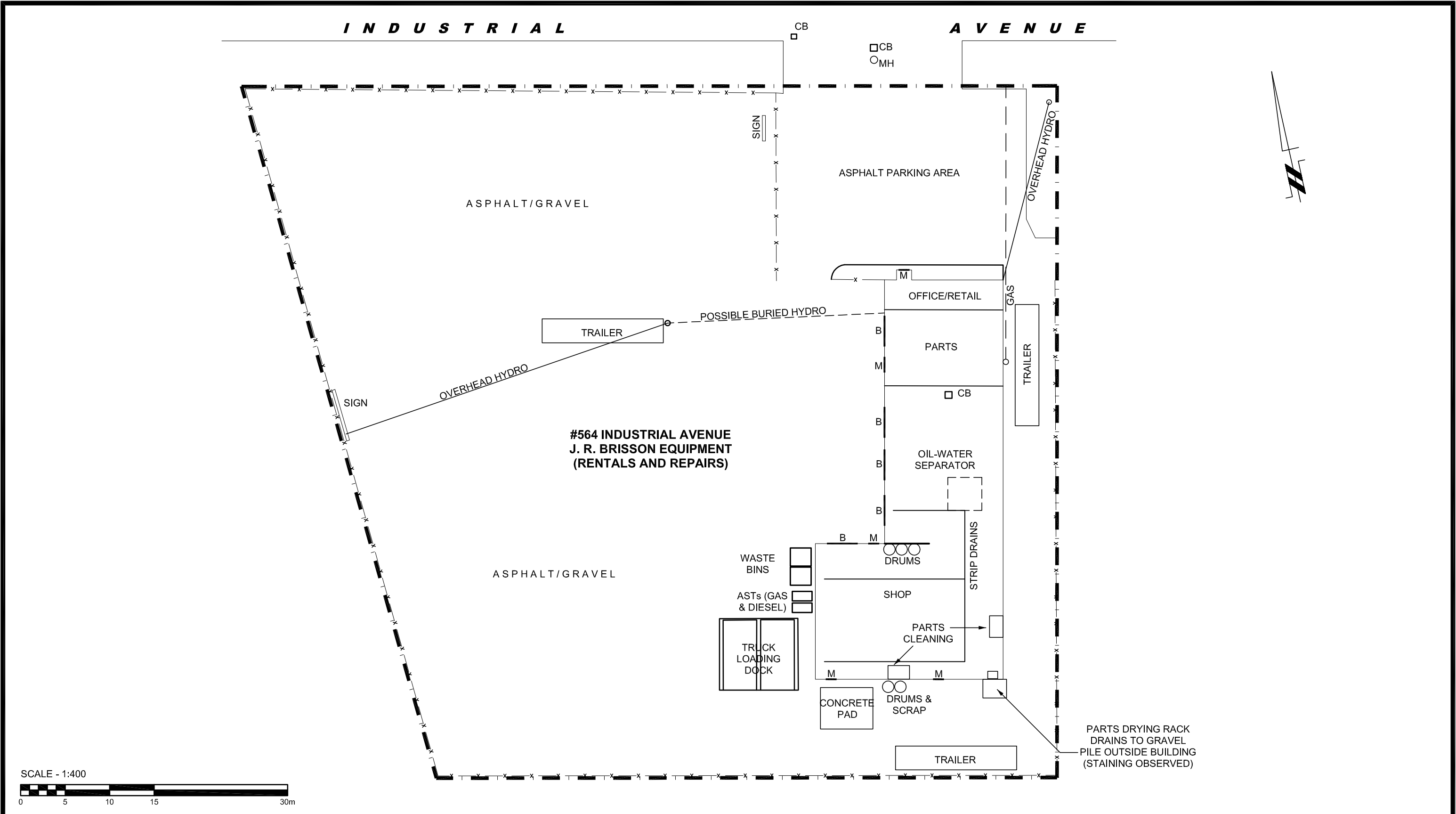
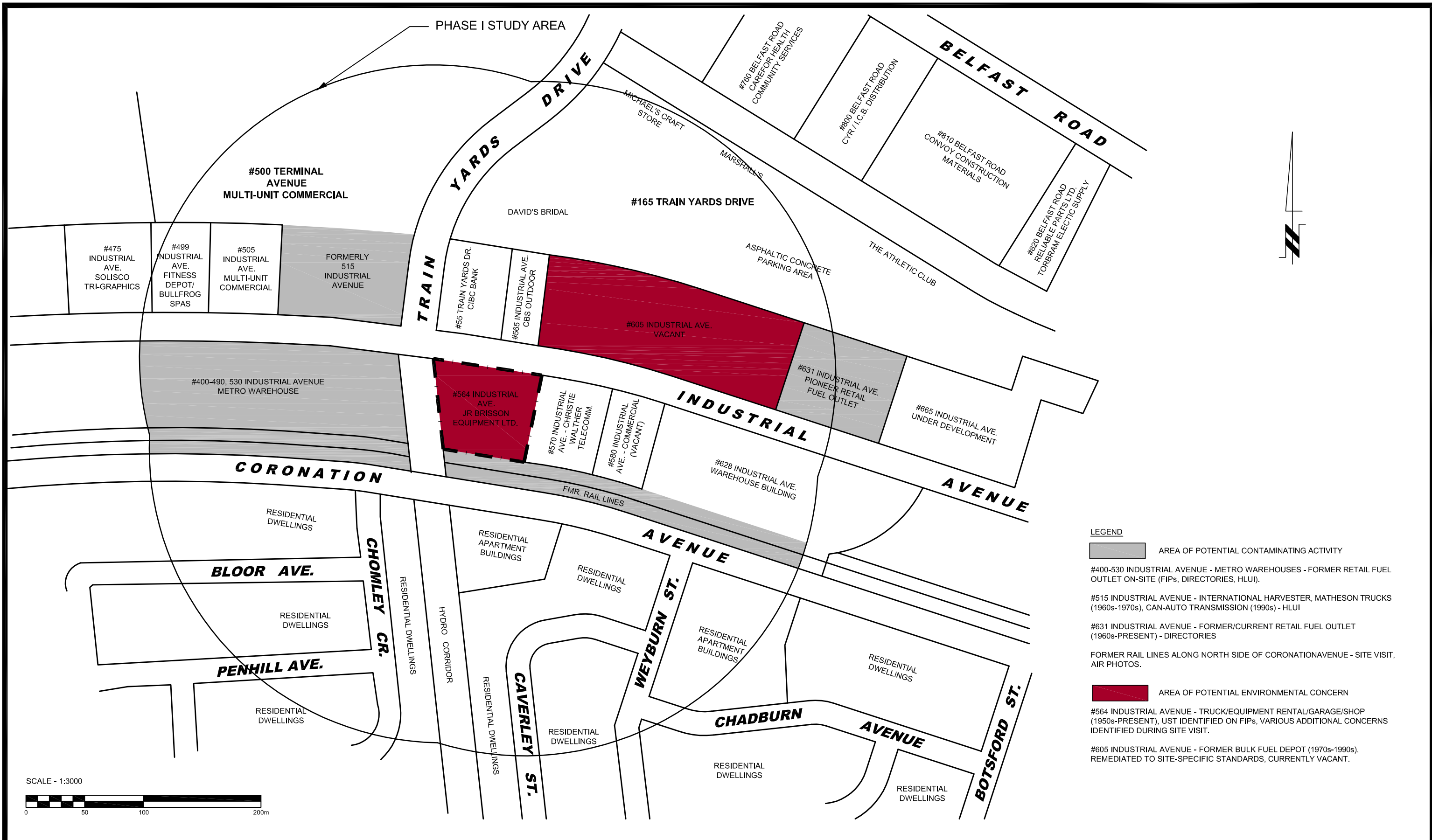


FIGURE 2  
TOPOGRAPHIC MAP



<b>paterson</b> group consulting engineers 154 Colonnade Road South, Ottawa, Ontario K2E 7J5	<b>Scale:</b>	1:400	<b>1252103 ONTARIO INC.</b>  <b>PHASE I ENVIRONMENTAL SITE ASSESSMENT</b> <b>564 INDUSTRIAL AVENUE</b>  <b>OTTAWA, ONTARIO</b>	<b>SITE PLAN</b>	<b>Dwg. No.</b>	<b>PE2979-1</b>
	<b>Des.:</b>	DJA			<b>Report No.:</b>	PE2979-1
	<b>Dwn:</b>	DJA			<b>Date:</b>	04/2013
	<b>Chkd:</b>	MSD				





**paterson**group  
consulting engineers  
154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale: 1:3000  
Des.: DJA  
Dwn.: DJA  
Chkd: MSD

1252103 ONTARIO INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
564 INDUSTRIAL AVENUE  
OTTAWA, ONTARIO

## SURROUNDING LAND USE

Dwg. No.  
**PE2979-2**  
Report No. PE2979-1  
Date: 04/2013

# **APPENDIX 1**

**CHAIN OF TITLE**

**CURRENT PLAN OF SURVEY**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 564 Industrial Ave

(PIN 04256-0253)

Part lots 54 to 56, Plan 560, as in N568126

City of Ottawa

April 9, 2013

Deed GL11337 registered Aug 2, 1894

From W. H. Hurdman to C.G. H. A. H. & S. Of L. of Sisters of Charity

Deed 3850 registered Oct 31, 1950

From Coummunity General Hospital Alms House & Seminary of Learning of the Sisters of  
Charity of Ottawa to Lucien Masse

Deed 4780 registered Feb 9, 1951

From Lucien Masse to Central Mortgage & Housing Corporation

Deed 5666 registered July 31, 1951

From Central Mortgage & Housing Corporation to Lucien Masse

Plan 560 registered July 31, 1951

Lucien Masse is the registered owner

Deed 14595 registered March 18, 1955

From Lucien Masse to Douglas D. Kyd

Deed 39854 registered May 3, 1960

From Douglas D. Kyd to Moe Koffman

Deed 43316 registered March 1, 1961

From Moe Koffman to Max Koffman Truck Rental Limited

Foreclosure 100785 registered Feb 25, 1969

To York Speculative Realty Investment Limited

Deed 110845 registered Sept 22, 1969

From York Speculative Realty Investment Limited to Sydney Rosen

Deed 216693 registered Sept 4, 1975

From Sydney Rosen to Stanley Grossman

Deed NS2400 registered Jan 17, 1978  
From Stanley Grossman to Superior Sanitation Services Limited

Deed NS192308 registered May 31, 1983  
From Laidlaw Waste Systems Ltd. to Michael Forward

Deed NS255898 registered Aug 31, 1984  
From Michael Forward to Forward Industrial Equipment Inc.

Deed N568126 registered March 6, 1991  
From Forward Industrial Equipment Inc. to J.R. Brisson Equipement Ltee

Deed LT1254263 registered Dec 21, 1999  
From J. R. Brisson Equipement Ltee to 3686272 Canada Inc.

#### NAME CHANGE RECITAL

\*\*By articles of amendment NS190400 registered on May 13, 1983, Superior Sanitation Services Limited became Superior Sanitation Holdings Limited

\*\*By articles of amalgamation NS190401 registered May 13, 1983, Superior Sanitation Holdings Limited became Superior Sanitation Services Ltd.

\*\*By articles of amendment NS190402 registered May 13, 1983, Superior Sanitation Services Ltd. became Laidlaw Waste Systems Ltd.

SURVEYOR'S REAL PROPERTY REPORT  
**PART I**  
 PLAN OF  
**LOTS 54, 55 AND**  
**WEST 1/2 OF LOT 56**  
**REGISTERED PLAN NO. 560**  
**CITY OF OTTAWA**  
**REGIONAL MUNICIPALITY OF**  
**OTTAWA-CARLETON**

SURVEYED BY  
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD  
 1991

SCALE 1 : 1000



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING  
 BY 0.3048.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT :

The field survey represented on this plan was  
 completed on the 27th day of Feb. 1991.

February 27<sup>th</sup> 1991

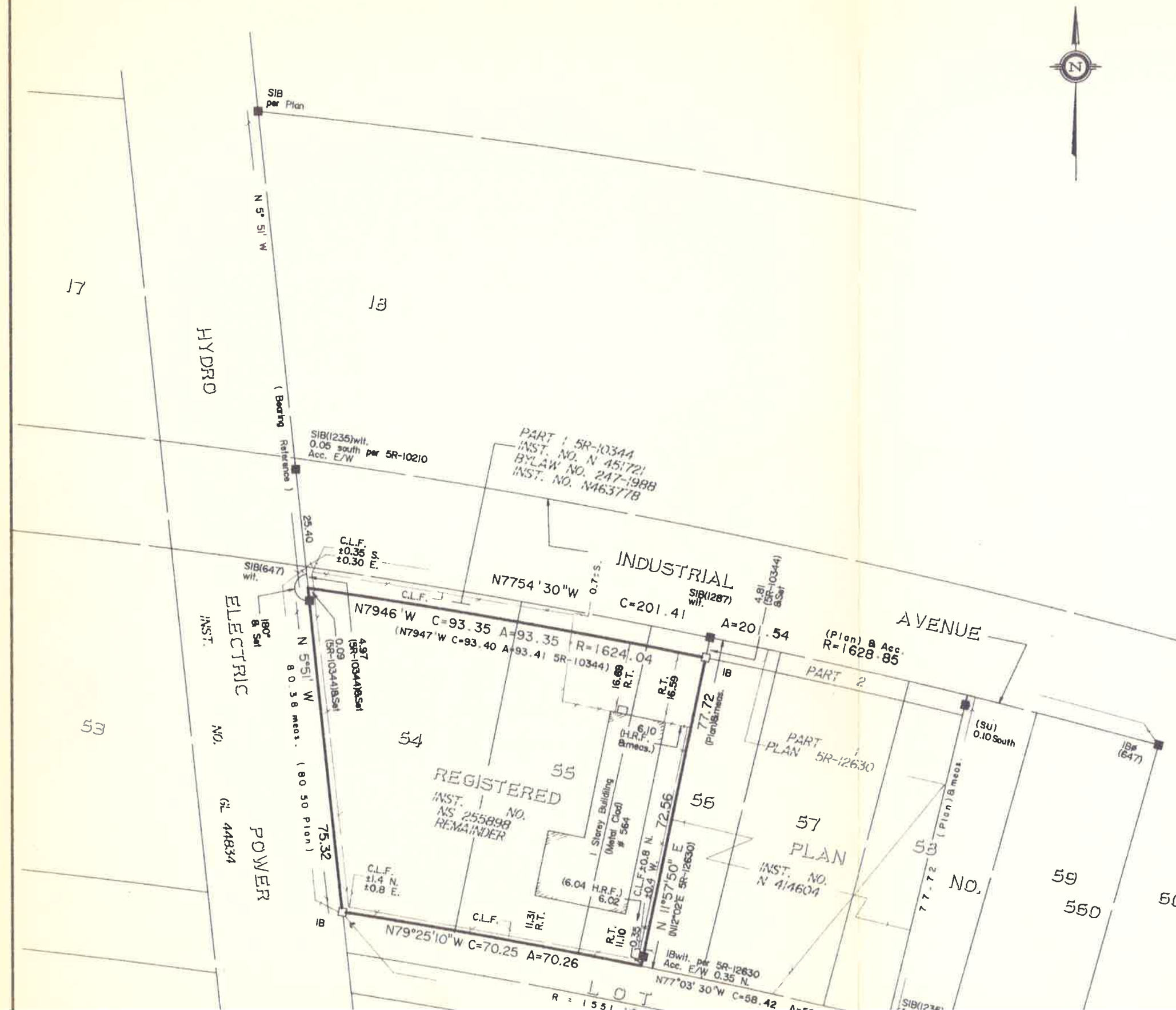
*Edward M. Lancaster*  
 EDWARD M. LANCASTER O.L.S.

"This is not  
 an original copy  
 unless  
 embossed with  
 seal"

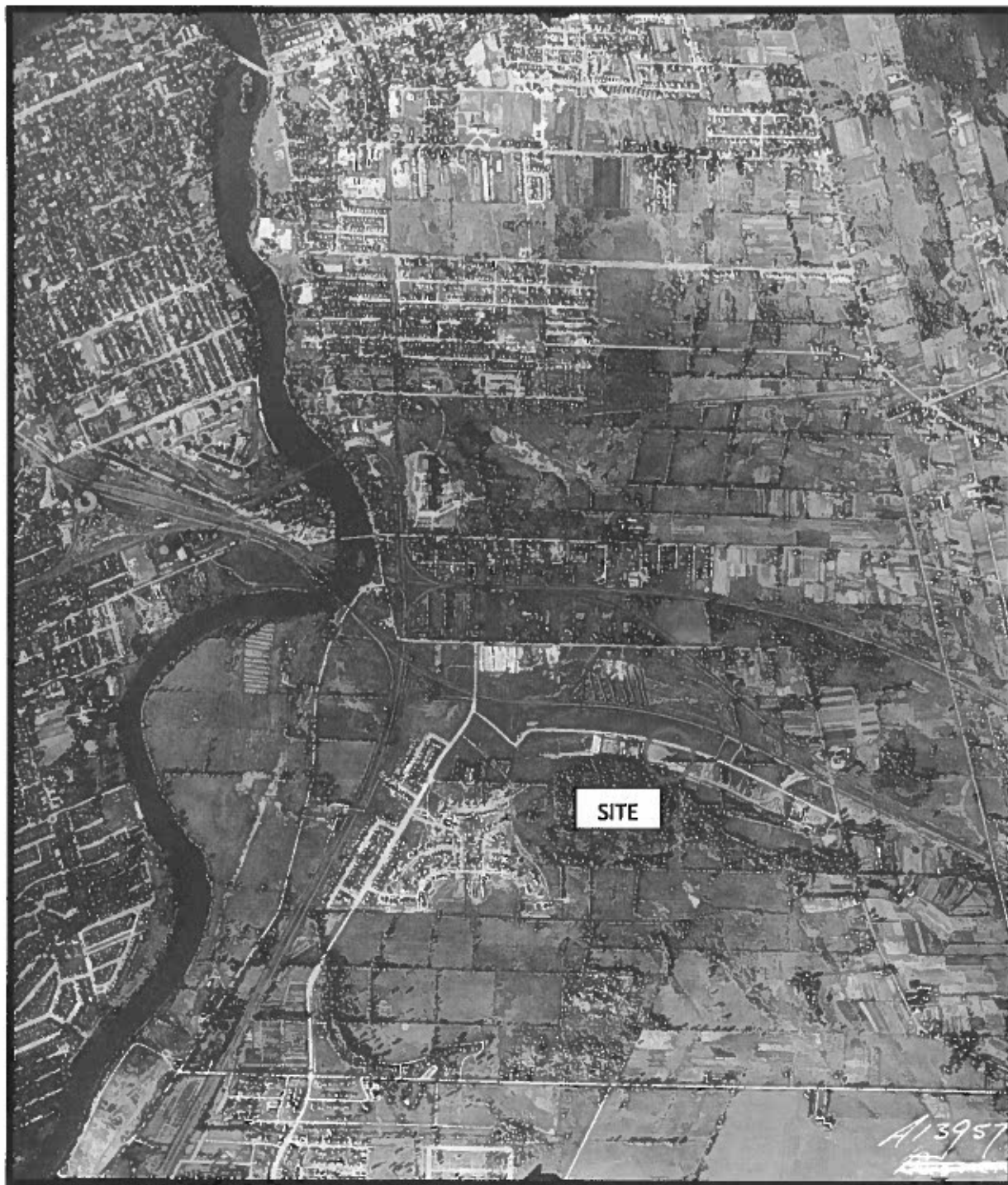
**NOTES & LEGEND**

■	denotes	Survey Monument Found
□	"	Survey Monument Planted
S.I.B.	"	Standard Iron Bar
S.S.I.B.	"	Short Standard Iron Bar
I.B.	"	Iron Bar Round
I.B.	"	Iron Bar
B.F.	"	Board Fence
P&W F.	"	Post & Wire Fence
C.C.	"	Cut Cross
C/L	"	Centerline
R.T.	"	Radial Tie
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
(HRF)	"	H.R. Farley O.L.S.
(647)	"	H.R. Farley O.L.S.
(1235)	"	L. Sury O.L.S.
(SU)	"	Source Unknown
(1319)	"	Webster & Simmonds Ltd.
(Plan)	"	Reg'd Plan 560

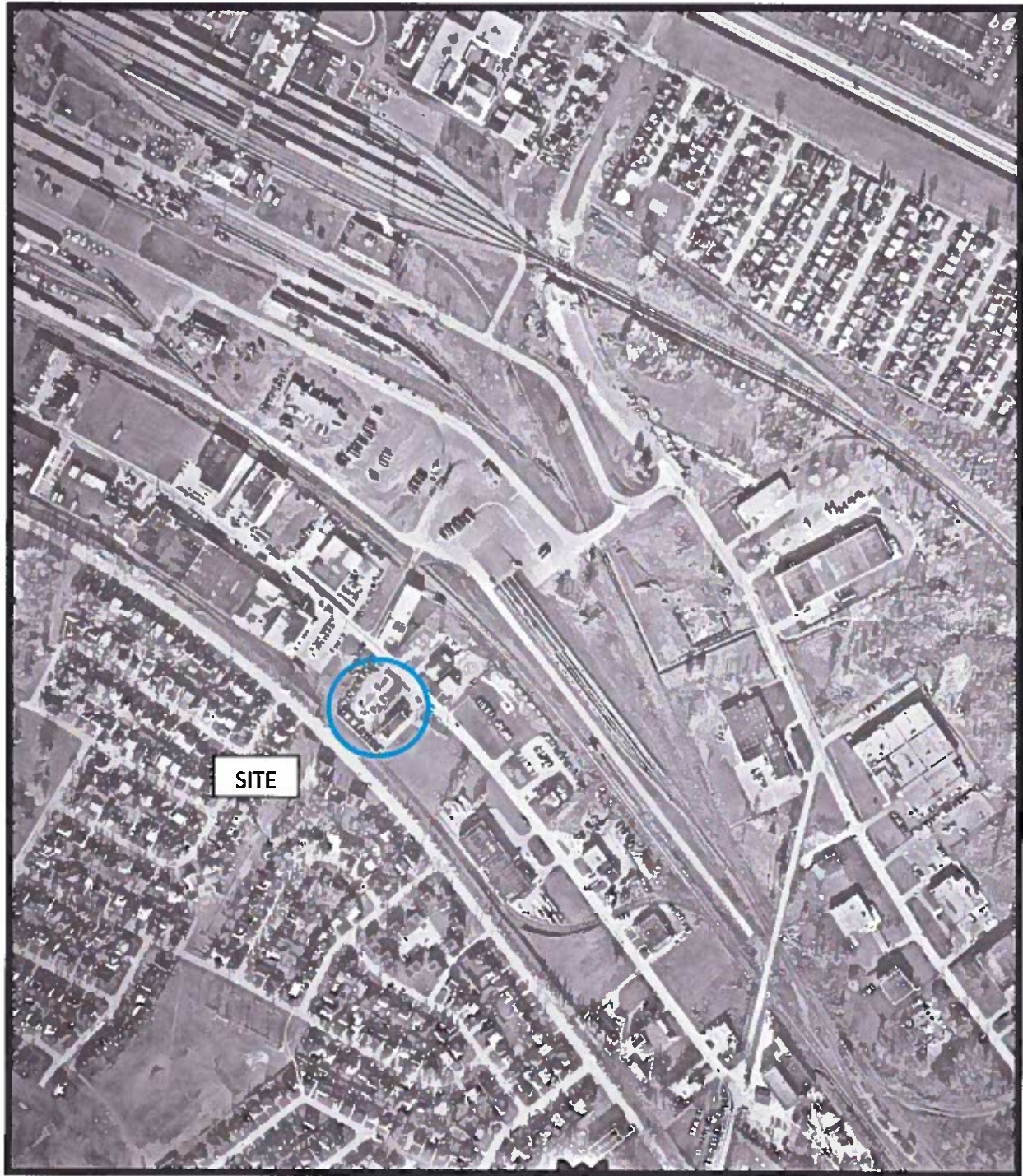
Bearings are astronomic and are derived from their westerly limit  
 of Lot 18 Registered Plan 560 shown to be N5°51'W.





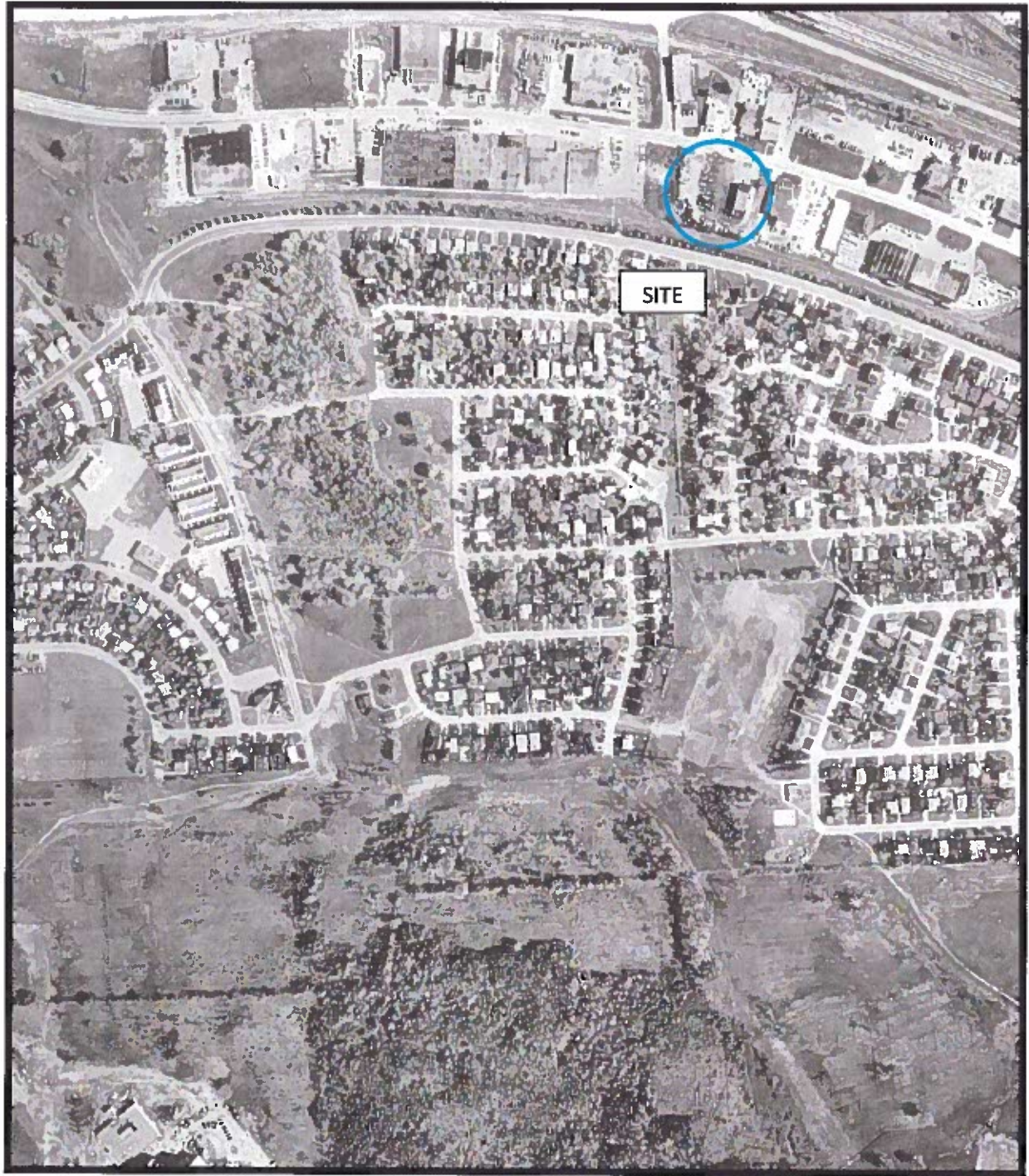


AERIAL PHOTOGRAPH  
1953



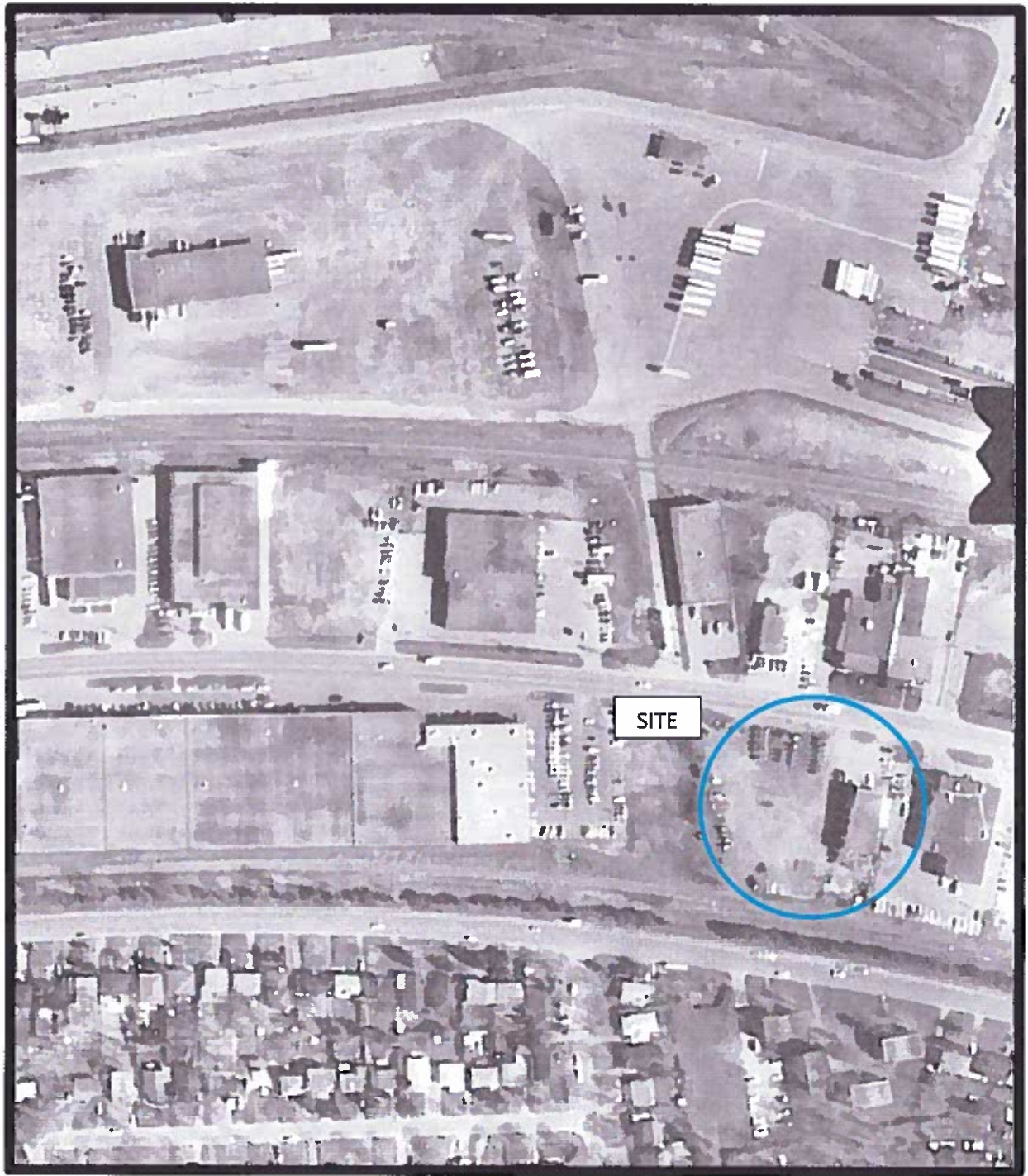
AERIAL PHOTOGRAPH  
1968





AERIAL PHOTOGRAPH  
1973





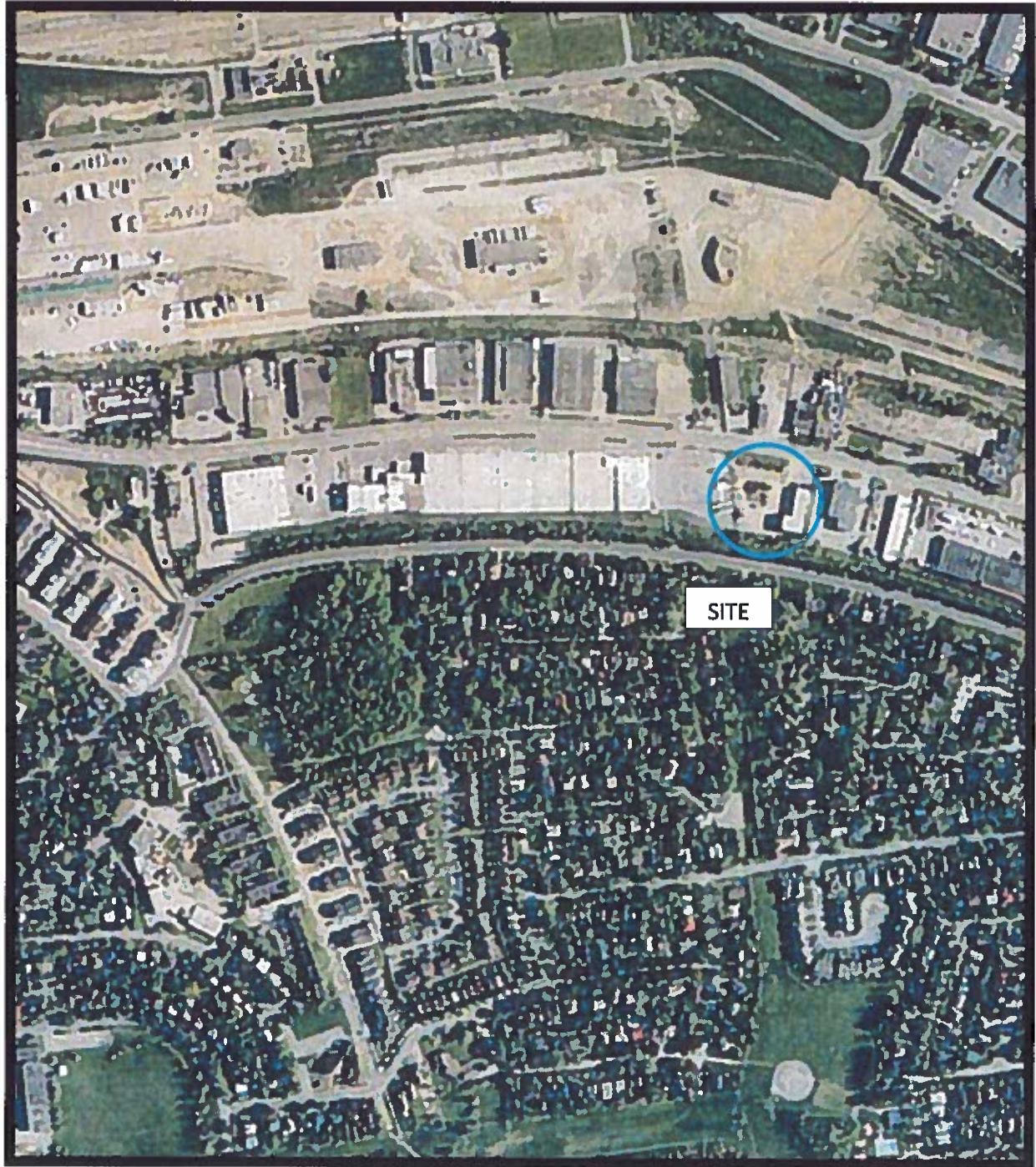
AERIAL PHOTOGRAPH  
1985





AERIAL PHOTOGRAPH  
1995





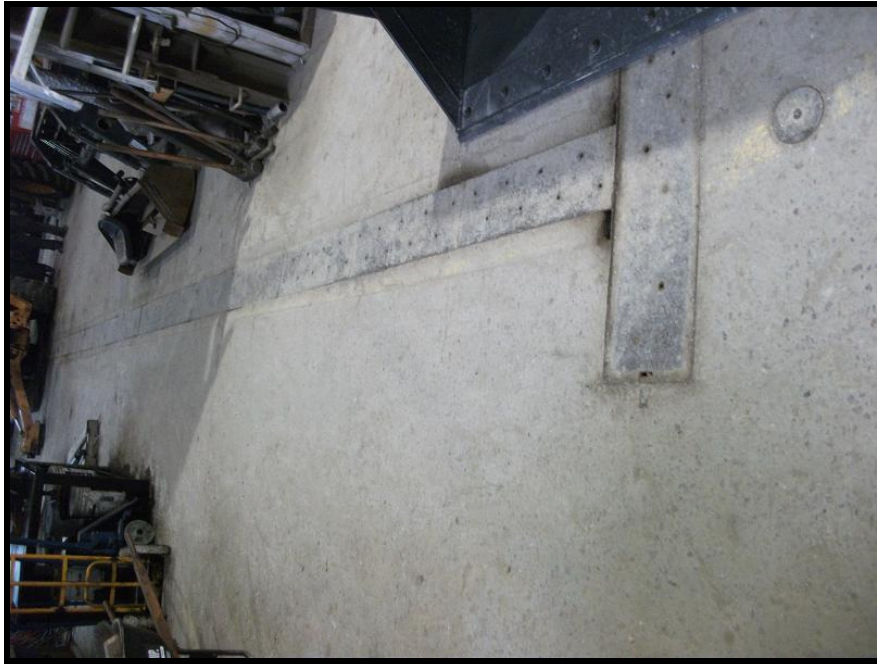
AERIAL PHOTOGRAPH  
2002

## Site Photographs

PE2979

564 Industrial Avenue, Ottawa, Ontario

April 11, 2013



Photograph 1: Floor drain on interior of shop portion of site building.



Photograph 2: Lubricant storage along north interior wall of addition portion of site building.



## Site Photographs

PE2979

564 Industrial Avenue, Ottawa, Ontario

April 11, 2013



Photograph 3: Localized staining on shop floor.



Photograph 4: Parts washing sink



## Site Photographs

PE2979

564 Industrial Avenue, Ottawa, Ontario

April 11, 2013



Photograph 5: Front of building, facing south.



Photograph 6: East side of building showing bay doors, facing southeast.

## Site Photographs

PE2979

564 Industrial Avenue, Ottawa, Ontario

April 11, 2013



Photograph 7: ASTs on west exterior wall of addition portion of site building.



Photograph 8: Gravel pile and localized staining at southeast corner of subject building.

# **APPENDIX 2**

**MOE FREEDOM OF INFORMATION REQUEST AND RESPONSE**


**CITY OF OTTAWA HLUI SEARCH RESULTS**

**TSSA CORRESPONDENCE**

**MOE WELL RECORDS**

## Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: darnott@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH  <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Your Project/Reference No. PE2979		Signature/Print Name of Requester Dan Arnott 		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 490 - 500 Preston Street, Ottawa Ont.				
Present Property Owner(s) and Date(s) of Ownership 3686272 Canada Inc.				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable) J. R. Brisson Equipment Rentals, Max Koffman Truck Rentals, Capital Sanitation				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark <b>SD</b> box and specify type e.g. maps, plans, reports, etc.				
			<b>SD</b>	Specify Year(s) Requested
air - emissions				
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				
waste water - industrial discharges				
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				
pesticides - licenses				

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

Ministry of  
the Environment

Freedom of Information and  
Protection of Privacy Office

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

Ministère de  
l'Environnement

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

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



April 9, 2013

Dan Arnott  
Paterson Group Inc  
154 Colonnade Rd S  
Ottawa, ON K2E 7J5

Dear Dan Arnott:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2013-01876, Your Reference PE2979**

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

**The search is being conducted on the following: 564 Industrial Avenue, Ottawa. If there is any discrepancy please contact us immediately.**

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search and preparation time and photocopying.

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559.

Yours truly,



Heidi Ritscher  
FOI Manager

Duplicate receipt issued indicating address and requester correction L Mico 15-4-13



Ministry of  
the Environment

Freedom of Information and  
Protection of Privacy Office

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

Ministère de  
l'Environnement

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

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



May 8, 2013

Dan Arnott  
Paterson Group Inc  
154 Colonnade Rd S  
Ottawa, ON K2E 7J5

Dear Dan Arnott:

**RE: Freedom of Information and Protection of Privacy Act Request**  
**Our File #: A-2013-01876, Your Reference #: PE2979**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 564 Industrial Avenue, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

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

• Search Time 1 hour @ \$30/hour	\$ 30.00
• Copying 9 pages @ \$0.20/page	\$ 1.80
• Delivery	3.00
• <b>Total</b>	<b>\$ 34.80</b>
• Deposit Received	- 30.00
• <b>BALANCE WAIVED (NOT REQUIRED)</b>	<b>\$ 4.80</b>

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, **please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$60.00.** Credit card forms are available on the Ministry's website (<http://www.ene.gov.on.ca>) under the heading "About the Ministry". Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

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

If you have any questions regarding this matter, please contact Karen Dias at (416) 314-6129.

Yours truly,



Heidi Ritscher  
FOI Manager

Attachments



## OCCURENCE REPORT

Ministry of the  
**Environment**

Location of Occurrence:  
OTTAWA CITY  
564 INDUSTRIAL AVENUE OTTAWA, ONTARIO

Reg: 4 Dist: OT Municipality: 20101

Entered: ORIS No.  
9040200670

Received By:  
ANNEMARIE COTE

Occurrence Type: Subtype:  
C 99

Work Plan:

Reported By: EMMANUEL MBENOUN  
MINISTRY OF THE ENVIRONMENT

Telephone No. Alternate No.  
613-521-3450 x - - x

Address:  
2435 HOLLY LANE  
OTTAWA, ONTARIO  
Postal Code: K1V 7P2  
Syn: REG 309 VIOLATION

Brief Summary:

Source:  
FORWARD INDUSTRIAL EQUIPMENT

Sector: OT Source: SD SIC:

UTM:  
N: ☐ E: ☐ Zone: ☐

Abstracts: Diaries:

Batch: t. E. B. No.  
0

Occurrence Date: 1990/08/15

Occurrence Time:

Report to MOE : 1990/08/15 :

MOE at Scene: :

Assigned To: REG DOYLE

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

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

Followup Action: X Abatement IEB Other  
BF Date:

File Closed: X Abatement: IEB Other  
Suspected Violation:

Report Prepared By: Date: IEB Investigator: IEB BF Date  
REG DOYLE

Approving Officer Date: Reviewing Officer: Date  
GEORGE CLARKE 16/07/92

Specify number(s) for routing Original ☐ ☐ ☐ ☐ ☐ ☐ Continued ☐ Yes

Specify number(s) for copy distribution ☐ ☐ ☐ ☐ ☐ ☐

1. Investigator/E.O. 2. D. O. /File 3. SAC (Initial spills)  
4. Reg. Dir. / \_\_\_\_\_ Mgr. 5. IEB Reg. Spv 6. IEB H.O./file

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

SAC Action Class: 1: 2:

Material 1:  
Amount:  
Material 2:  
Amount:  
Material 3:  
Amount:  
Cause: .....

Code :  
UN No.:  
Code :  
UN No.:  
Code :  
UN No.:  
Code. . :



Reason. .... :

Person in Control:

Owner. .... :

Agencies Involved .... :

Clean up and Restoration Carried out by:

☒ [v] Controller

☒ [v] Owner

☐ [N] Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒ [v]

Regulation 362 ☒ [v]

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code. . . :

Waste GenNum :

Waste GenNum :

Code. . . :

Code. . . :

Code. . . :

Code. . . :

Code. . . :



## OCCURENCE REPORT

Ministry of the  
**Environment**

**Location of Occurrence:**  
OTTAWA CITY  
564 INDUSTRIAL AVE. OTTAWA

**Reg:** 4 Dist: OT Municipality: 20101

**Entered:** ORIS No.  
9040200646

**Received By:**  
NANCY BOON

**Occurrence Type:** Subtype:  
C 99

**Work Plan:**

**Reported By:**

**Telephone No.** Alternate No.  
613-521-3450 x - - x

**Address:**

**Postal Code:**

**Syn:** 90 DAY STORAGE REPORT REQUIRED

**Brief Summary:**

**Source:**  
FORWARD INDUSTRIAL EQUIPMENT

**Sector:** OT Source: SD SIC:

**UTM:**

**N:** ☐ **E:** ☐ **Zone:** ☐

**Abstracts:** **Diarles:**

**Batch:** I. E. B. No.  
0

**Occurrence Date:** 1990/08/15

**Occurrence Time:**

**Report to MOE :** 1990/08/15 :

**MOE at Scene:** :

**Assigned To:** REG DOYLE

**ERP Contacted:**

**Callout:** ☐ **NSP:** ☐

**ERP Name:**

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

**Followup Action:** X Abatement IEB Other

**BF Date:**

CLOSED

**File Closed:** X Abatement IEB Other

**Suspected Violation:**

**Report Prepared By:**

REG DOYLE

**Date:**  
28/08/90

**IEB Investigator:**

**IEB BF Date**

**Approving Officer**

GEORGE CLARKE

**Date:**  
16/07/92

**Reviewing Officer:**

**Date**

**Specify number(s) for routing Original**

☐ ☐ ☐ ☐ ☐ ☐

**Specify number(s) for copy distribution**

☐ ☐ ☐ ☐ ☐ ☐ ☐

**Continued** ☐ **Yes**

**1. Investigator/E.O.**

**2. D. O. /File**

**3. SAC (Initial spills)**

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

**5. IEB Reg. Spv**

**6. IEB H.O./file**

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

**SAC Action Class:** 1: 2:

**Material 1:**

**Amount:**

**Material 2:**

**Amount:**

**Material 3:**

**Amount:**

**Cause. ....:**

**Code :**

**UN No.:**

**Code :**

**UN No.:**

**Code :**

**UN No.:**

**Code. . :**

Reason.....:

Person in Control:

Owner.....:

Agencies Involved.....:

Clean up and Restoration Carried out by:

☒ Controller

☒ Owner

☐ Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒

Regulation 362 ☒

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code...:

Waste GenNum :

Waste GenNum :

Code...:

Code...:

Code...:

Code...:

Code...:



## OCCURENCE REPORT

Ministry of the  
**Environment**

Location of Occurrence:  
OTTAWA CITY  
564 INDUSTRIAL AVENUE

Reg: 4 Dist: OT Municipality: 20101

Source:  
J R BRISSON EQUIPMENT  
564 INDUSTRIAL AVE OTTAWA  
Sector: SI Source: SS SIC:

UTM:  
N: ☐ E: ☐ Zone: ☐

Entered: ORIS No.  
1996/10/04 15:47 9640001638

Abstracts: Diaries:  
0 2

Received By: TOR RUSTAD  
Batch: 2241 I. E. B. No.

Occurrence Type: Subtype:  
N 01

Occurrence Date:

Work Plan: 18

Occurrence Time:

Reported By: JUDY  
LACOMBE WASTE OIL

Report to MOE : 1996/10/03 10:15

MOE at Scene: 96/10/03 10:15

Telephone No. Alternate No.  
613-822-2082 x x

Assigned To: TOR RUSTAD

Address:  
5573 POWER ROAD  
GLOUCESTER  
Postal Code: K1G 3N2

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

Syn: JR BRISSON EQUIPMENT- ISSUED EMERGENCY NUMBER

### Brief Summary:

CALLER WAS ISSUED AN EMERGENCY NUMBER FOR THE REMOVAL OF WASTE CRANKCASE OIL, WASTE GLYCOL AND WASTE DIESEL FUEL. MANIFEST CC98345-2 WAS USED. COMPANY IS BEING SENT A REGISTRATION PACKAGE.  
96/1126: J.R. BRISSON REGISTERED FOR WASTE GLYCOL, WASTE CRANKCASE OIL AND WASTE DIESEL FUEL.

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

Followup Action: Abatement IEB Other

BF Date:

NO FURTHER ACTION REQUIRED.

File Closed: X Abatement: IEB Other

Suspected Violation:

Report Prepared By: Date: IEB Investigator: IEB BF Date  
TOR RUSTAD 26/11/96

Approving Officer Date: Reviewing Officer: Date  
GEORGE CLARKE 28/11/96

Specify number(s) for routing Original ☐ ☐ ☐ ☐ ☐ ☐

Continued ☐ Yes

Specify number(s) for copy distribution ☐ ☐ ☐ ☐ ☐ ☐

1. Investigator/E.O. 2. D. O. /File 3. SAC (Initial spills)  
4. Reg. Dir. / \_\_\_\_\_ Mgr. 5. IEB Reg. Spv 6. IEB H.O./file

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

SAC Action Class: 1: 2:

Material 1: MOTOR OIL  
Amount : 205 LTR  
Material 2: ETHYLENE GLYCOL (ANTIFREEZE)  
Amount : 615 LTR  
Material 3:  
Amount :

Code : 14  
UN No.:  
Code : 27  
UN No.:  
Code :  
UN No.:

Cause.....:

Reason.....:

Person in Control:

Owner.....:

Agencies Involved.....:

Clean up and Restoration Carried out by:

☒ Controller

☒ Owner

☐ Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X ☒

Regulation 362 ☒

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code..:

Code..:

Waste GenNum :

Waste GenNum :

Code..:

Code..:

Code..:

Code..:

Code..:

Ministry of  
Environment  
and Energy

135 St. Clair Avenue West  
Toronto ON M4V 1P5

Ministère de  
l'Environnement  
et de l'Énergie

135, avenue St. Clair ouest  
Toronto ON M4V 1P5



Ontario

November 12, 1996

J.R. BRISSON EQUIPMENT LTD.  
564 INDUSTRIAL AVENUE  
OTTAWA, ONT  
K1G 0Y9

Attention: MR. ROGER MCALLISTER

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration Report dated **October 10, 1996**. The Generator Registration Number assigned to your company is:

**ON1432000**

for the site located at:

**564 INDUSTRIAL AVENUE  
OTTAWA, ONT**

A list of acknowledged waste number(s) is attached as Schedule "A". The format of this schedule has been modified since July 1993. A waste number now appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

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

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



It is important to note that under Subsection 18(4) of Regulation 347, a supplementary Generator Registration Report must be submitted to the Ministry within 15 days for any of the following reasons:

1. if the name, address or telephone number of your company or generating site changes, or
2. if there is a significant change in the description, the waste number, or the physical or chemical characteristics of your registered waste(s), or
3. if you generate a hazardous or liquid industrial waste that has not been registered with the Ministry, even if its waste number is already listed on Schedule "A".

Your Generator Registration Report has been forwarded to the District Office of this Ministry that is closest to your generating site. Staff of the District Office conduct post-registration audits and may contact you for additional information or may visit your site.

Should you have any questions concerning generator registration or manifesting requirements, please contact the appropriate District Office of the Ministry.

Toronto	(416)326-6700	Owen Sound	(519)371-2901
Halton-peel	(905)637-4150	Sarnia	(519)336-4030
York-Durham	(905)427-5600	Windsor	(519)254-2546
Hamilton	(905)521-7650	Sudbury	(705)675-4501
Cambridge	(519)622-8121	North Bay	(705)476-1001
Welland	(905)732-0816	Gravenhurst	(705)687-6647
Kingston	(613)549-4000	Barrie	(705)726-1730
Cornwall	(613)933-7402	Thunder Bay	(807)475-1315
Ottawa	(613)521-3450	Kenora	(807)468-2718
Peterborough	(705)743-2972	Sault Ste. Marie	(705)949-4640
London	(519)661-2200	Timmins	(705)268-3222



Director  
Regulation 347, R.R.O., 1990  
Environmental Protection Act

### SCHEDULE "A"

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

J.R. BRISSON EQUIPMENT LTD.

564 INDUSTRIAL AVENUE  
OTTAWA, ONT

identified by Generator Registration Number ON1432000, dated in Toronto, November 12, 1996.

<u>WASTE STREAM</u>	<u>WASTE NUMBER</u>
1. ALIPHATIC SOLVENTS	212L
2. PETROLEUM DISTILLATES	213I
3. LIGHT FUELS	221L
4. WASTE OILS & LUBRICANTS	252L

---- End of List ----







File Number: C10-01-13-0069

April 24, 2013

Dan Arnott,  
Paterson Group  
154 Colonnade Road  
Ottawa, ON.  
K2E 7J5

*Sent via email [DArnott@patersongroup.ca]*

Dear Dan,

**Re: Information Request**  
564 Industrial Avenue, Ottawa, Ontario ("Subject Property")

**Internal Department Circulation**

The Environmental Services Department has the following information in response to your request for information regarding the Subject Property.

- The subject property is within 500m of 3 waste management facilities located at: 2628 Glenfield Drive, 2811 Sheffield Road and 2475 Sheffield Road.

The City Clerk and Solicitor Department has the following information in response to your request for information regarding the Subject Property.

- For file C10-01-13-0069 (564 Industrial Avenue) there is a registered Site Plan Control Agreement, dated May 7, 1986 between Forward Industrial Equipment Inc. and The Corporation of the City of Ottawa, registered May 26, 1986. There is no environmental information in this Agreement.

**Search of Historical Land Use Inventory**

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

A search of the HLUI database revealed the following information:

*Shaping our future together  
Ensemble, formons notre avenir*

City of Ottawa  
Infrastructure Services and Community  
Sustainability Department  
Planning and Growth Management Branch

110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1  
Tel: (613) 580-2424 ext. 14743  
Fax: (613) 560-6006  
www.ottawa.ca

Ville d'Ottawa  
Services d'infrastructure et Viabilité des  
collectivités  
Direction de l'approbation des demandes  
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage  
Ottawa (Ontario) K1P 1J1  
Tél.: (613) 580-2424 ext. 14743  
Télé.: (613) 560-6006  
www.ottawa.ca

- There are 3 activities associated with the Subject Property: Activity Number 13316, 15048 and 7185.

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

- There are 12 activities associated with properties located within 50m of the Subject Property: Activity Number 12730, 1992, 7300, 3541, 7278, 876, 4203, 1534, 3539, 14136, 2959 and 7198.

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

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

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

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

If you have any further questions or comments, please contact Alejandra Garavito at 613-580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

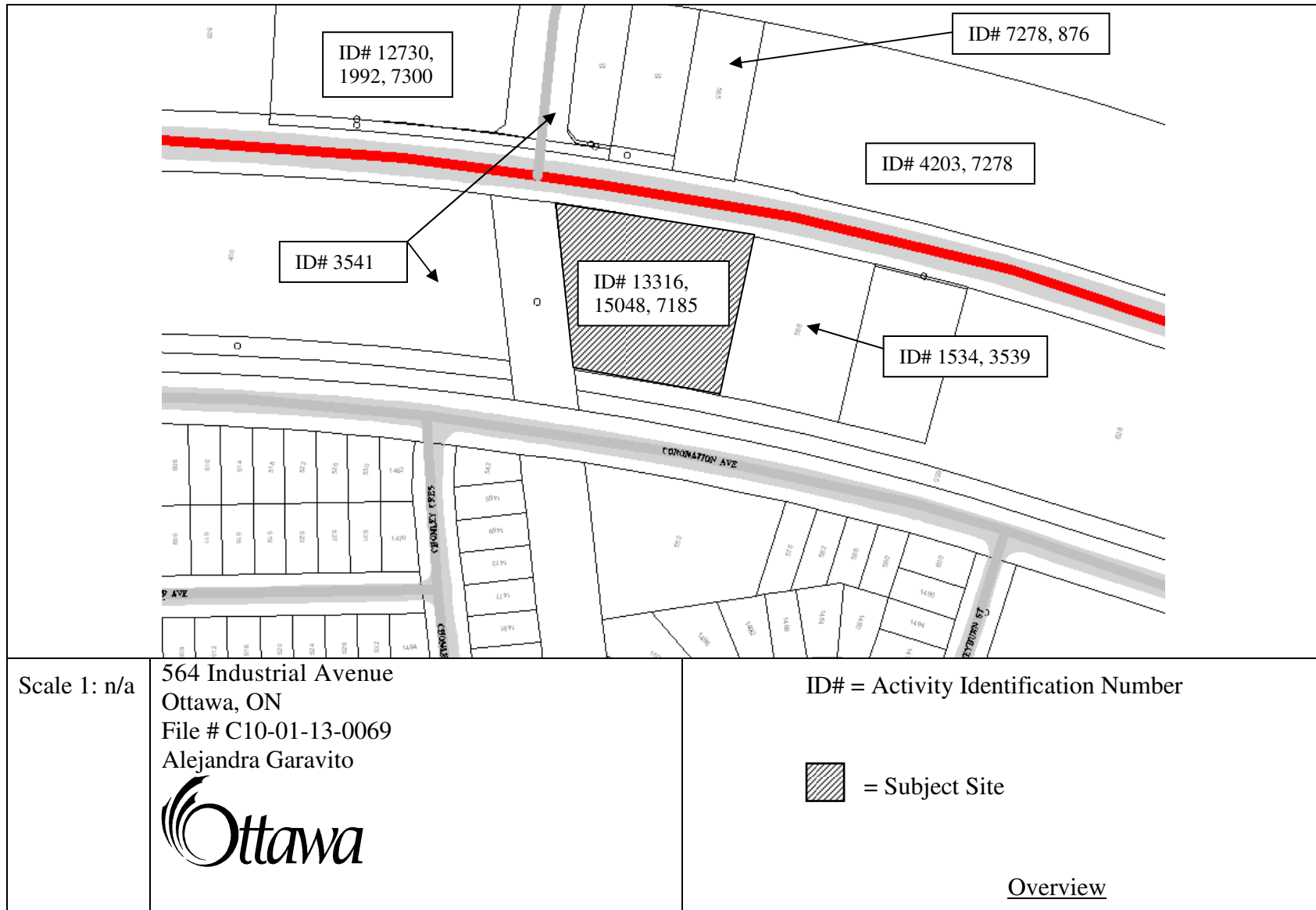
Sincerely,



David Wise  
Program Manager, Development Review  
Development Review (Suburban Services)  
Infrastructure Services and Community Sustainability

Attach: 17

File no. C10-01-13-0069



**CITY OF OTTAWA**

HLUI ID: \_\_679ACT

AREA (Square Metres): 7542.579

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:27

**Study Year**

2005

1998

**PIN**

042560559

042560241

**Multi-NAIC**

N

Y

**Multiple Activities**

N

Y

Activity ID: 12730 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042560559

Name: SEWER-MATIC DRAIN SERVICE LIMITED

Address: 515 INDUSTRIAL AVENUE, OTTAWA

Facility Type: Other Utility Industries n.e.c.

Comments 1:

Comments 2:

Generator Number: ON1732703

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

**NAICS SIC**

562210 0

**Company Name**

SEWER-MATIC DRAIN SERVICE LIMITED

**Year of Operation**

c. 2003

**CITY OF OTTAWA**

HLUI ID: \_\_679ACT

AREA (Square Metres): 7542.579

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:27

**Study Year**

2005

1998

**PIN**

042560559

042560241

**Multi-NAIC**

N

Y

**Multiple Activities**

N

Y

Activity ID: 1992

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 4168

Related PINS: 042560241

Name: CAN AUTO TRANS

Address: 515 INDUSTRIAL AVENUE, OTTAWA

Facility Type: Motor Vehicle Repair Shops

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: SC98

HL References 2:

HL References 3:

**NAICS****SIC**

811119 635

811112 635

811121 635

**Company Name**

Can Auto Trans

**Year of Operation**

c. 1998



CITY OF OTTAWA  
HLUI ID: \_\_679ACT  
AREA (Square Metres): 7542.579

Report: RPTC\_OT\_DEV0122  
Run On: 17 Apr 2013 at: 09:23:27

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	042560559	N	N
1998	042560241	Y	Y

---

Activity ID: 7300 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 537  
Related PINS: 042560241  
Name: INTERNATIONAL HARVESTER CO.OF CANADA LIMITED  
Address: 515 INDUSTRIAL AVENUE, OTTAWA  
Facility Type: Motor Vehicles, Wholesale  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks:  
HL References 1: FIP1963-606/2-60700,vol6. M.1960, M.1965, M.1970, M.1980  
HL References 2:  
HL References 3:

NAICS	SIC
811310	551
415120	551
415190	551
415110	551
811111	551

Company Name	Year of Operation
International Harvester Co.of Canada Ltd.	c. 1963
Matheson International Trucks Ltd.	c. 1970-1980



CITY OF OTTAWA

HLUI ID: \_\_670ITY

AREA (Square Metres): 115816.400

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:37

**Study Year**

1998

**PIN**

042560251

**Multi-NAIC**

Y

**Multiple Activities**

Y

Activity ID: 14136

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 2249

Related PINS: 042560251

Name: TOP VALUE GASMART

Address: 450 INDUSTRIAL AVENUE, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1960, M.1970, M.1980

HL References 2:

HL References 3:

**NAICS SIC**

447190 633

811199 633

447110 633

**Company Name**

Top Value Gasmart

**Year of Operation**

c. 1970-1980



**CITY OF OTTAWA**

HLUI ID: \_\_670ITY

AREA (Square Metres): 115816.400

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:37

Study Year  
1998PIN  
042560251Multi-NAIC  
YMultiple Activities  
Y

Activity ID: 2959 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 5377  
Related PINS: 042560251  
Name: CAPITAL CITY TRANSPORT LIMITED  
Address: 530 INDUSTRIAL AVENUE,  
Facility Type: Truck Transport Industries  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks: 1 UST - fuel oil - 1 UST - gas  
HL References 1: FIP1956-606-1-60600,vol 6; FIP1963-606-2-60600,vol 6, M.1963; PID1994  
HL References 2:  
HL References 3: 2005 Select Phone

NAICS	SIC
484223	456
484233	456
484222	456
484110	456
484232	456
484232	0
493120	479
484121	0
484239	0
484233	0
484231	456
484121	456
484221	456
484231	0
484239	456
493190	479
562110	456
484122	456
484122	0
484229	456
488490	456
493130	479

**Company Name**

Capital City Transport Loeb Inc.

M. Loeb Ltd.

CAPITAL CITY TRANSPORT LIMITED

**Year of Operation**

c. 1994

c. 1963-1994

c. 2005



CITY OF OTTAWA

HLUI ID: \_\_670ITY

AREA (Square Metres): 115816.400

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:37

**Study Year**  
1998

**PIN**  
042560251

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 7198 **Multiple PINS:** N

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

**Related PINS:** 042560251

**Name:** J & P TASSE ENTERPRISES

**Address:** 400 INDUSTRIAL AVENUE, OTTAWA

**Facility Type:** Interior and Finishing Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

**NAICS** **SIC**

238320 0

**Company Name**

J & P TASSE ENTERPRISES

**Year of Operation**

c. 2001

**CITY OF OTTAWA**

HLUI ID: \_\_679F9P

AREA (Square Metres): 3062.393

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:47

**Study Year**  
1998**PIN**  
042560240**Multi-NAIC**  
Y**Multiple Activities**  
N

---

**Activity ID:** 3541                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :** 2808  
**Related PINS:** 042560240  
**Name:** CHRISTIE BISCUITS CO. LIMITED  
**Address:** 549 INDUSTRIAL AVENUE, OTTAWA  
**Facility Type:** Bakery Products Industries  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1980  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
311821	107
311814	107
311830	107

**Company Name**

Christie Biscuits Co. Ltd.

**Year of Operation**

c. 1960-1970

**CITY OF OTTAWA**

HLUI ID: \_\_679F37

AREA (Square Metres): 2396.025

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:54

**Study Year**  
1998**PIN**  
042560237**Multi-NAIC**  
Y**Multiple Activities**  
Y

---

**Activity ID:** 7278      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 1539  
**Related PINS:** 042560236  
**Name:** IMPERIAL OIL  
**Address:** 605 INDUSTRIAL AVENUE, OTTAWA  
**Facility Type:** Petroleum Products, Wholesale  
**Comments 1:**  
**Comments 2:**  
**Generator Number:** ON1315701  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1980; FIP1963-607/1-60700,vol6. M.1965. PID1994  
**HL References 2:**  
**HL References 3:** 2000 PID

NAICS	SIC
412110	0
419120	0
454310	0
811111	551
415120	551
415190	551
412110	511
419120	511
454310	511
811310	551
415110	551

**Company Name**IMPERIAL OIL  
John Henney & Son Ltd.  
Imperial Oil  
IMPERIAL OIL**Year of Operation**c. 2003  
c. 1960  
c. 1994  
c. 2000

**CITY OF OTTAWA**

HLUI ID: \_\_679F37

AREA (Square Metres): 2396.025

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:23:54

Study Year  
1998PIN  
042560237Multi-NAIC  
YMultiple Activities  
Y

---

Activity ID: 876 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 538  
Related PINS: 042560237  
Name: A.E. MERCER LIMITED  
Address: 573 INDUSTRIAL AVENUE, OTTAWA  
Facility Type: Industrial Chemicals Industries n.e.c.  
Comments 1: Liquid Carbonic Canadian Corp. Ltd. -Manufacturers of Carbon Dioxide Gas and Dry Ice.  
Comments 2:  
Generator Number:  
Storage Tanks: 1, above ground horizontal, contents not noted  
HL References 1: FIP1963-607/1-60700,vol6. M.1960, M.1965, M.1970, M.1980; SC98  
HL References 2:  
HL References 3:

NAICS	SIC
325189	371
325110	371
325313	371
325610	371
325181	371
325120	371
325130	371
325410	371

**Company Name**

Liquid Carbonic Canadian Corp. Ltd.  
Medox Oxygen Therapy Services  
A.E. Mercer Ltd.  
Central Oxygen Ltd.

**Year of Operation**

c. 1960-1970  
c. 1998  
c. 1963  
c. 1980-1998



CITY OF OTTAWA

HLUI ID: \_\_679G6F

AREA (Square Metres): 14477.369

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:24:01

**Study Year**  
1998

**PIN**  
042560236

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 4203                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :**  
**Related PINS:** 042560236  
**Name:** DAVE LOWE HEATING & COOLING LIMITED  
**Address:** 605 INDUSTRIAL AVENUE, OTTAWA  
**Facility Type:** Plumbing, Heating and Air Conditioning, Mechanical Work  
**Comments 1:**  
**Comments 2:**  
**Generator Number:** ON7826977  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2003 PID

**NAICS**              **SIC**  
238220              0

<b>Company Name</b>	<b>Year of Operation</b>
ESSO HOME COMFORT	c. 2001
DAVE LOWE HEATING & COOLING LIMITED	c. 2003

**CITY OF OTTAWA**

HLUI ID: \_\_679G6F

AREA (Square Metres): 14477.369

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:24:01

Study Year  
1998PIN  
042560236Multi-NAIC  
YMultiple Activities  
Y

Activity ID: 7278 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 1539  
Related PINS: 042560236  
Name: IMPERIAL OIL  
Address: 605 INDUSTRIAL AVENUE, OTTAWA  
Facility Type: Petroleum Products, Wholesale  
Comments 1:  
Comments 2:  
Generator Number: ON1315701  
Storage Tanks:  
HL References 1: M.1960, M.1970, M.1980; FIP1963-607/1-60700,vol6. M.1965. PID1994  
HL References 2:  
HL References 3: 2000 PID

NAICS	SIC
412110	0
419120	0
454310	0
811111	551
415120	551
415190	551
412110	511
419120	511
454310	511
811310	551
415110	551

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

IMPERIAL OIL	c. 2003
John Henney & Son Ltd.	c. 1960
Imperial Oil	c. 1994
IMPERIAL OIL	c. 2000



CITY OF OTTAWA  
HLUI ID: \_\_670HFG  
AREA (Square Metres): 6400.255

Report: RPTC\_OT\_DEV0122  
Run On: 17 Apr 2013 at: 09:24:08

**Study Year**  
1998

**PIN**  
042560253

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 13316      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 2806  
**Related PINS:** 042560253  
**Name:** SUPERIOR SANITATION SERVICES  
**Address:** 564 INDUSTRIAL AVENUE, OTTAWA  
**Facility Type:** Other Utility Industries n.e.c.  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1980  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
221330	499
562990	499
562920	499
221320	499
562210	499

Company Name	Year of Operation
Superior Sanitation Services	c. 1980
Capital Sanitation Ltd.	c. 1970
Ottawa Sanitation Services Ltd. Works Department	c. 1970





CITY OF OTTAWA

HLUI ID: \_\_670HFG

AREA (Square Metres): 6400.255

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:24:08

Study Year  
1998

PIN  
042560253

Multi-NAIC  
Y

Multiple Activities  
Y

---

Activity ID: 15048 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 540  
Related PINS: 042560253  
Name: Max Koffman Truck Rentals Ltd.  
Address: 564 INDUSTRIAL AVE, OTTAWA  
Facility Type: Garage  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks: 1, underground, contents not noted  
HL References 1: FIP1963-607/1-60600,vol6. M.1965,  
HL References 2:  
HL References 3:

NAICS	SIC
0	992

Company Name

Max Koffman Truck Rentals Ltd.

Year of Operation

c. 1963



CITY OF OTTAWA  
HLUI ID: \_\_670HFG  
AREA (Square Metres): 6400.255

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:24:08

Study Year  
1998

PIN  
042560253

Multi-NAIC  
Y

Multiple Activities  
Y

---

Activity ID: 7185 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) :  
Related PINS: 042560253  
Name: J.R. BRISSON EQUIPMENT LIMITED  
Address: 564 INDUSTRIAL AVENUE, OTTAWA  
Facility Type: Machinery and Equipment Rental and Leasing Service  
Comments 1:  
Comments 2:  
Generator Number: ON1432000  
Storage Tanks:  
HL References 1:  
HL References 2:  
HL References 3: 2000 PID

NAICS	SIC
417210	0
417220	0
532490	0

Company Name	Year of Operation
J.R. BRISSON EQUIPMENT LIMITED	c. 2000
J.R. BRISSON EQUIPMENT LIMITED	c. 2005



CITY OF OTTAWA

HLUI ID: \_\_679BNR

AREA (Square Metres): 4623.834

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2013 at: 09:24:15

**Study Year**  
2005

**PIN**  
042560254

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 1534 **Multiple PINS:** N

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

**Related PINS:** 042560254

**Name:** BELL MOBILITY

**Address:** 570 INDUSTRIAL AVENUE, OTTAWA

**Facility Type:** Telecommunication Carriers Industry

**Comments 1:**

**Comments 2:**

**Generator Number:** ON1347219

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2003 PID

**NAICS** **SIC**

517110 0

**Company Name**

BELL MOBILITY

**Year of Operation**

c. 2003



CITY OF OTTAWA  
HLUI ID: \_\_679BNR  
AREA (Square Metres): 4623.834

Report: RPTC\_OT\_DEV0122  
Run On: 17 Apr 2013 at: 09:24:15

Study Year 2005	PIN 042560254	Multi-NAIC Y	Multiple Activities Y
--------------------	------------------	-----------------	--------------------------

Activity ID: 3539 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) :  
Related PINS: 042560254  
Name: CHRISTIE & WALTHER COMMUNICATIONS  
Address: 570 INDUSTRIAL AVENUE, OTTAWA  
Facility Type: Communication and Other Electronic Equipment Industries  
Comments 1:  
Comments 2:  
Generator Number: ON1960330  
Storage Tanks:  
HL References 1:  
HL References 2:  
HL References 3: 2003 PID

NAICS	SIC
334220	0
417320	0

Company Name	Year of Operation
CHRISTIE & WALTHER COMMUNICATIONS	c. 2005
CHRISTIE & WALTHER COMMUNICATIONS	c. 2001
CHRISTIE & WALTHER COMMUNICATIONS	c. 2003

## Daniel Arnott

---

**From:** Daniel Arnott  
**Sent:** April-10-13 1:01 PM  
**To:** 'Public Information Services'  
**Subject:** RE: Environmental Assessment Information Search Request  
**Attachments:** TSSA Authorization.pdf

Hello Sarah:

I would like to order these records. PDF format is fine. Credit card authorization is attached.

Best,  
Dan

---

**From:** [squibell@tssa.org](mailto:squibell@tssa.org) [<mailto:squibell@tssa.org>] **On Behalf Of** Public Information Services  
**Sent:** April-08-13 3:44 PM  
**To:** Daniel Arnott  
**Subject:** Re: Environmental Assessment Information Search Request

Hi Daniel,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record.

605 Industrial Ave, Ottawa has record of an expired bulk plant.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail ([publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,

Sarah

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY  
"Putting Public Safety First"  
14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, ON M8X 2X4

[www.tssa.org](http://www.tssa.org)

Toll-Free: 1-877-682-8772

On Mon, Apr 8, 2013 at 2:54 PM, Daniel Arnott <[DArnott@patersongroup.ca](mailto:DArnott@patersongroup.ca)> wrote:

Good afternoon,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills, or other incidents/infractions at the following ten (10) properties in Ottawa, Ontario:

400 Industrial Avenue

490 Industrial Avenue

500 Industrial Avenue

505 Industrial Avenue

564 Industrial Avenue

565 Industrial Avenue

588 Industrial Avenue

605 Industrial Avenue

55 Trainyards Drive

500 Terminal Avenue

Thank you very much for your time.

**Daniel J. Arnott, P.Eng.**

**patersongroup**

154 Colonnade Road

Ottawa, Ontario

K2E 7J5

[\(613\) 226-7381](tel:6132267381)

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



14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, Ontario  
Canada M8X 2X4  
Tel.: 416.734.3300  
Fax: 416.231.1626  
Toll Free: 1.877.682.8772

[www.tssa.org](http://www.tssa.org)

**Administration and  
Customer Services**

**Tel: (416) 734-3570  
Fax: (416) 734-3568**

**11 April 2013  
File No: FS 41894**

Daniel Arnott  
PATERSON GROUP  
154 Colonnade Road  
OTTAWA ON K2E 7J5

Dear Sir:

**RE: 605 Industrial Avenue, Ottawa, Ontario**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

Enclosed are computerised screen prints showing an expired bulk plant located at the above address. Copies of the inspection reports and incident reports are also enclosed.

After a search of our files, TSSA has no record of any further outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

This is all the information the Fuels Safety Division has at this time regarding the above address.

***It should be noted that 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. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Yours truly,

  
Prem Lal  
Coordinator Public Information Services





## Installed Base



Navigator



Favorites

[Home](#) [Profile](#) [Sign Out](#) [Help](#)

## Item Instances

[Item Instances](#) | [Transactions](#) | [Systems](#)

## General

[Additional Attributes](#)[Assets](#)[Party Relationships](#)[Quick Find](#) [Item Instance](#)[Go](#)[Advanced Search](#)

Logged In As SQUIBELL

## Item Instance Details

[Owner](#)[Parties](#)[Accounts](#)[Contacts](#)[Summary](#)[Pricing](#)[Counters](#)[Contracts](#)[Notes](#)[Transactions](#)[Service Requests](#)[Repair Orders](#)[History](#)[Operating Units](#)[Configuration](#)

Item Instance: 10039060

Item: FS BULK PLANT (MEDIUM)

Item Description: FS Bulk Plant (Medium)

## General Attributes

Organization Name TSSA Item Master

Last Version Label 1

Revision

System

[Go](#)

Item Instance Type

Operational Status Not Used

Status EXPIRED

Quantity 1

Start Date 02-JAN-1989

Shipped On Date

End Date 20-NOV-1992

Return By Date

Actual Return Date

Instance Name

Version Label Date 02-JAN-1989 0:00

New Version Label

External Reference

Accounting Classification Customer Product

Lot Number : not lot-controlled

Condition

UOM Each

Start Time 0:00

Shipped On Time

End Time 0:00

Return By Time

Actual Return Time

\* Indicates required field.

Time format is HH24:MM

Note: You do not have permission to make updates in this page.

☒ Creation  
☐ Completed

## Owner

Party Type Party

IMPERIAL OIL LTD

Party Name: ATTN AUDREY  
STURGE

Party Number: 193643

Account Number: 87681

Account Name IMPERIAL OIL LTD ATTN  
AUDREY STURGE

## Current Location

\* Type Party Site

[Go](#)

Party Name

IMPERIAL OIL LTD

[Go](#)

Party Number

193643

[Go](#)

\*Line 1

605 INDUSTRIAL A'

[Go](#)

Site Number

195437

[Go](#)Address 605 INDUSTRIAL AVE  
OTTAWA, K1G 0Z1, CA

## Installed At

Installed Date 02-JAN-1989






Installed Time 0:00

Time format is HH24:MM

Change in installed date does not change contract date.

Type

[Go](#)

<b>Order</b>	
Sales Order Number	Sales Order Date
Sales Order Line	
Purchase Order Number	Agreement Name
<b>Item Flags</b>	
<input checked="" type="checkbox"/> BOM Enabled	
<input checked="" type="checkbox"/> IB Trackable	<input type="checkbox"/> Inventory Trackable
<input checked="" type="checkbox"/> Sellable	<input type="checkbox"/> Shippable
<b>Item Views</b>	
<input type="checkbox"/> Merchant	<input checked="" type="checkbox"/> Customer
<b>Descriptive Flexfields</b>	
Context Value	FS Facility 
Select Context Value and click 'Go' to show relevant fields.	
Facility Type 2	<input type="text"/> 
Facility Type 3	<input type="text"/> 
Total Capacity - Liquid Fuel Tanks (L)	<input type="text"/>
Total Capacity - Propane Tank s (USWG)	<input type="text"/>
* Previous Facility Type	<input type="text"/> 
Previous Instance Number	<input type="text"/> 

[Item Instances](#) [Home](#) [Profile](#) [Sign Out](#) [Help](#)

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Ministry of  
Consumer and  
Commercial Relations  
Ministère de  
la Consommation  
et du Commerce

Technical  
Standards  
Division  
Division des  
normes  
techniques

Inspectio  
Enforcement  
Branch  
Direction de l'inspection  
et de l'application  
des mesures législatives

Inspector's Report  
Rapport de l'inspecteur/inspectrice  
FUELS SAFETY BRANCH  
Part A/Partie A

Report #/N° de rapport :

D- 26479

Location Inspected/Lieu inspecté <i>Home Comfort Canada ESSO</i>		Owner's Name / Nom du/de la propriétaire <i>JOHN J. JONES</i>	
Address/Adresse <i>605 INDUSTRIAL AVE</i>		Address/Adresse	
City/town/Ville <i>OTTAWA ONT</i>		City/town/Ville	
Postal Code/Code postal <i>K1G-3K4</i>	Tel.No./N° de tél. <i>613-738-4016</i>	Postal Code/Code postal	Tel.No. /N° de tél.
Operator's Name/Nom de la personne responsable <i>LORNE McCAMBLEY</i>		Fuel Supplier/Fournisseur de combustible <i>CITY/VILLE</i>	
Licence #/N° de permis			

Contractor/Entrepreneur	Registration #/N° d'inscription
-------------------------	---------------------------------

OPERATION/ACTIVITÉ <i>80</i>	SUB TYPE/ SOUS-TYPE	LOC TYPE/ TYPE DE LIEU <i>GR</i>	POP DENS/ DENS. DE POP. <i>01</i>	FUEL/ COMBUSTIBLE <i>FO</i>	CLASS/ CATÉGORIE <i>02</i>	REASON/ RAISON <i>16</i>	TRIGGER/ MOTIVÉ PAR : <i>06</i>
ACTION/ MESURES PRISES	ACT/LOI <i>ENERGY</i>	REG/RÈGLEMENT <i>329/90</i>	DURATION/ DURÉE	BILLABLE/ À FACTURER	TRAVEL/ DÉPLACEMENT	BILL FACTURER <i>N</i>	Y/N (O/N)
DAMAGE/ DOMMAGES	OCC RATE/ GRAV. DE L'ACC.	CAUSE/CAUSE	CON FACT/ FACT. CONTR.	OCC DATE/ DATE DE L'ACC.	OCC TIME/ HEURE DE L'ACC.	MANDATED MANDAT	Y/N (O/N)
FIELD 1/ DOMAINE 1	CALL/ INTERVENTION <i>01</i>	CONSULT CONSULT. <i>Y</i>	Y/N (O/N)	SITE REM REMÉDIER <i>Y</i>	Y/N (O/N)	F/U REQ'D? SUIVI REQUIS?	Y/N (O/N)

Comments/Remarques  
*ON SITE INVESTIGATION OF TANK REMOVAL AND CONTAMINATION BY MEDIA MR. DAVIN ROGERS 613-596-3565- NO TANK BEING REMOVED OR CONTAMINATION / TRANSMISSION LINE BEING SHUT DOWN AND NEW TANK BEING INSTALLED FOR CUSTOMER.*

Equipment/Appliance/Component / Matériel/Appareil/Composant		Equipment/Appliance/Component / Matériel/Appareil/Composant	
Type/Type	Code/Code	Type/Type	Code/Code
Description/Description		Description/Description	
Manufacturer/Fabricant		Manufacturer/Fabricant	
Model/Modèle	Serial #/N° de série	Model/Modèle	Serial #/N° de série
Material/Matériau		Material/Matériau	
Corrosion Protection/Protection contre la corrosion		Corrosion Protection/Protection contre la corrosion	
Fuel Input Rating/Débit de combustible		Fuel Input Rating/Débit de combustible	
Capacity/Capacité		Capacity/Capacité	
Installation Date/Date d'installation		Installation Date/Date d'installation	
Manufacture Date/Date de fabrication		Manufacture Date/Date de fabrication	
Supply Pressure/ Pression d'alimentation	Manifold Pressure/ Pression d'admission	Supply Pressure/ Pression d'alimentation	Manifold Pressure/ Pression d'admission

Client's Signature / Signature du client/de la cliente	Inspector's Name / Nom de l'inspecteur/inspectrice <i>Richard Roberts</i>	Badge #/N° d'insigne <i>029</i>
	Date of Inspection/ Date de l'inspection	Y/A M/M D/J <i>96/05/2</i>

**Imperial Oil Limited  
Products Division**



90 Wynford Drive  
Don Mills, Ontario  
Canada M3C 1K5

H.A. Mackow  
Manager  
Marketing Services

Marketing Department

September 30, 1993

File: 550184-GOV  
ENVIRONMENTAL STATUS  
605 INDUSTRIAL, OTTAWA

Mr. George Perrow  
Ministry of Consumer and  
Commercial Relations  
Fuels Safety Branch  
3300 Bloor St. W., 4 th Floor  
Shipp Center-West Tower  
Etobicoke, Ontario  
M8X 2X4

Dear Mr. Perrow

---

This letter is in response to your letter of August 13, 1993 -re: various sites,  
requesting information on the status of the above mentioned site.

The current status of this site is as follows:

- o- All petroleum equipment were removed.
- o- The environmental assessment and the monitoring of the removal of all petroleum equipment were performed by INTERA INFORMATION TECHNOLOGIES Ltd.
- o- The remediation plan for this site is currently under preparation.
- o- There is no off-site impact.

Tentatively, the remediation may take place in November '93. When the remediation will be completed, a copy of the environmental report will be send to your office.

The site sensitivity analysis has established the level III (low sensitivity) based on the Ontario MOEE Interim Guidelines for the Remediation of Petroleum Contamination at Operating Retail and Private Fuel Outlets in Ontario.

I trust this information will satisfy you. If you have any questions, please call me at 416-441-7864.

Yours truly,

A handwritten signature in black ink, appearing to read 'Pierre Blouin', with a stylized flourish at the end.

Pierre Blouin  
Site Remediation Specialist

attach.

cc. G. Boucher w/o attach.  
R. Hall w/o attach.  
L. E. McCambley w/o attach.



Imperial Oil  
Products Division

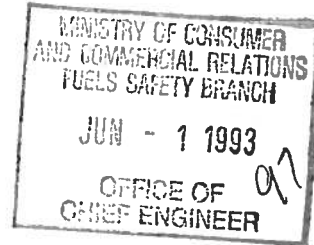
90 Wynford Drive  
Don Mills, Ontario  
Canada M3C 1K5

C.A. Monk  
Manager  
Marketing Services

Marketing Department

May 25, 1993

Ministry of Consumer & Commercial Relations  
Fuels Safety Branch  
4th Floor, West Tower  
3300 Bloor St. W.  
Toronto, Ontario M8X 2X4  
Attention: Mr. George Perrow



Dear Sir:

Re: Legislation & Regulations  
Ontario Gasoline Handling Act  
Disused Tanks

As required by Section 9 of the Gasoline Handling Act and Code, we hereby notify you of the following change in the use of underground tanks, owned by Imperial Oil:

TYPE OF OUTLET: Retail Outlet ☐ Bulk Station ☒  
Private Outlet ☐ Marina ☐

LOCATION: Address: 605 Industrial Ave.  
Municipality: Ottawa

GASOLINE HANDLING ACT OR REGISTRATION NO: \_\_\_\_\_

DESCRIPTION OF TANKS:	No.	Size	Product
	1	20,000 gal.	Furnace Fuel Oil
	2	"	"
	3	"	"
	4	"	"
	5	"	"
	6	"	"
	7	"	"

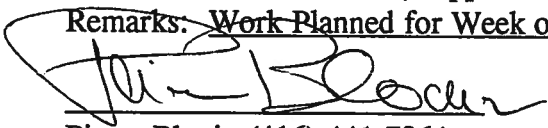
ACTION TAKEN:

Permanent Disuse:

Removed Tanks & Piping: ☒

Removed Contamination (if applicable): ☐

Remarks: Work Planned for Week of May 31, 1993

  
Pierre Blouin (416) 441-7864  
mccr.doc3

Imperial Oil



Ministry of  
Consumer and  
Commercial  
Relations

Technical  
Standards  
Division

Fuels  
Safety  
Branch

Report #

C- 008416

## Inspector's Report A

Location Inspected <i>Esso Home Center</i>	
Location Address <i>605 INDUSTRIAL AVE</i>	
City/Town <i>Ottawa</i>	Postal Code
Operator's Name <i>M. L. McCamley</i>	Tel. No.

Owner's Name	
Address	
Tel. No.	
City/Town	Postal Code

Contractor
------------

Fuel Supplier
---------------

OPERATION <i>25</i>	SUB TYPE <i>F.O</i>	LOC TYPE <i>01</i>	POP DENS <i>02</i>	FUEL <i>F.O</i>	CLASS <i>02</i>	REASON <i>05</i>	TRIGGER <i>02</i>
ACTION	ACT <i>SdA.</i>	REG <i>429/80</i>	DURATION <i>2.0</i>	BILLABLE			
DAMAGE	OCC RATE	CAUSE	CON FACT	OCC DATE	OCC TIME		
FIELD 1	<i>CALL</i> <i>02</i>						F/U REQ'D?

### Equipment/Appliance/Component

### Equipment/Appliance/Component

Type	Code
Description	
Manufacturer	
Model	Serial #
Material	
Corrosion Protection	
Fuel Input Rating	
Capacity	
Installation Date	
Manufacturer Date	
Supply Pressure	Manifold Pressure

Type	Code
Description	
Manufacturer	
Model	Serial #
Material	
Corrosion Protection <i>CU</i>	
Fuel Input Rating	
Capacity	
Installation Date	
Manufacturer Date	
Supply Pressure	Manifold Pressure

Inspector's Name <i>R. J. Moore</i>	Badge # <i>023</i>
----------------------------------------	-----------------------

09181(01/93)

Date of Inspection *21-04-93*

Head Office



Ontario

Ministry of  
Consumer and  
Commercial  
Relations

Technical  
Standards  
Division

Fuels  
Safety  
Branch

Inspector's  
Report C

Report #:

C-005416

Date: 93.04.21  
yy/mm/dd

Address ESSO HOME COMFORT. 605 INDUSTRIAL AVE. OTTAWA. M2L 1P6. M. C. CAMPBELL.

Re: PROBLEMS WITH THEIR CONTRACTORS COMPUTERIZED METER SYSTEMS  
AUTO STOP SOLENOIDS POSSIBLE MALFUNCTIONS CAUSING INEFFECTIVE  
OIL FUEL OIL VEHICLES

011

R.J. Moore

Page 1 of 1





Ministry of  
Consumer and  
Commercial  
Relations

Technical  
Standards  
Division

Fuels  
Safety  
Branch

Report #

C- 008432

## Inspector's Report A

Location Inspected	
ESSO HOME COMFORT, CARLOCK-BULK STORAGE.	
Location Address	
605 INDUSTRIAL AVE	
City/Town	Postal Code
OTTAWA	K1R-3K4
Operator's Name	Tel. No.
MR. L. McCAMBLEY	738-4016

Owner's Name	
IMPERIAL OIL LTD	
Address	
111 ST CLAIR AVE. WEST.	
City/Town	Tel. No.
TORONTO	968-4111
Postal Code	
M5W-1K3	

Contractor
CAPITAL PETROLEUM SERVICE. 15945-001

Fuel Supplier
IMPERIAL OIL. OTTAWA.

OPERATION	SUB TYPE	LOC TYPE	POP DENS	FUEL	CLASS	REASON	TRIGGER
01/2		02	01	FO(ONLY)	01	07	03
ACTION	ACT	REG	DURATION	BILLABLE			
01	QHA	439/80	3.0				
DAMAGE	OCC RATE	CAUSE	CON FACT	OCC DATE	OCC TIME		
			05		2001585		
FIELD 1	CALL						F/U REQ'D?
	01						

Equipment/Appliance/Component	
Type	Code
Description	
Manufacturer	
Model	Serial #
Material	
Corrosion Protection	
Fuel Input Rating	
Capacity	
Installation Date	
Manufacturer Date	
Supply Pressure	Manifold Pressure

Equipment/Appliance/Component	
Type	Code
Description	
Manufacturer	
Model	Serial #
Material	
Corrosion Protection	
Fuel Input Rating	
Capacity	
Installation Date	
Manufacturer Date	
Supply Pressure	Manifold Pressure

Inspector's Name	Badge #
[Signature]	827

09181(01/93)

Date of Inspection

9/06/93.

Head Office



Ministry of  
Consumer and  
Commercial  
Relations

Ministère de la  
Consommation  
et du  
Commerce

Technical Standards Division  
Division des normes techniques

Fuels Safety Branch  
Direction de la sécurité des combustibles

# Inspector's Report B Rapport d'inspection B

Report #/Rapport n°

C-008432

Date:

93 06 09  
y/a m/m d/j

00056473

Location Address/Adresse des locaux (No RR's)/(pas de R.R.) ESSO HOME COMFORT FUEL OIL CARDLOCK BULK STORAGE FARM.  
605 INDUSTRIAL AVE. OTTAWA. K1S-3K4

Issued To/Délivré à

MR. L. McCambley

Position/Fonction

OPS MGR

Your attention is requested pursuant to:

Act GASOLINE

Regulation 489/80

On attire votre attention sur les dispositions suivantes:

Loi

Règlement

Licence #/ N° de permis

Expiry/Echéance

Registration #/N° d'inscription

Expiry/Echéance

Certification #/N° d'accréditation

Expiry/Echéance

0015945001

OCT 31/93

CALL/VISITE

01

ACTION / MESURES PRISES

01

DURATION/DURÉE

3.59.15 - 0.1 2.00

BILLABLE / FACTURABLE

FIELD 1/CHAMP 1

Order #  
Ordre n°

Section  
Article

You are hereby instructed to correct the following infraction(s)  
Par les présentes, on vous ordonne de rectifier l'infraction ou les infractions suivantes

Compl Date  
Date limite

①

SEC 9(15)AB

IF APPLICABLE;  
RE: THE DECOMMISSIONING OF FUEL OIL  
LOADING SYSTEM & UNDERGROUND BULK STORAGE.  
SAME INCLUDES REMOVAL OF 7x30,000 GAL  
TANKS - PIPING - TWO LOADING ARMS & LOADING  
RACK TOGETHER WITH INTERLOCK SYSTEM.

②

SEC 9(13)CD

IN THE EVENT OF CONTAMINATED SOIL BEING  
DISCOVERED DURING ABOVE DE COMMISSIONING,  
SAME TO BE REMOVED FROM SITE

ANY CORRESPONDENCE OR REMEDIAL REPORTS  
TO BE ADDRESSED TO MR. G. PERROW F.S.B.  
TORONTO, ADDRESS ON BACK OF FORM

CONTRACTOR: CAPITAL PETROLEUM - OTTAWA  
CONSULTANT: MR LOUIS SABOURIN: INTERA  
ENVIRONMENTAL TECHNOLOGIES.

Received By: (print)/Reçu par: (lettres moulées)

LORNE M. CAMBLEY

Position/Fonction

OPERATIONS MANAGER

Signature:

L. H. Cambley

Inspector: (print)/Inspecteur(trice)(lettres moulées)

R. J. Moore

Signature:

R. J. Moore

Inspector's Badge #/N° d'insigne de l'inspecteur(trice)

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Ontario

Ministry of  
Consumer and  
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Ministère de la  
Consommation  
et du  
Commerce

Technical Standards Division  
Division des normes techniques

Fuels Safety Branch  
Direction de la sécurité des combustibles

# Inspector's Report B Rapport d'inspection B

Report #/Rapport n°

C-005432

Date:

93 - 06 - 22

y/a m/m d/j

Location Address/Adresse des locaux ESSO HOME COMFORT - CARR LACK - FUEL OIL BULK PLANT - TANK FARM.  
(No RR's)/(pas de R.R.) 605 INDUSTRIAL AVE. OTTAWA M2L 1M7

Issue To/Délivré à IMPERIAL OIL LTD. 111 ST CLAIR AVE. WEST TORONTO M5W 4K3. Position/Fonction OWNER OF FACILITY

Your attention is requested pursuant to :

On attire votre attention sur les dispositions suivantes:

Act  
Loi

Regulation

Règlement

Licence #/N° de prms

Expiry/Echéance

Registration #/N° d'inscription

Expiry/Echéance

Certification #/N° d'accréditation

Expiry/Echéance

0015945001

OCT 31/93

CALL/VISITE

03

ACTION / MESURES PRISES

DURATION/DURÉE

3.0

BILLABLE / FACTURABLE

1.5

FIELD 1/CHAMP 1

Order # Ordre n°	Section Article	You are hereby instructed to correct the following infraction(s) Par les présentes, on vous ordonne de rectifier l'infraction ou les infractions suivantes	Compl Date Date limite
		TOTAL SITE BEING RECOMMISSIONED, MET CONTRACTOR NIR D INVOY P. G. OF CAPITAL PETROLEUM - TANKAGE 3- (7X 90,000 GALS) & PIPING PLUS ALL LOADING DOCKS FAC. LITE, HAVE BEEN REMOVED, FROM EXCAVATION AREA. ONE TANK HAS BEEN UTILIZED TO STORE GROUND WATER FROM EXCAVATION, WHICH WAS CONTAMINATED DURING PROCESS OF BREAKING UP & REMOVING CONCRETE SLABS - ORIGINALLY BEHIND TANKS, SITE CLEAN UP IN PROGRESS NOT COMPLETED.	
		CONDUCTANT, LOUIS S. BOWEN INTER ENVIRONMENTAL TEST	

Received By: (print)/Reçu par: (lettres moulées)

Inspector: (print)/Inspecteur(trice)(lettres moulées)

Position/Fonction

Signature:

Signature:

Inspector's Badge #/N° d'insigne de l'inspecteur(trice):

Page

of/de

ESSO HOME COMFORT

Ottawa Home Comfort Centre

Fax. 613 526 3945

Tel. 613 738 4016

605 Industrial Avenue  
Ottawa, Ontario  
K1G 3K4

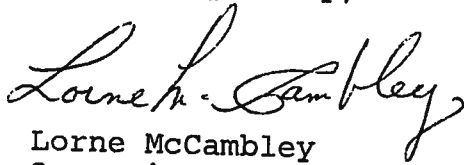
April 20, 1993

Mr. G. Perron  
Fuels Safety Branch  
4th Floor, West Tower  
3300 Bloor Street West  
Etobicoke, Ontario  
M8X 2X4

Dear Mr. Perron:

Concerning Report No. C-008412, attached, this is to advise that ~~cleanup action has been completed in compliance with instructions~~ set down by R.J. Moore and that the remedial action was under the direction of Barenco our consultants on site.

Yours very truly,



Lorne McCambley  
Operations Manager

c.c. John Ferriss



Ministry of  
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et du  
Commerce

Technical Standards Division  
Division des normes techniques

Fuels Safety Branch  
Direction de la sécurité des combustibles

Inspector's Report B  
Rapport d'inspection B

Report #/Rapport n°

C-008412.

Date:

93 04 19  
y/a m/m d/j

Location Address/Adresse des locaux  
(No RR's)/(pas de R.R.)

CANTERBURY SWIMMING POOL BLDG. 2185 ARCH ST. OTTAWA

Issued To/Délivré à

Position/Fonction

MR. L. E. MACCAMBLEY, ESSO HOME COMFORT, 605 INDUSTRIAL AVE. OTTAWA, OPS MGR

Your attention is requested pursuant to:

Act ENERGY

Regulation 288/80 FUEL OIL

On attire votre attention sur les dispositions suivantes:

Loi

Règlement

Licence #/N° de permis

Expiry/Échéance

Registration #/N° d'inscription

Expiry/Échéance

Certification #/N° d'accréditation

Expiry/Échéance

CALL/VISITE

01

ACTION /MESURES PRISES

01

DURATION/DURÉE

4.0

BILLABLE /FACTURABLE

FIELD 1/CHAMP 1

Order #  
Ordre n°

Section  
Article

You are hereby instructed to correct the following infraction(s)  
Par les présentes, on vous ordonne de rectifier l'infraction ou les infractions suivantes

Compl Date  
Date limite

Re: THE SPILL WHICH OCCURRED WHILE MAKING  
A DELIVERY TO AN ABOVE GROUND FUEL OIL  
TANK ON APRIL 14/93.

①

Sec 4(c)(d)

TAKE ALL REASONABLE PRECAUTIONS TO PREVENT  
THE ESCAPE OR SPILLAGE OF FUEL OIL DURING  
REMEDIAL OPERATIONS & REMOVE ANY ESCAPED OIL  
IS RECOVERED PLUS REMOVE ANY CONTAMINATED  
SOIL FORTHWITH

MAY 19/93

ANY CORRESPONDENCE OR REMEDIAL REPORTS  
SEND TO MR. G. PERROW, ADDRESS ON BACK  
OF INSTRUCTION

Received By: (print)/Reçu par: (lettres moulées)

L. E. MACCAMBLEY

Position/Fonction

OPERATIONS MANAGER

Signature:

L. E. MacCampley

Inspector: (print)/Inspecteur(trice)(lettres moulées)

R. J. MOORE

Signature:

[Signature]

Inspector's Badge #/N° d'insigne de l'inspecteur(trice):

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of/de

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09221(02/93)

Client/Client(e)

Important - See reverse

NB 20107 0010



Ontario

Ministry of  
Consumer and  
Commercial  
RelationsFUELS  
SAFETY  
BRANCHINCIDENT  
INVESTIGATION  
REPORT

H.O. FILE NO:

IR # 85/05/01

FILING DATE:

INSPECTOR'S NAME &amp; LOCATION

D.H. MOLINER X - OTTAWA

TIME OF INCIDENT &amp; DATE

2:00 P.M. MAY 3/85

INCIDENT CAUSE

1. MECHANICAL FAILURE - ☒ 3. UNDETERMINED - ☐  
2. LACK OF MAINTENANCE - ☐ 4. ACCIDENTAL - ☐  
5. OUT OF DOMAIN - ☐

(REFERRED TO-----)

TYPE

1. ASPHYXIATION - ☐  
2. FIRE - ☐  
3. EXPLOSION - ☐  
4. PRODUCT ESCAPE - ☒

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐ INSTITUTIONAL ☐

TYPE OF FUEL INVOLVED:

NATURAL GAS ☐ OIL ☒ PROPANE ☐ GASOLINE ☐

OWNER OF PROPERTY INVOLVED

OWNER'S ADDRESS

TEXACO CANADA INC. 605 INDUSTRIAL AVE. OTTAWA

LOCATION OF PROPERTY INVOLVED

1/2" COPPER SERVICE TO DR. L DOUBEK, 24 BEAVER RIDGE, NEPEAN  
TENANT ADDRESS: IF DIFFERENT TO PROPERTY

N.A.

FUEL SUPPLIER

ADDRESS

TEXACO CANADA INC.

605 INDUSTRIAL AVE. OTTAWA

DAMAGE

(DOLLAR VALUE)

\$800.00 TEXACO'S ESTIMATE

FATALITIES: (NAMES/ADDRESSES/AGE(S))

N.A.

PERSONAL INJURIES (NAME, AGE AND ADDRESS) TYPE OF INJURY

N.A.

EQUIPMENT INVOLVED

1/2" COPPER OIL DISTRIBUTION SERVICE

EXTENT OF DAMAGE

3' SECTION PITTED WITH CORROSION - ONE SMALL LEAK

SYNOPSIS

.....ON FRIDAY, MAY 3, TEXACO RECEIVED A COMPLAINT FROM THE CITY OF NEPEAN ADVISING OF A SMELL OF OIL AT 24 BEAVER RIDGE. A ONE BLOCK SECTION WAS SHUT DOWN AND FAILED TO HOLD A STANDUP TEST. ON MONDAY, MAY 6, FURTHER INVESTIGATION TRACED THE LEAK TO THE SERVICE OF 24 BEAVER RIDGE. A 3' SECTION FROM THE MAIN TO THE CURB VALVE WAS PITTED BY CORROSION AND HAD ONE SMALL LEAK. THE SECTION WAS REMOVED AND REPLACED WITH NEW PIPE AND CONTAMINATED SOIL WAS REMOVED. TEXACO ESTIMATES THAT 100 GALLONS OF OIL ESCAPED.

DATE &amp; TIME INCIDENT INVESTIGATED BY INSPECTOR

MAY 7/85

SIGNATURE

D.H. Moliner

DISPOSITION

X  
REPORT CHECKED BY EDWARD



Ministry of  
Consumer and  
Commercial  
Relations

FUELS  
SAFETY  
BRANCH

INCIDENT  
INVESTIGATION  
REPORT

H.O. FILE NO:

FR-86-04-08

FILING

DATE:

may 15/86

INSPECTOR'S NAME & LOCATION

R. J. Moore. OTTAWA.

TIME OF INCIDENT & DATE

13.30 HRS APRIL 9th 1986

INCIDENT CAUSE

1. MECHANICAL FAILURE - ☐ 3. UNDETERMINED - ☐  
2. LACK OF MAINTENANCE - ☐ 4. ACCIDENTAL - ☒  
5. OUT OF DOMAIN - ☐

(REFERRED TO-----)

TYPE

1. ASPHYXIATION - ☐  
2. FIRE - ☐  
3. EXPLOSION - ☐  
4. PRODUCT ESCAPE - ☒

RESIDENTIAL ☒ COMMERCIAL ☐ INDUSTRIAL ☐ INSTITUTIONAL ☐

TYPE OF FUEL INVOLVED:

NATURAL GAS ☐ OIL ☐ PROPANE ☒ GASOLINE ☐

OWNER OF PROPERTY INVOLVED

MR ASR/ ~~2573~~

MR BLOIS

LOCATION OF PROPERTY INVOLVED

AS ABOVE

OWNER'S ADDRESS

2573 }  
3577 } GRAN RD. OTTAWA.

TENANT

N/A

ADDRESS: IF DIFFERENT TO PROPERTY

FUEL SUPPLIER

TEXACO PIPELINE SYSTEMS

ADDRESS

605 INDUSTRIAL AVE. OTTAWA.

DAMAGE

(DOLLAR VALUE)

\$61,200.

FATALITIES: (NAMES/ADDRESSES/AGE(S))

N/A

PERSONAL INJURIES (NAME, AGE AND ADDRESS) TYPE OF INJURY

N/A

EQUIPMENT INVOLVED

UNDERGROUND 1/2" COPPER FUEL OIL SERVICE LINE.

EXTENT OF DAMAGE

MINIMAL.

SYNOPSIS

ORIGINAL COMPLAINT RECEIVED FROM 2599 GRAN RD.  
RE: OIL LEAKS IN AREA. SITE INVESTIGATION REVEALED  
OIL IN SEWERS. SOURCE OF LEAK DISCOVERED ON 1/2"  
SERVICE LINE TO #2573 + 3577 (NOTE THERE IS NO  
#3575). THE 1/2" NIPPLE FROM 3/4" MAIN INTO 1/2" SERVICE  
VALVE CRACKED. REPAIRS MADE, CONTAMINATED SOIL  
REMOVED, EXCAVATION BACK FILLED WITH SAND.  
ON SITE - TEXACO - DEAN WASHBURN, CITY OF OTTAWA,  
SEWER DEPT PERSONNEL, OTTAWA F/INSR MARTIN.

DATE & TIME INCIDENT INVESTIGATED BY INSPECTOR

10th + 11th APRIL 1986

SIGNATURE

DISPOSITION





**Well ID Number: 7104605**

Well Audit Number: M01014

Well Tag Number: none

*This table contains information from the original well record and any subsequent updates.***Well Location**

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
605 INDUSTRIAL AVE	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 449630			
Northing: 5028894			

**Overburden and Bedrock Materials Interval**

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

**Annular Space/Abandonment Sealing Record**

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>
0 m 2.5 m	BENTONITE	
2.5 m 3.6 m	SILICA SAND	

**Method of Construction Well Use****Status of Well**

Abandoned-Other

**Construction Record - Casing**

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>
<i>Diameter</i>		<i>From To</i>

**Construction Record - Screen**

<i>Outside</i>	<i>Material</i>	<i>Depth</i>
<i>Diameter</i>	X	<i>From To</i>

**Well Contractor and Well Technician Information**

<i>Well Contractor's Licence Number</i>	1844
-----------------------------------------	------

**Results of Well Yield Testing**

<i>Draw Down</i>	<i>Recovery</i>
<i>Time Water</i>	<i>Time Water</i>
<i>(min) level</i>	<i>(min) level</i>
SWL	
1	
2	
3	
4	
5	
10	
15	
20	
25	
30	
40	
45	
50	
60	
N	

**Water Details**

<i>Water Found at Depth</i>	<i>Kind</i>
-----------------------------	-------------

**Hole Diameter**

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	
0 m	3.66 m	20 cm

**Audit Number:** M01014

**Date Well Completed:** December 07, 2007

**Date Well Record Received by MOE:** January  
03, 2008

**Well ID Number: 7104605**

Well Audit Number: M01014

Well Tag Number: none

*This table contains information from the original well record and any subsequent updates.***Well Location**

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
605 INDUSTRIAL AVE	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 449670			
Northing: 5028881			

**Overburden and Bedrock Materials Interval**

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

**Annular Space/Abandonment Sealing Record**

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>
	BENTONITE	

**Method of Construction Well Use****Status of Well**

Abandoned-Other

**Construction Record - Casing**

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>
<i>Diameter</i>		<i>From To</i>

**Construction Record - Screen**

<i>Outside</i>	<i>Material</i>	<i>Depth</i>
<i>Diameter</i>	X	<i>From To</i>

**Well Contractor and Well Technician Information**

Well Contractor's Licence Number 1844

**Results of Well Yield Testing**

<i>After test of well yield, water was</i>	<i>Draw Down</i>	<i>Recovery</i>
	<i>Time Water</i>	<i>Time Water</i>
	<i>(min) level</i>	<i>(min) level</i>
<i>If pumping discontinued, give reason</i>	SWL	
	1	
<i>Pump intake set at</i>	2	
	3	
<i>Pumping Rate</i>	4	
<i>Duration of Pumping</i>	5	
	10	
<i>Final water level</i>	15	
<i>If flowing give rate</i>	20	
	25	
<i>Recommended pump depth</i>	30	
<i>Recommended pump rate</i>	40	
<i>Well Production</i>	45	
	50	
<i>Disinfected?</i>	60	
	N	

**Water Details**

Water Found at Depth Kind

**Hole Diameter**

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	
		3.66 m 20 cm

**Audit Number:** M01014

**Date Well Completed:** December 07, 2007

**Date Well Record Received by MOE:** January  
03, 2008

**Well ID Number: 7180603**

Well Audit Number: Z146419

Well Tag Number: A126554

*This table contains information from the original well record and any subsequent updates.***Well Location**

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
not available	Gloucester Township		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON		ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 449668			
Northing: 5028831			

**Overburden and Bedrock Materials Interval**

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

**Annular Space/Abandonment Sealing Record**

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>

**Results of Well Yield Testing**

<i>After test of well yield, water was</i>	<i>Draw Down</i>	<i>Recovery</i>
	<i>Time Water</i>	<i>Time Water</i>
	<i>(min) level</i>	<i>(min) level</i>
<i>If pumping discontinued, give reason</i>	SWL	
	1	

**Method of Construction Well Use**

<i>Pump intake set at</i>	2
<i>Pumping Rate</i>	4

**Status of Well****Construction Record - Casing**

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>
<i>Diameter</i>		<i>From To</i>
		10
		15
		20

**Construction Record - Screen**

<i>Outside</i>	<i>Material</i>	<i>Depth</i>
<i>Diameter</i>	X	<i>From To</i>
		25
		30
		40

**Well Contractor and Well Technician Information**

<i>Well Contractor's Licence Number</i>	7241	<i>Disinfected?</i>
		60

**Water Details***Water Found at Depth Kind***Hole Diameter**

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	

**Audit Number:** Z146419

**Date Well Completed:** February 29, 2012

**Date Well Record Received by MOE:** May 10,  
2012

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**



**Profile**

Mr. Dan Arnott is an Environmental Engineer with Paterson Group Inc. in Ottawa, Ontario. Mr. Arnott has been employed in the environmental consulting field since 2006, and has completed numerous Phase I Environmental Site Assessments since 2008. These investigations are completed to the Canadian Standards Association (“CSA”) standard Z768-01 for Phase I Environmental Site Assessment, which involves the inspection of hazardous building materials such as asbestos, PCBs, lead, CFCs and mould, and to the standards of the Ontario Ministry of the Environment’s Record of Site Condition Regulation (O.Reg. 153/04, as amended by O.Reg. 269/11). Mr. Arnott is familiar with the entire Phase I ESA process, including historical review and interpretation, coordination, site reconnaissance and report writing. Mr. Arnott has conducted Phase I ESAs on a variety of properties including: municipal, agricultural, residential, commercial, institutional and industrial land uses, and is proficient in the identification of potential on- and off-site sources of contamination, including service stations, dry cleaners, industrial processes, and underground storage tanks (USTs). Based on historical and field data collection and the application of environmental engineering principles, the written Phase I ESA reports have allowed clients to make property transactions and decisions based on the conclusion of the likelihood of soil and/or groundwater contamination and the need for further investigation.

Additionally, Mr. Arnott has experience in conducting Phase II Environmental Site Assessments, Environmental Remediation Programs, Environmental Monitoring and Hydrogeological Investigations.

**Education**

University of Waterloo, B.A.Sc. (Honours Environmental Engineering), 2008  
Contaminated & Hazardous Waste Site Management (40 hour course), 2010

## POSITION

Associate and Supervisor of the Environmental Division  
Senior Environmental/Geotechnical Engineer

## EDUCATION

Queen's University, B.A.Sc.Eng, 1991  
Geotechnical / Geological Engineering

## MEMBERSHIPS

Ottawa Geotechnical Group  
Professional Engineers of Ontario

## EXPERIENCE

*1991 to Present*

### **Paterson Group Inc.**

Associate and Senior Environmental/Geotechnical Engineer  
Environmental and Geotechnical Division  
Supervisor of the Environmental Division

## SELECT LIST OF PROJECTS

### **Environmental Engineering**

### **Geotechnical Engineering**

### **Materials Testing Quality Control**

### **Building Science**

### **Hydrogeology**

Mary River Exploration Mine Site - Northern Baffin Island  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Richmond Road Reconstruction - Ottawa  
Billings Hurdman Interconnect - Ottawa  
Bank Street Reconstruction - Ottawa  
Environmental Review – Various Laboratories across Canada - CFIA  
Dwyer Hill Training Centre – Ottawa  
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa  
Remediation Program - Block D Lands – Kingston  
Investigation of former landfill sites – City of Ottawa  
Record of Site Condition for Railway Lands – North Bay  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
Montreal Road Reconstruction - Ottawa  
Appleford Street Residential Development - Ottawa  
Remediation Program - Ottawa Train Yards  
Remediation Program - Bayshore and Heron Gate  
Gladstone Avenue Reconstruction – Ottawa  
Somerset Avenue West Reconstruction - Ottawa