



Phase I Environmental Site Assessment



5640 Bank Street, 7107 Marco Street, and 7041 Mitch
Owens Road, City of Ottawa, Ontario

Ref: BAE-1241.1

Prepared For
Alium Investments Ltd.

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TABLE OF CONTENTS

- 1.0 EXECUTIVE SUMMARY
- 2.0 INTRODUCTION
- 3.0 SCOPE OF WORK
- 4.0 PREVIOUS INVESTIGATIONS
- 5.0 SITE DESCRIPTION
- 6.0 USES OF SITE
 - 6.1 Current Land Use
 - 6.2 Previous Land Use
- 7.0 SURROUNDING LAND USE
- 8.0 PHYSICAL SETTING
 - 8.1 Geology and Physiography
 - 8.2 Groundwater and Surface Water
 - 8.3 Other Services
 - 8.4 Aerial Photographs
- 9.0 PHASE I ESA FINDINGS
 - 9.1 Eco Log Environmental Risk Information
 - 9.2 Data Summary
 - 9.3 Site Investigations
 - 9.4 Regulatory History and Concerns
 - 9.5 Waste Management
 - 9.6 Published Inventory Review
 - 9.7 Chemical Storage Facilities
 - 9.8 Spill History
 - 9.9 Underground and Aboveground Storage Tanks
 - 9.10 Designated Substances
 - 9.11 Mechanical Equipment
 - 9.12 Methane
 - 9.13 Mould
 - 9.14 Odours
 - 9.15 Ozone Depleting Substances
 - 9.16 Pesticides and Herbicides
 - 9.17 Polychlorinated Biphenyls (PCBs)
 - 9.18 Interviews
 - 9.19 Imported Fill
- 10.0 SUMMARY OF PHASE I ESA INVESTIGATION
- 11.0 CONCLUSIONS
- 12.0 REFERENCES
- 13.0 QUALIFICATIONS

- APPENDIX I Limitations
- APPENDIX II Project Photographs
- APPENDIX III Aerial Photographs
- APPENDIX IV Qualifications of Assessors
- APPENDIX V MOE ESR Data and Requests
- APPENDIX VI Municipal Property Reports - Ottawa



LIST OF ACRONYMS AND ABBREVIATIONS

ACM	Asbestos Containing Materials
AEC	Area of Environmental Concern
a.k.a.	Also Known As
APEC	Area of Potential Environmental Concern
AST	Aboveground Storage Tank
BH	Borehole
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CCEA	Central Canada Exhibition Association
CFC	Chlorofluorocarbon
CNSC	Canadian Nuclear Safety Commission
COC	Contaminant of Concern
COPC	Contaminant of Potential Concern
CSA	Canadian Standards Association
CSFL	Contaminated Site on Federal Land
CWAC	Canadian Women's Army Corporation
CWS	Canada Wide Standards
DSS	Designated Substance Survey
DSHMS	Designated Substance and Hazardous Materials Survey
ESA	Environmental Site Assessment
FIP	Fire Insurance Plan
FOI	Freedom of Information
HCFC	Hydro chlorofluorocarbon
HLUI	Historical Land Use Inventory
HVAC	Heating Ventilation and Air Conditioning
LCP	Lead-Containing Paint
masl	Metres Above Sea Level
mbgs	Metres Below Ground Surface
MOE	Ministry of the Environment
MOL	Ministry of Labour
MSDS	Material Safety Data Sheet
MW	Monitoring Well
ODS	Ozone Depleting Substance
OHSA	Occupational Health and Safety Act
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyls
PHC	Petroleum Hydrocarbon
RSC	Record of Site Condition
SAR	Sodium Absorption Ratio
SCS	Site Condition Standard
TPH	Total Petroleum Hydrocarbons
TSSA	Technical Standards and Safety Authority
UST	Underground Storage Tank
UFFI	Urea Formaldehyde Foam Insulation
VOC	Volatile Organic Compounds
WL	Working Level



1.0 EXECUTIVE SUMMARY

BAE & Associates Environmental Inc. (BAE) was retained by *Alium Investments Ltd.* to prepare a Phase I Environmental Site Assessment (ESA) for 5640 Bank Street, 7107 Marco Street, and 7041 Mitch Owens Road, City of Ottawa, Ontario. These investigations were conducted to reveal any environmental concerns on or near the subject property.

As no Record of Site Condition was required, the terms of reference for the Phase I ESA were prepared and followed in accordance with CSA Standard Z768-01 for Phase I Environmental Site Assessments and generally in accordance with Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 (O. Reg. 153/04) as amended.

There were no previous ESAs available for the subject property. The vacant subject 13 hectare (32 acre) Site is located on an irregular parcel of land situated at the northern periphery of the Community of Greely, at the southwest corner of the intersection of Bank Street and Mitch Owens Road. The Site encompasses three municipal addresses - 5640 Bank Street, 7107 Marco Street, and 7041 Mitch Owens Road.

The Site is currently vacant, and was previously utilized as a gravel pit. It is understood that much of the gravel pit has been backfilled with a fill derived from pond excavations at a site near Airport Parkway and Hunt Club Road to the north.

There are no other significant recorded items, soil or groundwater releases within a zone of concern. There are no ACMs, ASTs, landfills, lead, mercury, coal gasification plants, coal tar, UFFIs, USTs, PCBs, solid or liquid waste or improper storage of chemicals currently associated with the subject property. There was no evidence of staining, stressed vegetation, or odours associated with the subject or neighbouring properties.

In summary, based on the current Phase I ESA findings, the possibility of potential environmental impairment from imported fill does exist. Further testing for Metals, SAR, PHCs and VOCs of the soil and groundwater are recommended to confirm the site is free from environmental liabilities.



2.0 INTRODUCTION

BAE & Associates Environmental Inc. (BAE) was retained by *Alium Investments Ltd.* to prepare a Phase I Environmental Site Assessment (ESA) for 5640 Bank Street, 7107 Marco Street, and 7041 Mitch Owens Road, City of Ottawa, Ontario (Site). These investigations were conducted to reveal any environmental concerns on or near the subject property.

As no Record of Site Condition was required, the terms of reference for the Phase I ESA were prepared and followed in accordance with CSA Standard Z768-01 for Phase I Environmental Site Assessments and generally under the guidance of Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 (O. Reg. 153/04) as amended.

3.0 SCOPE OF WORK

The scope of work was completed to determine if there appeared to be any indications of environmental impairment on the property, which could present liability. All available documentation and any previous reports were requested by BAE.

Phase I ESA investigations were conducted to identify:

- possible and probable sources of contamination of the subject and adjoining properties;
- former land use practices which may have caused environmental concerns;
- potential sources of contamination on-site and off-site and possible or probable parties responsible for contamination both on-site and off-site.

To achieve these objectives the following tasks were completed:

- collecting and evaluating existing information pertaining to the subject property through the review of various pertinent records;
- conducting a visual examination of the property to identify the presence of environmental contaminants or concerns of significance;
- reviewing previous environmental reports, conducting interviews with individuals that may be knowledgeable about the subject property and its adjacent properties, as well as contacting representatives of various government and municipal agencies; and,
- preparing the engineering report.



4.0 PREVIOUS INVESTIGATIONS

There were no previous ESAs available for the subject property.

5.0 SITE DESCRIPTION

The legal description of the property is *Part of Lot 1, Concession 5, Geographic Township of Osgoode, City of Ottawa*. The Site encompasses three municipal addresses - 5640 Bank Street, 7107 Marco Street, and 7041 Mitch Owens Road.

The subject 13 hectare (32 acre) Site is located on an irregular parcel of land situated at the northern periphery of the Community of Greely, at the southwest corner of the intersection of Bank Street and Mitch Owens Road. The northern portion of the Site has an approximate frontage of 653m on the south side of Mitch Owens Road. The western portion of the Site has an approximate frontage of 200m on the east side of Old Prescott Road. The eastern portion of the Site has an approximate frontage of 150m on the west side of Bank Street. The southern portion of the Site has an approximate frontage of 35m on the north side of Marco Street and 720m backing onto the back of single family residential houses located along Marco Street.

The Site is currently vacant, and was previously utilized as a gravel pit (below water table in the central part of the site). It is understood that much of the gravel pit has been backfilled with a fill derived from pond excavations at a site near Airport Parkway and Hunt Club Road to the north. There are no significant environmental concerns from the current onsite operations. Figure 1 shows the Site location, Figure 2 shows the Site layout, Figure 3 is the Site Plan of Survey.

Figure 1: Site Location

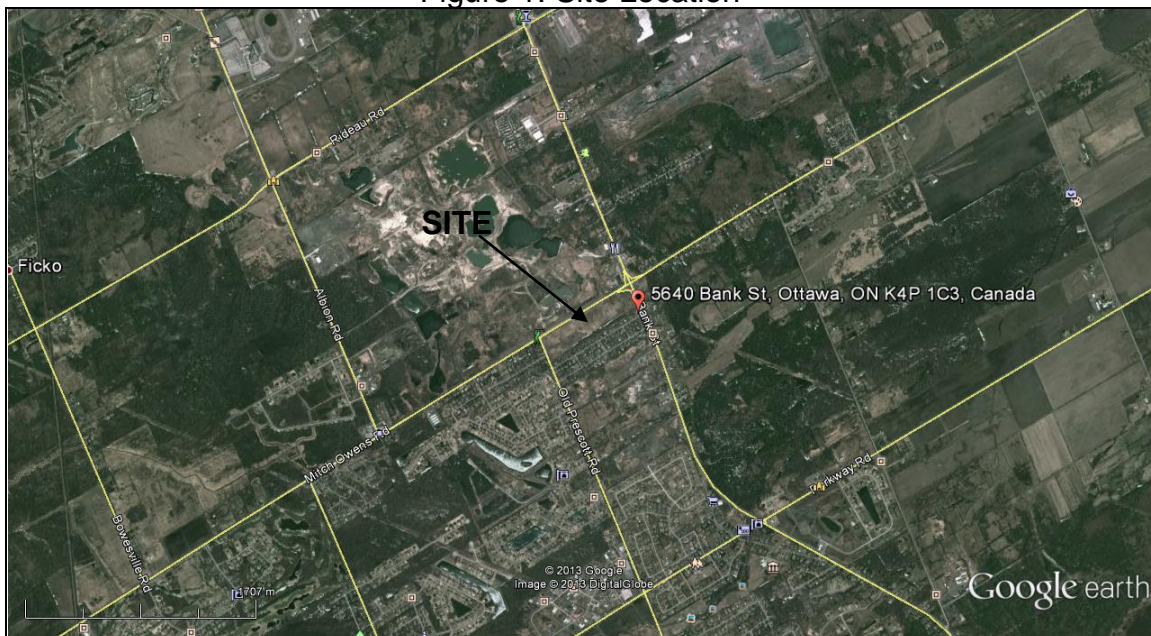




Figure 2: Site Layout





Figure 3: Site Plan of Survey





6.0 USE OF SITE

6.1 Current Land Use

The Site is currently vacant, and was previously utilized as a gravel pit (below water table in the central part of the site). There are no environmental concerns from the current onsite operations.

6.2 Previous Land Use

As part of this investigation, BAE reviewed city directories, available fire insurance maps and aerial photographs. The information gathered confirmed that the Site previously operated as an aggregate extraction operation (aggregate pit). Prior to this it was vacant land.

7.0 SURROUNDING LAND USE

Information concerning the surrounding land use in the vicinity of the subject property was obtained from documented information as well as several site visits. Properties in close proximity to the site are predominantly used as residential and aggregate extraction. Lands to the south and west of the site are in residential use, lands to the north remain in aggregate extractive use, and lands to the east are undeveloped except for a school to the immediate northeast and some scattered commercial properties.

Visual observation of the adjacent properties, to the extent possible, did not reveal the presence of any structures, equipment or materials of concern. There was no visual evidence any underground tanks adjacent to the subject site. There was no evidence of staining, stressed vegetation, odours or environmental concerns currently associated with any of the neighbouring properties.

8.0 PHYSICAL SETTING

8.1 Geology and Physiography

The subject lands are located within the North Gower Drumlin Field physiographic region of southern Ontario, a drumlin field occupying much of the southern periphery of the City of Ottawa. According to Ontario Geological Survey Map 2556, the upper soils across the site mainly consist of glaciofluvial ice contact deposits of gravel and sand associated with the mapped abandoned raised beach, with glaciomarine deposits of sand and gravel mapped to the immediate west.



According to local water well records, mainly from wells located at the residential homes to the immediate south and west, the thickness of the undisturbed overburden in the close vicinity of the site is 15 to 27m. The thickest portion of the overburden appears to be along the north-south axis of the mapped abandoned raised beach trending through the centre of the site. The overburden is reported to consist primarily of granular deposits of sand and/or gravel.

8.2 Groundwater and Surface Water

The bedrock is the most commonly utilized source of potable groundwater in the area. Of the 92 reported wells within the same Township lot as the proposed development (i.e. Lot 1, Concession 5, Osgoode), 78 wells (85%) are reported to be completed in the bedrock. The remaining 14 wells are completed in gravel deposits in the lower overburden.

Groundwater is estimated to flow south toward North Castor River which is located approximately 1.5km to the south of the subject property. This information coincides with information taken from aerial photographs, which indicate that, the topography and hence the groundwater flows in the same direction toward this area.

8.3 Other Services

The Site was serviced at the road with hydro, telephone and gas services. Sanitary sewers and municipal water are not available in this area.

7.1 8.4 Aerial Photographs

Aerial photographs of the site were reviewed for the years 1976, 1991, 1999, 2005, 2008 and 2011. Excavation pitting was visible until 2005. Backfilling of the pit began in 2005 and completed in 2011.

9.0 PHASE I ESA FINDINGS

9.1 EcoLog Environmental Risk Information

EcoLog Environmental Risk Information Services Ltd., as well as government sources are generally utilised to search a multitude of environmental databases for information concerning the subject and surrounding properties.

**Federal Government Source Databases:****Diagram Identifier:****National PCB Inventory 1988-1998****NPCB**

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

National Pollutant Release Inventory (NPRI) 1993-2001**NPRI**

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers of 178 specified substances.

National Contamination Sites Remediation Program 1989-1995 (the "Orphan/Abandoned" Sites Program or NCSR)**NCS**

NCSR was established in October 1989, by the Canadian Council of Ministers of the Environment (CCME). This program was terminated in March 1995. The National Site Classification System was developed to designate contaminated sites into 3 categories according to their level of risk. The program was directed toward the identification and remediation of "abandoned/orphan", high risk sites.

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

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

Federal Convictions 1988-Jan 2002**FCON**

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

**Federal Contaminated Sites June 2000-
Sept 2002****FCS**

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

**Municipal Water Use Database - WTP
1999-2000****FWTP**

This database is part of Environment Canada's Municipal Water Use Database (MUD), and is a survey of all water treatment plants in Ontario municipalities with a population over 1000. It provides comprehensive information regarding source of water, average daily flow, treatment types, disinfecting types and size of population serviced.

**Municipal Water Use Database - STP
1999-2000****FSTP**

This database is part of Environment Canada's Municipal Water Use Database (MUD), and is a survey of all sewage treatment plants in Ontario municipalities with a population over 1000. It provides comprehensive information regarding size of population serviced, average daily flow, disinfecting types and final discharge.

**Environmental Effects Monitoring 1992-
2002****EEM**

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

Landslide Disasters 1840-1999**LASD**

Landslides are mass movements of soil or rock downslope and are a major natural hazard in Canada. They have caused the deaths of a substantial number of Canadians, caused considerable damage to, and in some cases destruction of, elements of the nation's economic infrastructure. Life loss is adopted as the sole criterion for defining a landslide disaster in the Canadian context. As such, a landslide disaster is defined as a landslide event, or related geotechnical failure, that directly or indirectly results in at least 3 deaths. The Geological Survey of Canada has used a variety of source materials to pinpoint the precise location of landslide disasters. Where possible, disaster locations were mapped based on site descriptions or location maps. Where site descriptions were vague or contradictory, the latitude and longitude of the locality were given.

**National Defence & Canadian Forces****NDSP****Spills March 1999-Feb 2003**

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

Parks Canada Fuel Storage Tanks 1920-**PCFT****Aug 2003**

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

Transport Canada Fuel Storage Tanks**TCFT****1970-May 2003**

Within the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Provincial Government Source Databases:**Ontario Regulation 347 Waste****GEN****Generators Summary 1986-2001**

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

Ontario Regulation 347 Waste**REC****Receivers Summary 1986-2001**

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a



waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address. This information is a summary of all years from 1986 including the most currently available data.

Private Fuel Storage Tanks 1989-1996**PST**

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

**Ontario Inventory of PCB Storage Sites
1987-July 2000****OPCB**

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

Certificates of Approval 1985-Sept 2002**CA**

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

Compliance and Convictions 1989-1996**CONV**

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

**Waste Disposal Site Inventory 1970-
Sept 2002****WDS**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known active, inactive and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites have no Certificate of Approval and are not receiving waste. Locations of these sites may be cross-referenced with the Anderson database described under the Private Source Database section.

**Occurrence Reporting Information System (ORIS) 1988-2002****ORIS**

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

Drinking Water Information Management System -- Water Treatment Plants 1998**WTP**

This database provides comprehensive information regarding design specifications and performance for municipal works water treatment plants.

Sample Result Data Store -- Sewage Treatment Plants 1991-1997**STP**

This database provides comprehensive information regarding design specifications and performance for municipal works sewage treatment plants.

Water Well Information System (WWIS) 1955-2000**WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic co-ordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

Wastewater Discharger Registration Database 1990-1998**SRDS**

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

Inventory of Coal Gasification Plants 1988**COAL**

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies sites that produced and continue to produce or use coal tar and other related tars. This information is effective to 1988, but the program has since been discontinued.

Pesticide Register 1988-1998**PES**

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

**Non-Compliance Reports 1992(water only), 1994-1998****NCPL**

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

Ministry Orders 1995-1996**ORD**

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

Record of Site Condition 1997-Sept 2001**RSC**

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and nonpotable groundwater use.

Ontario Oil and Gas Wells (1999-April 2003; 1800-March 2003 only available for 11 select counties)**OOGW**

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. As the OGSR Library is currently assessing the reliability and accuracy of the 20,000+ wells in their database, only select information is available for wells drilled or capped previous to April 2003. As such, complete data from 1800-March 2003 is only available for the counties of Brant, Bruce, Dufferin, Elgin, Essex, Kent, Huron, Oxford, Perth, Waterloo and Wellington; as well as Lake Erie and Lake St. Clair. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled.

Drill Holes 1886-1997**DRL**

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available



for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (co-ordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Mineral Occurrences 1846-June 2000

MNR

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

Drinking Water Surveillance Program

DWSP**1993-1999**

The Drinking Water Surveillance Program (DWSP) first began in 1986, and is a monitoring program aimed to provide reliable and current information on municipal drinking water. The collected data is used to monitor levels of chemicals and establish trends, define and track the occurrence of new chemicals, provide data in support of drinking water standards setting, and access treatment plant operations. Water supply systems are included in the program based on population served, geographical location and risk of contamination. DWSP is not a compliance monitoring program. That responsibility lies with the operating authority for each municipal water supply, which is required to monitor the quality of the drinking water provided to the consumer and ensure its safety.

Aggregate Inventory Up to Feb 2002

AGR

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

Abandoned Mines Information System

AMIS**1800- Jan 2003**

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and



takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Environmental Registry 1994-Sept 2011**EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

Private Source Databases:**Retail Fuel Storage Tanks 1989-Sept 2011****RST**

Until 1996, the Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations (MCCR) maintained a database of licensed retail fuel outlets. Historic information was obtained from the MCCR and current information, for the ERIS database, is collected from private sources. This database includes an inventory of retail fuel outlet locations that have on their property gasoline, oil, natural gas, waste oil and/or propane storage tanks.

Anderson's Waste Disposal Sites 1930-2000**ANDR**

The Anderson database uses historical documentation to locate and characterise the likely positions of former waste disposal sites in Ontario. It aims to identify those sites that are missing from the Ontario Ministry of Environment's *Waste Disposal Site Inventory* (also included in EcoLog ERIS). The Anderson database provides revisions and corrections to the positions and descriptions for sites listed in the MOE database. For most sites, more comprehensive information is available, to which EcoLog ERIS can arrange rapid access at an additional cost. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources.

Scott's Manufacturing Directory 1992-2002**SCT**

Scott's Directories is a data bank containing information on over 20,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Chemical Register 1992, 1999-Sept 2002**CHEM**

This database includes information from both a one-time study conducted in 1992 and a private source. It is a listing of facilities that manufacture or distribute chemicals. The



production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallisation, etc.).

Canadian Mine Locations 1998-2002

MINE

This information is collected from Southam's Canadian Mines Handbook. The Mines database is a national database that provides over 290 listings of public mines dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended or are still being developed (advanced projects). Their locations are provided as geographic co-ordinates (x, y and/or longitude, latitude).

Oil and Gas Wells Oct 2001-Jan 2003

OGW

This listing is collected by Southam's western operation, Nickles who produce the "Daily Oil Bulletin". This database contains information on drilling activity including operator and well statistics. Well information includes name, location, class, status and depth. Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. For more information, contact www.nickles.com.

Automobile Wrecking & Supplies 2001-Sept 2002

AUWR

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

ERIS Historical Searches

EHS

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page. If you require more information on any risk report completed in your study area, please contact us.

Canadian Pulp and Paper 1999, 2002

PAP

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

9.2 Data Summary

An EcoLog Environmental Risk Information System (ERIS) Report was requested for the Site. The EcoLog ERIS report details the search performed for the Property based on a number of databases including, but not limited to, the National PCB Inventory, National Pollutant Release Inventory, Occurrence Reporting Information System, Retail Fuel Storage Tanks, Private Fuel Storage Tanks, Waste Disposal Sites Inventory and Certificates of Approval. Geological



and physiological information concluded that the upgradient properties to the north are the areas to be closely observed for the potential of offsite migration. There are no recorded soil or groundwater release concerns north of the subject property within a zone of concern.

9.2.1 Borehole

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW. There are four (4) records within the search radius of the subject property.

9.2.2 Certificate of Approval

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA. For more current Certificate of Approval information please see the EBR database, which will include information such as 'Approval for discharge into the natural environment other than water (i.e. Air) (EPA s.9)', and Approval for sewage works (OWRA s.53 (1)). All records located within the search radius are included in Appendix V of this report.

9.2.3 Environmental Registry

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes things like; Approval for discharge into the natural environment other than water



(i.e. Air), Permit to Take Water (PTTW), Certificate of Property Use (CPU), Approval for a waste disposal site, Order for preventative measures. (EPA s. 18), Order for conformity with Act for waste disposal sites. (EPA s. 44), Order for remedial work. (EPA s. 17) and many more. All of these were for discharge to air and are not of a concern for the subject site. The data from all of these is included in Appendix V.

9.2.4 Ontario Regulation 347 Waste Generators Summary

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred. There were no records located within the search area.

9.2.5 National PCB Inventory

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. There were no records within the database.



9.2.6 National Pollutant Release Inventory - NPRI

Environment Canada has defined the National Pollutant Release Inventory (“NPRI”) as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. There were no records within the 250m search database.

9.2.7 Inventory of PCB Storage Sites

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory. There were no records within the 250m search database.

9.2.8 Ontario Regulation 347 Waste Receivers Summary

Part V of the Ontario Environmental Protection Act (“EPA”) regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data. There were no records within the 250m search database.

9.2.9 Record of Site Condition

The Record of Site Condition (RSC) is part of the Ministry of the Environment’s Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use, such as



residential, proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. Information available includes Registration Number, Filing Owner, Property Address, Filing Date and Municipality. There were no records within the 250m search database.

9.3 Site Investigations

A formal site visit was conducted on May 18th, 2012. The weather was 10° C and overcast. The site was visited during normal operational times.

The subject, vacant, 13 hectare (32 acre) Site is located at the northern periphery of the Community of Greely, at the southwest corner of the intersection of Bank Street and Mitch Owens Road. The northern portion of the Site has an approximate frontage of 653m on the south side of Mitch Owens Road. The western portion of the Site has an approximate frontage of 200m on the east side of Old Prescott Road. The eastern portion of the Site has an approximate frontage of 150m on the west side of Bank Street. The southern portion of the Site has an approximate frontage of 35m on the north side of Marco Street and 720m backing onto the back of single family residential houses located along Marco Street.

The Site was predominantly covered with field grass and brush. There was no evidence of staining or stressed vegetation, on or around the Site.

9.4 Regulatory History and Concerns

Technical Standards and Safety Authority (TSSA), Fuel Safety Branch: As of January 1, 1991, all underground fuel storage tanks (USTs) in Ontario must be registered with the TSSA. There are no USTs associated with the subject property.

9.5 Waste Management

9.5.1 Solid Waste

During the inspection of the property, no amounts of solid waste were observed on-site.

9.5.2 Liquid Waste

There is no liquid waste currently generated onsite and as such there is no requirement liquid waste disposal.



9.5.3 Waste Water

The site does not discharge effluents into surface waters.

9.6 Published Inventory Review

The following databases and documents were reviewed to further assess the environmental condition of the Site:

9.6.1 Technical Standards and Safety Authority (TSSA)

Fuel storage at industrial facilities in Ontario is regulated by the *Technical Standards and Safety Act 2001*. The *TSS Act* has consolidated the seven acts that the TSSA previously administered, including the *Gasoline Handling Act* and the *Energy Act*. Under the *TSS Act*, the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code* and the *Environmental Management Protocol* (also known as GA1/99) have replaced the *Gasoline Handling Act*, *The Gasoline Handling Code* and *GHI3* (1993 Environmental Cleanup Guideline). The *TSS Act* applies to all storage tank systems utilised for the storage and handling of gasoline, diesel and fuel oil. Underground storage tanks (USTs) and aboveground storage tanks (ASTs) installed under the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code* require registration with the TSSA. Fuel oil tanks utilised in residential buildings will also require registration with the TSSA.

The TSSA was contacted via email and requested to supply any available information concerning the presence of petroleum storage tanks, fuel spill records, accidents, or fuel-related incidents which may be registered on the subject or surrounding properties. The information has not been received at this time. Any relative, pertinent information will be forwarded as deemed necessary.

9.6.2 Registered Waste Receivers for the year 2004

BAE reviewed the MOE computer database on Registered Waste Receivers. The Site and surrounding properties were not listed as industrial waste receivers.

9.6.3 Brownfields Environmental Site Registry

The MOE on-line Brownfields Environmental Site Registry was accessed to determine if any Records of Site Conditions (RSCs) have been filed under Part XV.1 under the Environmental Protection Act ("EPA") for the Site or any of the surrounding properties. A search of the registry indicated that no RSCs have been filed for the Site or any of the neighbouring properties.



9.6.4 Waste Disposal Site Inventory

BAE reviewed the document entitled "*Waste Disposal Site Inventory*", prepared by the Waste Management Branch of the MOE (dated June 1991). No previous or active waste disposal sites were listed as being present within 500m of the Site.

9.6.5 Inventory of Coal Gasification Plant Waste Sites in Ontario

BAE reviewed the document entitled "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", prepared for the MOE (dated April 1987) and *Inventory of Industrial Sites Producing or Using Coal Tar and Related Sites in Ontario*, prepared for the MOE (dated November 1988).

No coal tar or waste sites were listed as being present within 1km of the Site.

9.6.6 Registered PCB Waste Storage Sites

BAE reviewed the MOE computer database on Registered Polychlorinated Biphenyl ("PCB") Waste Storage Sites for the year 2004 (the most current). The Site and neighbouring properties were not listed as PCB waste storage sites.

9.7 Chemical Storage Facilities

No chemicals were found at the Site.

9.8 Spill History

A visual inspection was conducted of the property. No signs of spillage or stressed vegetation were observed on the property. There were no previously reported spills within a zone of concern for the subject property.

9.9 Underground and Aboveground Storage Tanks

There were no underground (USTs) currently or previously associated with the subject property.

A visual inspection was conducted of the property. No signs of spillage or stressed vegetation were observed on the Site. There are reportedly no spills associated with the subject property.



9.10 Designated Substances

Individual designated substance regulations have been developed for eleven chemical contaminants and are enforced by the Ministry of Labour (MOL) under the Occupational Health and Safety Act (OHSA). Special regulations were made to prohibit, regulate, restrict, limit, or control worker exposure to designated substances due to their toxic nature. The designated substances identified in OHSA include acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates (polyurethane), lead, mercury and vinyl chloride. Given the nature of the Site building and property use, BAE focused on the following designated substances.

9.10.1 Lead

Lead is a heavy metal which is typically found in the following three forms.

- 1) Metallic lead used to make water distribution pipes, electrical batteries, lead solder, and electric cable sheathes.
- 2) Inorganic compounds often occurring as components of products, such as insecticides, pigments, paints, and glass.
- 3) Organic lead compounds, the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives to gasoline.

The presence of lead-based paints (LBPs) in buildings represents the most significant hazard of all the above noted lead containing products where persons, notably small children, may ingest peeling or flaking LBPs. The generation of airborne lead containing dust created during renovation, demolition, or construction activities, or like actions on deteriorated painted surfaces also comprises a potential health concern. BAE did not observe the presence of possible LBPs peeling or chipping at the time of these investigations.

9.10.2 Asbestos Containing Materials (ACMs)

Asbestos is a generic term that refers to a group of naturally occurring fibrous mineral silicates. The ability of asbestos to withstand high temperatures as well as its tensile strength, resistance to chemicals and other properties have resulted in many applications. Friable asbestos refers to materials which can be readily crumbled using hand pressure, separating asbestos fibres from the binding materials with which they are associated. Non-friable material refers to asbestos that is associated with a binding agent (such as tar or cement), that prevents the ready release of airborne fibres. Friable asbestos is commonly found in boiler and pipe insulation. Non-friable or bound asbestos is typically found in roofing tars, floor and drywall compound, plaster and precast asbestos cement products commonly referred to as "transite".



BAE did not observe the presence of possible ACMs at the time of our investigation. All visible pipe wrap was of a yellow fibreglass insulation material.

9.10.3 Mercury

Minor amounts of mercury are commonly found in a variety of building materials including mercury vapour lamps and thermostats and other electrical control switches. Given the potential quantities of mercury present and their intended use, no potential concerns are anticipated.

9.11 Mechanical Equipment

Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils, which are operated under high pressures and can be released into the environment as a result of leaks or equipment failure. There are no such devices found on the property.

9.12 Methane

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material. Methane is a large component of natural gas associated with active and closed waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential risks associated with methane include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.

The Site is not near any active or closed landfill sites and there are no basements found onsite. Consequently, methane gas is not inferred to be a significant environmental issue at the Site.

9.13 Mould

Moulds (also known as “fungi”) are present everywhere in the natural environment, indoors and outdoors. Exposure to mould may occur indoors on water damaged building materials during occupancy, building maintenance and/or repair operations. The most common types of moulds are generally not hazardous. However, some moulds may be problematic to some people. There is no evidence of mould in the building, therefore mould is not currently considered to be a significant issue.



9.14 Odour

During the Site reconnaissance, BAE did not identify any pungent or noxious odours attributable to the operations of the subject or neighbouring facilities.

9.15 Ozone Depleting Substances

Ozone depleting substances (ODSs) include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material February 2011 Page 29 Phase I Environmental Site Assessment 15 Progress Drive, Orillia, Ontario capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilisation of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by 1 January 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by 1 January 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020. ODSs were not observed to be on-site at the time of the reconnaissance.

9.16 Pesticides and Herbicides

BAE did not observe any pesticides or herbicides stored at the subject property during the reconnaissance.

9.17 Polychlorinated Biphenyls (PCBs)

PCBs were most commonly used in capacitors, transformers, circuit breakers, switch gears and lamp ballasts as synthetic insulating materials. The use of PCBs in electrical equipment was prohibited on 1 July 1980. However, PCBs may be present in older equipment still in use after the 1 July 1980 cut-off date. There were no PCBs observed within the building or surrounding area.

9.17.1 Electrical Transformers

Suspect PCB-containing transformers were not observed at the Site.

9.17.2 Light Ballasts

Suspect PCB-containing light ballasts were not observed at the Site.



9.17.3 PCB Storage Sites

The MOE “*Ontario Inventory of PCB Storage Sites*” did not list the Site as a registered PCB waste storage site.

9.18 Interviews

As part of this investigation persons knowledgeable with reference to the subject and surrounding properties were interviewed and supplied pertinent information to this report. Site Interviews were carried out with the following, familiar with the subject and surrounding area. The interviewees were asked a series of questions including if the subject or adjacent properties are or were involved in any of the following.

metal foundries yes no x

metal plating industries yes no x

leather tanneries yes no x

coal gasification works yes no x

wood preservation facilities yes no x

scrap yards yes no x

pesticide/fungicide/herbicide yes no x

petroleum refining, blending, storage chemical producers yes no x or distribution facilities yes no x

manufacture or formulating yes no x

paint and ink manufacturing yes no x

smelters or incinerators yes no x

dry cleaning facilities yes no x

All parties indicated that the entire Site had been an aggregate pit until 2005 when it began to be backfilled with excess fill from the Ottawa airport expansion.

10.0 SUMMARY OF PHASE I ESA INVESTIGATIONS

BAE & Associates was retained by *Alium Investments Ltd.* to prepare a Phase I Environmental Site Assessment (ESA) for 5640 Bank Street, 7107 Marco Street, and 7041 Mitch Owens Road, City of Ottawa, Ontario. These investigations were conducted to reveal any environmental concerns on or near the subject property. The findings of these investigations are summarised as follows:

There were no previous ESAs available for the subject property. The vacant subject 13 hectare (32 acre) Site is located on an irregular parcel of land situated at the northern periphery of the Community of Greely, at the southwest corner of the intersection of Bank Street and Mitch Owens Road.

The Site is currently vacant, and was previously utilized as a gravel pit (below water table in the central part of the site). It is understood that much of the gravel pit has been backfilled with a fill derived from pond excavations at a site near Airport Parkway and Hunt Club Road to the north.

There are no other significant recorded items, soil or groundwater releases within a zone of concern. There are no ACMs, ASTs, landfills, lead, mercury, coal gasification plants, coal tar, UFFI, USTs, PCBs, solid or liquid waste or improper



storage of chemicals currently associated with the subject property. There was no evidence of staining, stressed vegetation, or odours associated with the subject or neighbouring properties.

11.0 CONCLUSIONS

In summary, based on the current Phase I ESA findings, the possibility of potential environmental impairment from imported fill being brought onsite does exist. Further testing for Metals, SAR, PHCs and VOCs of the soil and groundwater are recommended to confirm the site is free from environmental liabilities.

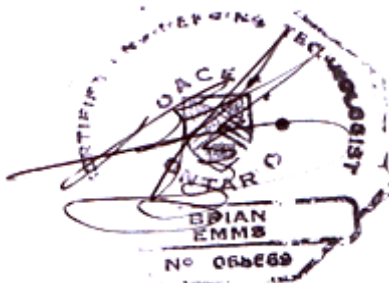
12.0 REFERENCES

Canadian Standards Association, (April 2001). "Phase I Environmental Site Assessment", CSA, Z769-01, 31 pp.
Chapman, L.J. and Putnam, D.F., 1984. "The Physiography of Southern Ontario", Ontario Geological Survey.

13.0 QUALIFICATIONS OF ASSESSORS

This investigation was completed by Brian A. Emms, C.E.T. and reviewed by G. J. Van Iterson, P. Eng. Mr. Van Iterson is registered with the Ministry of Environment as a Qualified Person as per Ontario Regulation 153/04. Jointly, the above have performed hundreds of ESAs and site remediation for various financial institutions, municipal governments, insurance companies, law firms and the private sector.

Respectfully Submitted,
BAE and Associates Environmental Inc.



Brian A. Emms, C.E.T.
Senior Env. Technologist



G. Jan Van Iterson, P. Eng.
Associate



APPENDIX I Limitations

LIMITATIONS



1. This assessment was conducted in accordance with generally accepted engineering standards. It is possible that materials other than those described in this report are present at the site. The client acknowledges that no assessment can necessarily identify the existence of all contaminants, potential contaminants or environmental conditions;
2. This report was prepared for the sole and exclusive use of *Alium Investments Ltd.* BAE accepts no responsibility or liability for any loss, damage, expense, fine or any other claim of any nature or type, including any liability or potential liability arising from its own negligence, for any use of this report or reliance on it, in whole or in part, by anyone other than *Alium Investments Ltd.*;
3. There is no representation, warranty or condition, express or implied, by BAE or its officers, directors, employees or agents that this assessment has identified all contaminants, potential contaminants or environmental conditions at the site or that the site is free from contamination, potential contaminants or environmental conditions other than those noted in this report;
4. This assessment has been completed from information and documentation described in this report. We have assumed that any such information and documentation is accurate and complete. We can accept no responsibility or liability for any errors, deficiencies or inaccuracies in this report arising from errors or omissions in the information and documentation provided by others;
5. This assessment was based on information and the results of investigations obtained on the dates specified. BAE accepts no responsibility or liability for any changes or potential changes in the condition of the site subsequent to the date of our investigations;
6. This assessment pertains only to the site specifically described in this report and not to any adjacent or other property;
7. This assessment does not include, nor is it intended to include, any opinion regarding the suitability of any structure on the site for any particular function, or the geotechnical conditions on the site, with the exception of how they may identify with environmental concerns. Inspections do not include compliance with building, gas, electrical or boiler codes, or any other federal, provincial or municipal codes not associated with environmental concerns. Should concerns regarding any parameters other than environmental concerns arise as a result of our investigations, they should be addressed by appropriately qualified professionals; and,
8. This report is not to be reproduced or released to any other party, other than *Alium Investments Ltd.*, in whole or in part, without the express written consent of BAE.



APPENDIX II
Project Photographs





APPENDIX III Aerial Photographs



1976





1991





1999





2005





2008



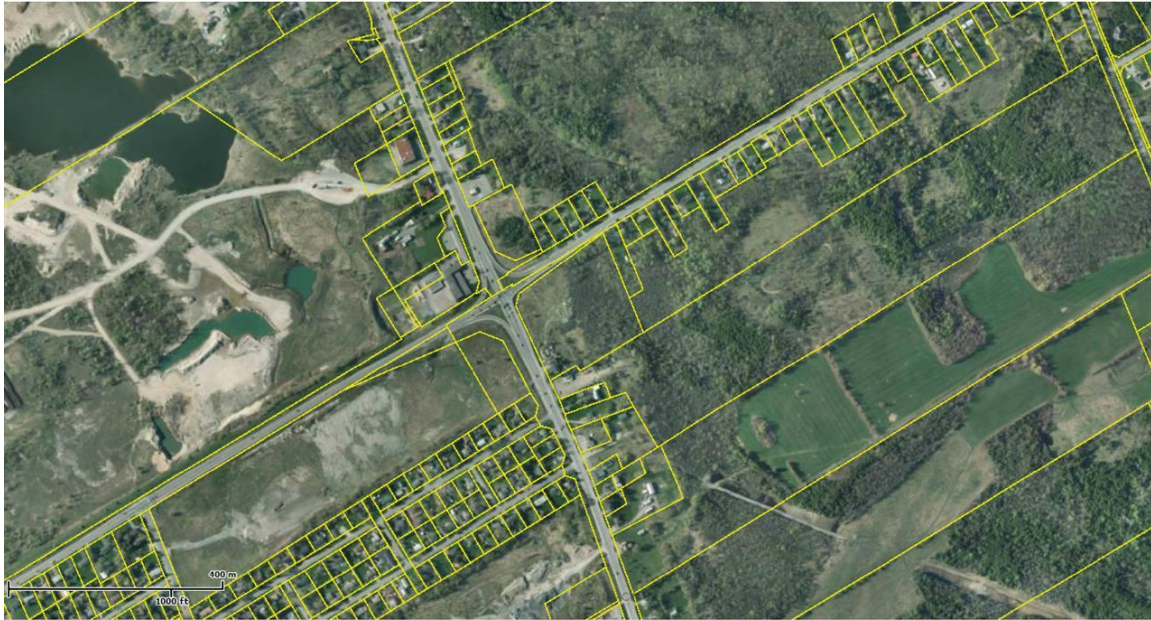


2011





2011 Area



Copyright 2011 Esri. All rights reserved. Thu Jul 11 2013 11:08:46 AM.



1976 Area



Copyright 2011 Esri. All rights reserved. Thu Jul 11 2013 11:08:22 AM.



APPENDIX IV Qualifications of Assessors



BRIAN A. EMMS, C.E.T.

Certified Environmental Engineering Technologist

EDUCATION:

Jan 1995 – Dec 1997 Georgian College of Applied Arts and Technology
Environmental Engineering Technology

Auto-Cad, G.I.S. mapping, organic/environmental chemistry, geology, aquatic biology, project management, land division, surveying, aerial photograph interpretation, environmental/soil sciences, soil properties, environmental assessments, engineering principles, environmental law, air pollution control, solid waste management, water and wastewater treatment

1994 - 1996 International Correspondence Schools
Wildlife and Forestry Conservation

Reforestation, logging, private nursery practices, wildlife management, waterfowl, upland game birds, wildlife law enforcement

1978 - 1980 St. Clair College, Ontario Management Development Program

ADDITIONAL ENVIRONMENTAL COURSES:

- Waste Auditing / Reduction Planning Certificate
- Bill 143 Compliance Program Workshop
- Environmental Landscaping
- ISO 14001 Environmental Management Systems Workshop
- Phase I and Phase II Environmental Site Assessments-Lexus
- Remediation By Natural Attenuation
- MOE-RSC& SSRA Guideline Best Practices and Pitfalls
- Erosion Control and Soil Stabilisation
- Remediation Technologies For Groundwater
- Environmental Field Screening Technologies 2002
- Brownfield Remediation
- Environmental Regulation & Compliance 2002
- Contaminated & Hazardous Waste Site Management Course-2004
- Dealing With Industrial Contaminated Land Regulation & Compliance -2005
- Dealing With Industrial Contaminated Land Regulation & Compliance - 2006
- New Environmental Technologies in Canada – 2007
- Mould Identification, Analysis and Remediation – 2008
- Dealing With Industrial Contaminated Land Regulation & Compliance - 2009, 2010, 2011
- US EPA Practical Models to Support Remediation Strategy Decision-Making -2012

RELATED EXPERIENCE:

February 2001- Present BAE & Associates previously Environmental Solutions

Principal / Senior Environmental Technologist

- marketing, contract negotiations, project administration / management,
- * II and III Environmental Site Assessments / remediation,



Emergency Spill Response, geotechnical investigations,
Brownfield Rehabilitation, Mould Recognition and Removal.

May 1997-January 2001 Prominent Environmental Firm.

Branch / Project Manager
Barrie, ON

- * marketing, contract negotiations, project administration /
management, Phase I, II and III Environmental Site Assessments \
remediation, report writing, RSC
- * geotechnical investigations, asbestos abatement, demolition
- * liaison between clients and government agencies.

Memberships: Ontario Association of Certified Engineering Technicians and
Technologists
Certified Member (OACETT)
Canadian Environmental Certification Approvals Board
(CECAB)

Accomplishments: Royal Victoria Hospital Volunteer
United Nations Peacekeeper in Cyprus
Participant in the Development of Ministry of Municipal
Affairs and Housing – Brownfields Showcase

G . Jan Van Iterson, P. Eng.

Professional Engineer

Mr. Van Iterson has 45 years experience as a Professional Engineer and has been associated with and involved with environmental projects and the environmental assessment process for over 10 years. Mr. Van Iterson is licensed with the Professional Engineers of Ontario, Alberta, Manitoba, New Brunswick and P.E.I.

Mr. Van Iterson has worked closely with Environmental Solutions, Canadian Soil Remediation Services, Vickers Environmental Technologies and later with Gowen Environmental in conjunction with the Ministry of Environment (MOE) on a major brownfields project in central Ontario. In that same year (2004) Mr. Van Iterson was registered with the Ministry of Environment as a Qualified Person as per Ontario Regulation 153/04. Since that time he has been associated with many ESAs and environmental site remediation for various financial institutions, municipal governments, insurance companies, law firms and the private sector. He has submitted and had acknowledged by the MOE more than 20 Record of Site Conditions as per Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 (O. Reg. 153/04) as well as complying with several MOE Audit processes. Mr. Van Iterson keeps abreast with the latest of environmental technologies as well up to date and in accordance with Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 - as amended by O. Reg. 511 (July, 2011).



APPENDIX V
MOE ESR Data and Requests



Freedom of Information & Protection of Privacy Office

Ministry of the Environment
40 St. Clair Avenue West, 12th floor
Toronto, Ontario
M4V 1M2
Phone: 416-314-4075
Fax: 416-314-4285
www.ene.gov.on.ca

May 7, 2012

Re: Property at 5640 Bank Street, 7107 Marco Street, and 7041 Mitch Owens Road, City of Ottawa, Ontario

FOI Office

I am writing on behalf of BAE & Associates, in regards to a records request under the Freedom of Information and Protection of Privacy Act (FOIPPA) for the above mentioned address.

BAE & Associates has been retained to perform a Phase I Environmental Site Report for the property at 5640 Bank Street, 7107 Marco Street, and 7041 Mitch Owens Road, City of Ottawa, and we require a records search of the property for well water information records, potential concerns or any other information regarding the aforementioned address you may have in your archives.

Please forward any pertinent information to the following name and address:

Brian A. Emms, C.E.T.
18 Parkview Ave., RR#1 Oro station, On, L0L2E0
envsol@rogers.com

Thank you for your time.



Environmental Registry
Registre environnemental



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[Advanced Search](#) | [Basic Search](#) | [Court Action](#)

Instrument Decision Notice:

Proponent: Croskery Blair

P. O. Box 384
Ottawa Ontario
K0A 2P0

Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR Registry Number:

IA01E0891

Ministry Reference Number:

5153-4XUPE4

Ministry:

Ministry of the Environment

Date Proposal loaded to the

Registry:

June 22, 2001

Date Decision loaded to the

Registry:

October 29, 2002

Decision on Instrument:

Approval granted.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from June 22, 2001 to July 22, 2001.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of October 29, 2002 upon the following:

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Contact:

Application Processor
Environmental Assessment and
Approvals Branch
Floor 12A, 2 St Clair Ave W
Toronto Ontario
M4V 1L5
Phone: (416) 314-1081
Fax: (416) 314-8452

Location(s) Related to this Instrument:

7174 Bank Street Ottawa
Ontario K0A 2P0

Ottawa

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Ottawa District Office
2435 Holly Lane
Ottawa Ontario
K1V 7P2
Phone: (613) 521-3450



Director
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West, Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452

Environmental Assessment and
Approvals Branch
2 St. Clair Avenue West Street
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001

Proponent:

Croskery Blair

P. O. Box 384
Ottawa Ontario
K0A 2P0

Appellate Body:

The Secretary
Environmental Review Tribunal
2300 Yonge St., 17th Floor, P.O. Box 2382
Toronto Ontario
M4P 1E4
Phone: (416) 314-3300
Fax: (416) 314-3299

The Notice must be signed and dated and include all of the following information:
1. The EBR Registry Number, the Ministry Reference Number, the Proponent's name and address to whom the instrument was issued and the location of Activity. (All available from this Registry posting)
2. A copy of any comments that were submitted on the original proposal, if comments were not submitted, an explanation of your interest in seeking leave to appeal the decision is required.
3. A description of the grounds for the application for leave to appeal including information that demonstrates that:
(a) there is a good reason to believe that no reasonable person, having regard to the relevant law and any government policies developed to guide decisions of that kind, could have made the decision; and
(b) the decision in respect of which an appeal is sought could result in significant harm to the environment.
4. The portion of the instrument or each term or condition in the instrument in respect of which the leave to appeal is applied for.
5. The grounds on which you intend to reply at the hearing, in the event that the leave to appeal is granted, in relation to each portion that you are seeking leave to appeal.

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Instrument Decision Notice:

Proponent: Oldcastle Building Products Canada Inc.

6860 Bank St Metcalfe
Ottawa Ontario
K0A 2P0

Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR Registry Number:
IA06E1421

Ministry Reference Number:
2203-6V4RBB

Ministry:
Ministry of the Environment
Date Proposal loaded to the

Registry:
November 15, 2006
Date Decision loaded to the

Registry:
August 17, 2009

Decision on Instrument:

Approval granted.

A Certificate of Approval (air) has been issued to Oldcastle Building Products, Canada Inc. for air emissions from the facility's operations which are divided into two (2) separate processes in two (2) plants: (a) dry forming plant and (b) wet forming plant. The dry forming plant operates year around, 24 hours per day, six days per week. The wet forming plant operates on the same hours, but five days per week. Both plants have a combined maximum production rate of 150,000 tonnes of product per year.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from November 15, 2006 to December 15, 2006.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of August 17, 2009 upon the following:

Environmental Commissioner of Ontario:

Contact:

Application Processor
Client Services Section
Ministry of the Environment
Operations Division
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Location(s) Related to this Instrument:

6860 Bank Street, Metcalfe
Ottawa Ontario K0A 2P0

Ottawa

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed



Environmental Commissioner of Ontario
1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Ian Greason
Supervisor
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 212-3417
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Proponent:

Oldcastle Building Products Canada Inc.

6860 Bank St Metcalfe
Ottawa Ontario
K0A 2P0

Appellate Body:

Secretary
Environmental Review Tribunal
655 Bay Street
Floor 15
Toronto
M5G 1E5
Phone: (416) 212-6349
Fax: (416) 314-4506

The Notice must be signed and dated and include all of the following information:
1. The EBR Registry Number, the Ministry Reference Number, the Proponent's name and address to whom the instrument was issued and the location of Activity. (All available from this Registry posting)
2. A copy of any comments that were submitted on the original proposal, if comments were not submitted, an explanation of your interest in seeking leave to appeal the decision is required.
3. A description of the grounds for the application for leave to appeal including information that demonstrates that:
(a) there is a good reason to believe that no reasonable person, having regard to the relevant law and any government policies developed to guide decisions of that kind, could have made the decision; and
(b) the decision in respect of which an appeal is sought could result in significant harm to the environment.
4. The portion of the instrument or each term or condition in the instrument in respect of which the leave to appeal is applied for.
5. The grounds on which you intend to reply at the hearing, in the event that the leave to appeal is granted, in relation to each portion that you are seeking leave to appeal.

below.

Environmental Assessment and
Approvals Branch
2 St. Clair Avenue West Street
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001

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Instrument Decision Notice:

Proponent: The Roman Catholic Episcopal Corporation of Ottawa
1247 Kilborn place
Ottawa Ontario
Canada K1H 6K9

Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR Registry Number: 010-8374

Ministry Reference Number: 3272-7XANPL

Ministry: Ministry of the Environment
Date Proposal loaded to the Registry: November 16, 2009
Date Decision loaded to the Registry: May 03, 2010

Keyword(s): Air

Decision on Instrument:

Approval has been granted for an amendment to Certificate of Approval (Air) No.8-4015-88-006 for The Roman Catholic Episcopal Corporation of Ottawa located in Gloucester, Ontario. The facility operates as a crematorium and cemetery. This approval is for the replacement of the existing retort with a process control retort. Emissions to the atmosphere include arsenic, chromium, mercury, nitrogen oxides, barium, octachlorodibenzo-p-dioxins and tetrachlorodibenzofurans.

The attached Certificate document is intended for posting on the Environmental Registry in order to provide the reader with the substantive content of the issued instrument. Please note the official version may be differently formatted or otherwise contain minor variations from this version.

Comment(s) Received on the Proposal: 1

Public Consultation on the proposal for this decision was provided for 30 Days, from November 16, 2009 to December 16, 2009.

As a result of public consultation on the proposal, the Ministry received a total of 1 comments: 0 comments were received in writing and 1 were received online.

Additionally, a copy of all comments are available for public viewing by contacting the Contact person listed in this notice.

A selection of these comments are available:

[View All Comments](#)

Effect(s) of Consultation on this Decision:

One (1) comment was submitted. Below is a summary of the comment and the responses.

Contact:

Application Processor
Client Services Section
Ministry of the Environment
Operations Division
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Location(s) Related to this Instrument:

4660 Bank Street
Ottawa K1T 3W7
CITY OF OTTAWA

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed



Concern: Emissions from crematoria include hazardous contaminants that may cause adverse environmental impacts; pollution controls should be required.

Response: Ontario Regulation (O.Reg.) 419/05 is the primary local air quality regulation in Ontario and air standards in the regulation are set to safeguard human health and the environment. The regulation does not prescribe specific pollution control equipment. The application underwent a rigorous review and demonstrated that air emissions from the facility are in compliance with the applicable air standards. An emissions reduction system was included by the proponent to further reduce emissions of mercury and particulate matter.

Concern: Location for this proposal includes residences within the 300 metres potential influence area of a Class II Incinerator as described in the Ministry of the Environment's (MOE) Guideline D-6. Possibility of relocating crematorium within the cemetery.

Response: Guideline D-6 predates O.Reg. 419/05 and is intended to apply when a change in land use is proposed. Land use planning/zoning is not within the scope of a review of an application for approval under section 9 of the Environmental Protection Act (EPA). However, relocation requires municipal approvals and may be considered by the proponent in the cemetery's long-term development plans.

Concern: Concerns that CEM systems in place are not adequate to monitor hazardous air emissions from the cremation units

Response: The Certificate requires a CEMs to monitor specific parameters to ensure an efficient combustion process and minimize products of incomplete combustion, thereby reducing emissions of hazardous contaminants.

Concern: Operators of crematoria are not trained adequately and the cremation business is not regulated. Concerns regarding the visibility of thick black smoke that falls close to the ground.

Response: The Certificate requires proper operating & maintenance procedures, training of operators to minimize emissions, and notifications requirements such that ministry staff can follow-up and compliance can be verified.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of May 03, 2010 upon the following:

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Victor Low
Supervisor
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-7009

below.

Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Toll Free Phone: (800) 461-6290

Ottawa District Office
2430 Don Reid Drive
Ottawa Ontario
K1H 1E1
Phone: (613) 521-3450

The documents linked below are provided for the purposes of enhancing public consultation.

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- 1. [Copy Of Certificate of Approval # 3272-7 XANPL](#)



Toll Free Phone: (800) 461-6290

Proponent:

The Roman Catholic Episcopal Corporation of Ottawa
1247 Kilborn place
Ottawa Ontario
Canada K1H 6K9

Appellate Body:

Secretary
Environmental Review Tribunal
655 Bay Street
Floor 15
Toronto
M5G 1E5
Phone: (416) 212-6349
Fax: (416) 314-4506

The Notice must be signed and dated and include all of the following information:

1. The EBR Registry Number, the Ministry Reference Number, the Proponent's name and address to whom the instrument was issued and the location of Activity. (All available from this Registry posting)
2. A copy of any comments that were submitted on the original proposal, if comments were not submitted, an explanation of your interest in seeking leave to appeal the decision is required.
3. A description of the grounds for the application for leave to appeal including information that demonstrates that:
 - (a) there is a good reason to believe that no reasonable person, having regard to the relevant law and any government policies developed to guide decisions of that kind, could have made the decision; and
 - (b) the decision in respect of which an appeal is sought could result in significant harm to the environment.
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5. The grounds on which you intend to reply at the hearing, in the event that the leave to appeal is granted, in relation to each portion that you are seeking leave to appeal.

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Instrument Decision Notice:

Proponent: The Roman Catholic Episcopal Corporation of Ottawa
1247 Kilborn place
Ottawa Ontario
Canada K1H 6K9

Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR Registry Number: 010-8374

Ministry Reference Number: 3272-7XANPL

Ministry: Ministry of the Environment
Date Proposal loaded to the Registry:

November 16, 2009

Date Decision loaded to the Registry:

May 03, 2010

Keyword(s): Air

Decision on Instrument:

Approval has been granted for an amendment to Certificate of Approval (Air) No.8-4015-88-006 for The Roman Catholic Episcopal Corporation of Ottawa located in Gloucester, Ontario. The facility operates as a crematorium and cemetery. This approval is for the replacement of the existing retort with a process control retort. Emissions to the atmosphere include arsenic, chromium, mercury, nitrogen oxides, barium, octachlorodibenzo-p-dioxins and tetrachlorodibenzofurans.

The attached Certificate document is intended for posting on the Environmental Registry in order to provide the reader with the substantive content of the issued instrument. Please note the official version may be differently formatted or otherwise contain minor variations from this version.

Comment(s) Received on the Proposal: 1

Public Consultation on the proposal for this decision was provided for 30 Days, from November 16, 2009 to December 16, 2009.

As a result of public consultation on the proposal, the Ministry received a total of 1 comments: 0 comments were received in writing and 1 were received online.

Additionally, a copy of all comments are available for public viewing by contacting the Contact person listed in this notice.

A selection of these comments are available:

[View All Comments](#)

Effect(s) of Consultation on this Decision:

One (1) comment was submitted. Below is a summary of the comment and the responses.

Contact:

Application Processor
Client Services Section
Ministry of the Environment
Operations Division
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Location(s) Related to this Instrument:

4660 Bank Street
Ottawa K1T 3W7

CITY OF OTTAWA

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed



Concern: Emissions from crematoria include hazardous contaminants that may cause adverse environmental impacts; pollution controls should be required.

Response: Ontario Regulation (O.Reg.) 419/05 is the primary local air quality regulation in Ontario and air standards in the regulation are set to safeguard human health and the environment. The regulation does not prescribe specific pollution control equipment. The application underwent a rigorous review and demonstrated that air emissions from the facility are in compliance with the applicable air standards. An emissions reduction system was included by the proponent to further reduce emissions of mercury and particulate matter.

Concern: Location for this proposal includes residences within the 300 metres potential influence area of a Class II Incinerator as described in the Ministry of the Environment's (MOE) Guideline D-6. Possibility of relocating crematorium within the cemetery.

Response: Guideline D-6 predates O.Reg. 419/05 and is intended to apply when a change in land use is proposed. Land use planning/zoning is not within the scope of a review of an application for approval under section 9 of the Environmental Protection Act (EPA). However, relocation requires municipal approvals and may be considered by the proponent in the cemetery's long-term development plans.

Concern: Concerns that CEM systems in place are not adequate to monitor hazardous air emissions from the cremation units.

Response: The Certificate requires a CEMs to monitor specific parameters to ensure an efficient combustion process and minimize products of incomplete combustion, thereby reducing emissions of hazardous contaminants.

Concern: Operators of crematoria are not trained adequately and the cremation business is not regulated. Concerns regarding the visibility of thick black smoke that falls close to the ground.

Response: The Certificate requires proper operating & maintenance procedures, training of operators to minimize emissions, and notifications requirements such that ministry staff can follow-up and compliance can be verified.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of May 03, 2010 upon the following:

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Victor Low
Supervisor
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-7009

below.

Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Toll Free Phone: (800) 461-6290

Ottawa District Office
2430 Don Reid Drive
Ottawa Ontario
K1H 1E1
Phone: (613) 521-3450

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Toll Free Phone: (800) 461-6290

Proponent:

The Roman Catholic Episcopal Corporation of Ottawa
1247 Kilborn place
Ottawa Ontario
Canada K1H 6K9

Appellate Body:

Secretary
Environmental Review Tribunal
655 Bay Street
Floor 15
Toronto
M5G 1E5
Phone: (416) 212-6349
Fax: (416) 314-4506

The Notice must be signed and dated and include all of the following information:

1. The EBR Registry Number, the Ministry Reference Number, the Proponent's name and address to whom the instrument was issued and the location of Activity. (All available from this Registry posting)
2. A copy of any comments that were submitted on the original proposal, if comments were not submitted, an explanation of your interest in seeking leave to appeal the decision is required.
3. A description of the grounds for the application for leave to appeal including information that demonstrates that:
 - (a) there is a good reason to believe that no reasonable person, having regard to the relevant law and any government policies developed to guide decisions of that kind, could have made the decision; and
 - (b) the decision in respect of which an appeal is sought could result in significant harm to the environment.
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Instrument Decision Notice:

Proponent: Karson Asphalt Paving Inc.
Post Office Box Delivery 264
Carp Ontario
Canada K0A 1L0

Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR Registry Number: 011-0992

Ministry Reference Number: 2548-887L9B

Ministry: Ministry of the Environment
Date Proposal loaded to the Registry: August 20, 2010
Date Decision loaded to the Registry: January 31, 2011

Keyword(s): Air

Decision on Instrument:

A site-wide Certificate of Approval (Air & Noise) was issued to Karson Asphalt Paving Inc., batch mix asphalt plant located at 4949 Bank St. The associated process equipment include a drier, a natural gas burner, conveying, clarifying and mixing equipment, primary and secondary dust collection equipment and a storage silo. The Facility is expected to emit products of combustion, metals, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), hazardous air pollutants (HAPs) and other organic compounds.

The attached Certificate document is intended for posting on the Environmental Registry in order to provide the reader with the substantive content of the issued instrument. Please note the official version may be differently formatted or otherwise contain minor variations from this version.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from August 20, 2010 to September 19, 2010.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of January 31, 2011 upon the following:

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
1075 Bay Street
Suite 605

Contact:

Application Processor
Client Services Section
Ministry of the Environment
Operations Division
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Location(s) Related to this Instrument:

4949 Bank Street
Ottawa K1X 1G7
CITY OF OTTAWA

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed



Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Ian Greason
Supervisor
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 212-3417
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Proponent:

Karson Asphalt Paving Inc.
Post Office Box Delivery 264
Carp Ontario
Canada K0A 1L0

Appellate Body:

Secretary
Environmental Review Tribunal
655 Bay Street
Floor 15
Toronto
M5G 1E5
Phone: (416) 212-6349
Fax: (416) 314-4506

The Notice must be signed and dated and include all of the following information:

1. The EBR Registry Number, the Ministry Reference Number, the Proponent's name and address to whom the instrument was issued and the location of Activity. (All available from this Registry posting)
2. A copy of any comments that were submitted on the original proposal, if comments were not submitted, an explanation of your interest in seeking leave to appeal the decision is required.
3. A description of the grounds for the application for leave to appeal including information that demonstrates that:
 - (a) there is a good reason to believe that no reasonable person, having regard to the relevant law and any government policies developed to guide decisions of that kind, could have made the decision; and
 - (b) the decision in respect of which an appeal is sought could result in significant harm to the environment.
4. The portion of the instrument or each term or condition in the instrument in respect of which the leave to appeal is applied for.
5. The grounds on which you intend to reply at the hearing, in the event that the leave to appeal is granted, in relation to each portion that you are seeking leave to appeal.

below.

Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Toll Free Phone: (800) 461-6290

Ottawa District Office
2430 Don Reid Drive
Ottawa Ontario
K1H 1E1
Phone: (613) 521-3450

The documents linked below are provided for the purposes of enhancing public consultation.

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Instrument Decision Notice:

Proponent: Hydro Ottawa Limited
3025 Albion Road North
Ottawa Ontario
Canada K1G 3S4

Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR Registry Number: 010-6526

Ministry Reference Number: 9498-7RBPG7

Ministry: Ministry of the Environment
Date Proposal loaded to the Registry:

April 27, 2009
Date Decision loaded to the Registry:

April 11, 2011

Keyword(s): Air

Decision on Instrument:

A Certificate of Approval (Air) was issued for one (1) vehicle exhaust receptor; one (1) sand blaster equipped with a dust filter and reclaimers; one (1) fumehood serving the painting and paint removal area; one (1) ventilation arm serving the maintenance welding area; one (1) fumehood serving the instructional wire splicing shop; one (1) exhaust system serving the fuel storage room; two (2) exhaust systems, each serving a separate chemical storage room; one (1) canopy hood serving the tool room; one (1) standby diesel generator set; various natural gas-fired combustion equipment providing comfort heating, cooling, and hot water; at the Hydro Ottawa Limited facility located at 4565 Bank Street, Ottawa, Ontario.

The attached Certificate document is intended for posting on the Environmental Registry in order to provide the reader with the substantive content of the issued instrument. Please note the official version may be differently formatted or otherwise contain minor variations from this version.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from April 27, 2009 to May 27, 2009.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of April 11, 2011 upon the following:

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario

Contact:

Application Processor
Client Services Section
Ministry of the Environment
Operations Division
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Location(s) Related to this Instrument:

4565 Bank Street
Ottawa K1T 3W6
CITY OF OTTAWA

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed



1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Ian Greason
Supervisor
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 212-3417
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Proponent:

Hydro Ottawa Limited
3025 Albion Road North
Ottawa Ontario
Canada K1G 3S4

Appellate Body:

Secretary
Environmental Review Tribunal
655 Bay Street
Floor 15
Toronto
M5G 1E5
Phone: (416) 212-6349
Fax: (416) 314-4506

The Notice must be signed and dated and include all of the following information:

1. The EBR Registry Number, the Ministry Reference Number, the Proponent's name and address to whom the instrument was issued and the location of Activity. (All available from this Registry posting)
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 - (a) there is a good reason to believe that no reasonable person, having regard to the relevant law and any government policies developed to guide decisions of that kind, could have made the decision; and
 - (b) the decision in respect of which an appeal is sought could result in significant harm to the environment.
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5. The grounds on which you intend to reply at the hearing, in the event that the leave to appeal is granted, in relation to each portion that you are seeking leave to appeal.

below.

Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Toll Free Phone: (800) 461-6290

Ottawa District Office
2430 Don Reid Drive
Ottawa Ontario
K1H 1E1
Phone: (613) 521-3450

The documents linked below are provided for the purposes of enhancing public consultation.

All links will open in a new window

[1. Copy Of Certificate of Approval # 9498-7 RBPG7](#)

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Instrument Decision Notice:

Proponent: The City of Ottawa

110 Laurier Avenue West
Ottawa Ontario
K1P 1J1

Instrument Type: Approval of an Official Plan Amendment - Planning Act s17 (34)&s21

EBR Registry Number:

IF01E50027

Ministry Reference Number:

06-OP-0121-011

Ministry:

Ministry of Municipal Affairs and Housing

Date Proposal loaded to the

Registry: October 09, 2001

Date Decision loaded to the

Registry: January 29, 2002

Decision on Instrument:

Approval granted with modifications.

Official Plan Amendment No.11 for the Township of Osgoode (now the City of Ottawa) is approved with modifications.

The following is an overview of the proposed modifications to Official Plan Amendment No.11.

- The proposed development will occur in Phases.
- The density of development and number of units will depend on the capacity of the water and sewage treatment systems.
- Schedule 1 is modified in that the areas identified as "Phase 3A" and Phase 3B" be deferred from approval.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from October 09, 2001 to November 08, 2001.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Appeal Information:

Subsection 17(36) of the *Planning Act* provides that any person or public body who,

Contact:

Mike Elms, Manager
Community Planning & Development
Eastern Municipal Services Office
8 Estate Lane - Rockwood House
Kingston Ontario
K7M 9A8
Phone: (613) 548-2100
Fax: (613) 548-6822

Location(s) Related to this Instrument:

The subject lands are located at Parts of Lots 1 and 2, Concession IV in the former Township of Osgoode, now in the City of Ottawa. The amendment affects 64.6 ha of land generally located at the southeast corner of Regional Road #8 (Mitch Owens Drive) and Regional Road #25 (Stagecoach Road).

CITY OF OTTAWA

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a



before the plan was adopted, made oral submissions at a public meeting or written submissions to the council, may, not later than 20 days after the day that the giving of written notice under subsection 17(35) of the *Planning Act* has been completed, appeal all or part of the decision to the Ontario Municipal Board by filing a notice of appeal with the Minister of Municipal Affairs and Housing.

**viewing of these documents
please call the Ministry
Contact or the Office listed
below.**

When and How to File an Appeal under the *Planning Act*

Eastern Municipal Services
Office
8 Estate Lane
Kingston Ontario
K7M 9A8
Phone: (613) 548-4304

Any notice of appeal to the Ontario Municipal Board under the *Planning Act* must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date the giving of notice under subsection 17(35) of the *Planning Act* is completed.

Last Date of Appeal under the *Planning Act*:

February 18, 2002

The notice of appeal should be sent to the Minister of Municipal Affairs and Housing to the attention of the contact at the address shown below and it must:

1. set out the planning application or specific part or parts of the planning application to which the notice of appeal applies
2. set out the reasons for the appeal, and
3. be accompanied by the fee prescribed under the *Ontario Municipal Board Act* in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File an Appeal under the *Planning Act*

Under the *Planning Act*, only individuals, corporations or public bodies may appeal the decision of the Minister of Municipal Affairs and Housing to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

Submit notice of appeal under the *Planning Act* to the attention of:

Issuing Authority:

Vince Fabiilli, Manager, Community Planning and Development
Eastern Municipal Services Office
8 Estate Lane, Rockwood House
Kingston Ontario
K7M 9A8
Phone: (613) 548-4304
Fax: (613) 548-6822

A copy of the Notice of Appeal, together with the EBR Registry Number and Ministry Reference Number (see top of this Registry posting) must also be delivered to the Environmental Commissioner of Ontario (see section 47 of the EBR) at the address below:

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377



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Instrument Decision Notice:

Proponent: Norcan Homes Ltd.

7481 Mitch Owens Road, PO Box 70
70
Gloucester Ontario
K1G 3N4

Instrument Type: Approval for sewage works - OWRA s. 53(1)

EBR Registry Number:
IA05E1246

Ministry Reference Number:
4925-68YKRD

Ministry:
Ministry of the Environment
Date Proposal loaded to the

Registry:
August 08, 2005

Date Decision loaded to the

Registry:
October 13, 2006

Decision on Instrument:

Approval granted.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from August 08, 2005 to September 07, 2005.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of October 13, 2006 upon the following:

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Contact:

Application Processor
Environmental Assessment and
Approvals Branch
Floor 12A, 2 St Clair Ave W
Toronto Ontario
M4V 1L5
Phone: (416) 314-8225
Fax: (416) 314-8452

Location(s) Related to this Instrument:

7481 Mitch Owens Road,
Gloucester Ottawa Ontario K1G
3N4

Ottawa

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Ottawa District Office
2435 Holly Lane
Ottawa Ontario
K1V 7P2
Phone: (613) 521-3450



APPENDIX VI
Municipal Property Reports - Ottawa



7041 MITCH OWENS RD

PIN: 043191193

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
043191193	CON 5 PT LOT 1



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	043191193
FRONTAGE - ft / FAÇADE - pi:	0.00
DEPTH - ft / PROFONDEUR - pi:	0.00
PROPERTY AREA - acre / SUPERFICIE - acre:	33.0000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
043191193	FRIDAY - Cal. B Zone 4

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
043191193	20	OSGOODE	Doug Thompson

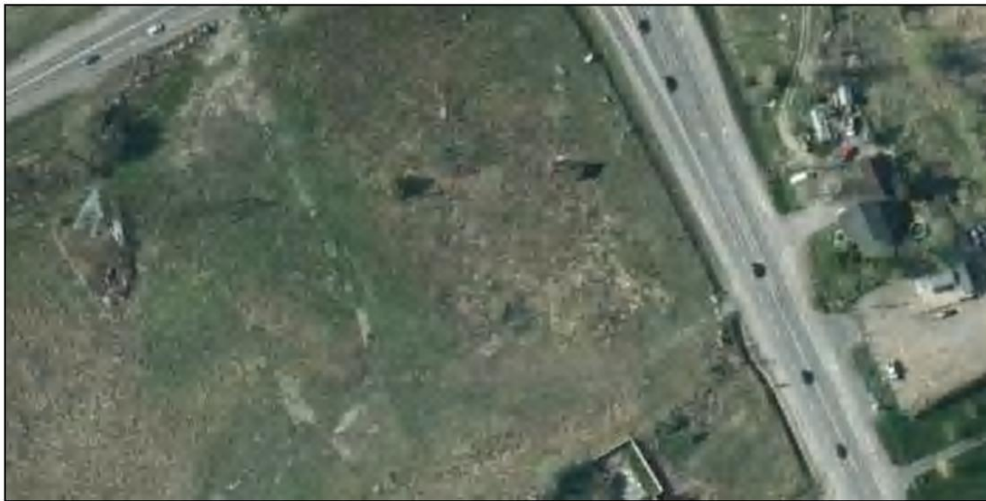


5640 BANK ST

PIN: 043190900

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
043190900	CON 5 N PT LOT 1



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	043190900
FRONTAGE - ft / FAÇADE - pi:	223.40
DEPTH - ft / PROFONDEUR - pi:	0.00
PROPERTY AREA - acre / SUPERFICIE - acre:	2.6600

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
043190900	FRIDAY - Cal. B Zone 4

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
043190900	20	OSGOODE	Doug Thompson



7107 MARCO ST

PIN: 043191051

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
043191051	PLAN 572 LOT 1



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	043191051
FRONTAGE - ft / FAÇADE - pi:	140.65
DEPTH - ft / PROFONDEUR - pi:	0.00
PROPERTY AREA - acre / SUPERFICIE - acre:	0.3400

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
043191051	FRIDAY - Cal. B Zone 4

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
043191051	20	OSGOODE	Doug Thompson