



**FINAL**  
**Phase I**  
**Environmental Site**  
**Assessment**

210 Maple Creek Court  
Ottawa, Ontario

Prepared for:

**Mr. Terry Wall**  
1129892 Ontario Inc.  
1762 Woodward Drive  
Ottawa, ON K2C 0P8

October 7, 2014

Pinchin File: 97550



**Phase I Environmental Site Assessment**

210 Maple Creek Court, Ottawa, Ontario  
1129892 Ontario Inc.

October 7, 2014  
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FINAL

**Issued to:** 1129892 Ontario Inc.  
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**Issued on:** October 7, 2014  
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## EXECUTIVE SUMMARY

1129892 Ontario Inc. retained Pinchin Ltd. (Pinchin) on September 22, 2014 through an Authorization to Proceed signed by Mr. Terry Wall of 1129892 Ontario Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 210 Maple Creek Court, Ottawa, Ontario (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition and financing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*

*This report has been issued without having received responses from the Ontario Ministry of the Environment and Climate Change or the City of Ottawa. Once a response from these regulatory bodies is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.*



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**Phase I Environmental Site Assessment**

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**FIGURES**

- |          |                                    |
|----------|------------------------------------|
| FIGURE 1 | Key Map                            |
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## **1.0 INTRODUCTION**

### **1.1 Background**

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The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition and financing of the Site.

### **1.2 Scope of Work**

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on September 24, 2014, and was accompanied by Mr. Terry Wall and Ms. Valerie Wall, potential purchasers of the Site, hereafter referred to as the Site Representatives.

In addition, Pinchin reviewed the document entitled "*Phase I Environmental Site Assessment, North Half Lot 7 Concession 2 Former Township of West Carleton, Ottawa, Ontario*" prepared by Morey Houle Chevrier Engineering Ltd. (Morey Houle) for Alta Industries Inc., dated September 2003 (the 2003 Morey Houle Phase I ESA Report), as provided by the Client.

## **2.0 SITE DESCRIPTION**

### **2.1 Site Location and Physical Description**

As indicated on Figure 1 (Key Map), the Site is located on the east side of the Maple Creek Court, approximately 100 metres (m) south of the intersection between Maple Creek Court and Tansley Drive in Ottawa, Ontario. The Site is situated in an area that predominantly consists of commercial and vacant land uses. Figure 2 illustrates the Site and surrounding area.



## 2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Alluvial deposits consisting of stratified gravel, sand, silt and clay.
Fill Materials	None observed and none reported by the Site Representatives.
Bedrock Type	Sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit.
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	A tributary of the Carp River is located approximately 220 m south of the Site.
Inferred Groundwater Flow Direction	South based on the nearest body of water.

## 2.3 Site Operations

The Site consists of vacant undeveloped land and has a total area of 4.35 acres. The Site primarily consists of grassed areas, with tree-covered areas present along the north, east and south Site boundaries. A drainage ditch is present along the west Site boundary, as well as a marsh area located along the southwest Site boundary. In addition, a gravel roadway is present on the west portion of the Site, extending approximately 35 m onto the Site from Maple Creek Court.

## 3.0 HISTORICAL RECORDS REVIEW

### 3.1 Site Interviews and Records

The Site Representatives advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site has always consisted of vacant undeveloped land;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.



### 3.2 Aerial Photographs

Copies of aerial photographs dated 1955, 1960 and 1981 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, digital aerial photographs dated 1976, 1991, 2002, 2008 and 2011 were reviewed on the City of Ottawa e-map website (<http://maps.ottawa.ca/geoOttawa/>) by Pinchin. It should be noted that accurate details could not be determined from the 1955, 1960 and 1981 aerial photographs due to the small scale and clarity of the photographs. A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1955, 1960, 1976, 1981, 1991, 2002, 2008 and 2011.	The Site appears to consist of vacant undeveloped/forested land.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1955, 1960 and 1976.	Vacant undeveloped land to beyond 150 m from the Site, similar to the current configuration.	Vacant undeveloped land to beyond 150 m from the Site, similar to the current configuration.	Vacant undeveloped land to beyond 150 m from the Site.	
1981 and 1991.	Similar to 1955, 1960 and 1976, with the exception of inferred commercial buildings and present-day Tansley Drive followed by vacant undeveloped land to beyond 150 m from the Site.	Similar to 1955, 1960, 1976, 1981 and 1991.		Similar to 1955, 1960 and 1976; however, present-day Tansley Drive was evident.





Year of Photograph	North	East	South	West
2002.	Similar to 1981 and 1991.	Similar to 1955, 1960, 1976, 1981 and 1991.		Similar to 1981 and 1991; however, inferred commercial buildings were evident.
2008 and 2011.	Similar to 1981, 1991 and 2002; however, additional inferred commercial buildings were evident, similar to the current configuration.	Similar to 1955, 1960, 1976, 1981, 1991 and 2002.	Similar to 1955, 1960, 1976, 1981, 1991 and 2002; however, an inferred commercial building and associated storage yard were evident, similar to the current configuration.	Similar to 2002; however, present-day Maple Creek Court was evident, similar to the current configuration.

A storage yard was observed approximately 35 m southwest of the Site in the 2008 and 2011 aerial photographs; however, no structures of potential environmental concern (i.e., aboveground storage tanks (ASTs)) were observed on this property. Based on the above-noted information, it is Pinchin’s opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin’s review of the above-noted aerial photographs, nothing was observed that is likely to result in potential subsurface impacts at the Site.

### 3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters’ Reports and Property Underwriters’ Plans related to the Site. Opta provided a written response dated September 30, 2014, indicating there were no records on-file for the Site. A copy of Opta’s response is provided in Appendix I.

### 3.4 City Directories

City directories for the years 1987 to 2011 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that no city directories were available for the Site and the Site area prior to 1987 and subsequent to 2011. . In addition, it should be noted that the Site was not listed in any of the above-noted city directories reviewed by Pinchin.



In general, the city directories indicated that the surrounding area has been historically occupied by commercial land uses since at least 1992. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified; however, Pinchin notes the following:

- Scot Diesel Equipment Specialists Inc., a truck repair/servicing facility, was listed at 147 Tansley Drive from 2001 until 2011. This property is located 65 m north of the Site. In addition, this operation was not listed within the EcoLog Environmental Risk Information Service Ltd. (ERIS) report as a generator of hazardous wastes. Furthermore, Pinchin contacted Mr. Jeff Ure, owner of this facility, who indicated that there are no underground storage tanks (USTs) and no underground hoists located on this property. Based on the distance between this building and the Site, the small inferred amounts of hazardous wastes generated by this operation, as well as information gathered from Mr. Jeff Ure, it is Pinchin's opinion that this off-Site operation is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted city directories, nothing was identified that is likely to result in potential subsurface impacts at the Site.

### **3.5 Previous Environmental Reports**

#### 2003 Morey Houle I ESA Report

The 2003 Morey Houle Phase I ESA Report consisted of historical reviews, a review of surrounding properties, a regulatory database search, and interviews as well as an exterior assessment of the Site and additional properties located within the north half of Lot 7, Concession 2, Former Township of West Carleton, Ottawa, Ontario.

The results of the 2003 Morey Houle Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and as such, no further environmental assessment work was recommended.

Based on Pinchin's review of the above-referenced report, nothing was identified that is likely to result in potential subsurface impacts at the Site.

### **3.6 Historical Summary**

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.



## **4.0 REGULATORY INFORMATION AND CORRESPONDENCE**

### **4.1 Site Regulatory Information**

Pinchin requested copies of permits, approvals and registrations from the Site Representatives and was advised that there is no regulatory information with respect to the Site.

### **4.2 Ontario Ministry of the Environment and Climate Change**

An Ontario Ministry of the Environment and Climate Change (MOECC, formerly the Ontario Ministry of the Environment) Freedom of Information request was submitted to the MOECC for information on file with respect to the Site. Specifically, the MOECC was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes and Certificates-of-Approval. At the time of writing this report, no response had been received from the MOECC. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the MOECC is provided in Appendix II of this report.

Pinchin conducted a search of the MOECC *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition has not been filed for the Site or neighbouring properties.

### **4.3 Technical Standards & Safety Authority**

The Technical Standards & Safety Authority (TSSA) was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site. Based on email correspondence with Ms. Sarah Quibell of the TSSA on October 2, 2014, no information was on file with respect to the Site. A copy of Pinchin's request submitted to the TSSA and their response is provided in Appendix II of this report.

### **4.4 Local and Municipal Government**

Inquiries were made to the City of Ottawa to conduct a search within their Historical Land Use Inventory (HLUI) and environmental (i.e., violations, sewer-use infractions, spills or leaks, waste disposal sites, etc.) databases for information concerning the Site and Site area. The HLUI database contains information concerning land uses within the City of Ottawa that may have the potential to impact soil and/or groundwater. At the time of writing this report, no response had been received from the City of Ottawa. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Pinchin's conclusions and recommendations may be amended based on this



information. A copy of Pinchin's request submitted to the City of Ottawa is provided in Appendix II of this report.

In addition, Pinchin reviewed the "Mapping and Assessment of Former Industrial Sites" report that was prepared by Intera Technologies Inc. (Intera) for the City of Ottawa. The Intera report consists of a study that lists former industrial sites that may have potentially impacted the soil and/or groundwater at their respective locations. The sites identified within the study are categorized as Group I, Group II or Group III. Low priority sites are identified as Group III as it is unlikely that significant waste quantities remain present at these properties today and, therefore, the potential for environmental impact is low. Medium priority sites are identified as Group II as they are presently likely to have waste quantities remaining; however, the sites' location with respect to surface waste is such that significant environmental impacts are not likely to occur. High priority sites are identified as Group I as there is documentation demonstrating that wastes are present at these sites, and that the potential for environmental impact is high.

The 1988 Intera report was consulted and the Site and surrounding properties were not included as part of the study area.

#### **4.5 EcoLog ERIS**

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

- "Ontario Inventory of PCB Storage Sites", dated 1987 to October 2004;
- "Ontario Regulation 347 Waste Generators Summary", dated 1986 to April 2014;
- "Ontario Spills", dated 1988 to February 2014; and
- "Waste Disposal Sites - MOE CA Inventory", dated 1970 to July 2014.

In addition, Pinchin reviewed the following publications prepared by Intera for the MOECC, dated April 1987:

- "Inventory of Coal Gasification Plant Waste Sites in Ontario", dated April 1987; and
- "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", dated November 1988.

A copy of the EcoLog ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin;
- The OS database indicated that on July 12, 2006, 5 litres of hydraulic oil was spilled onto the ground surface at 147 Tansley Drive. However, the EcoLog ERIS report indicated

that an environmental impact was not anticipated as a result of the spill. This property is located 65 m north of the Site. Based on the minor nature of the spill, as well as the distance between this property and the Site, it is Pinchin's opinion that this historical spill is unlikely to result in potential subsurface impacts at the Site; and

- Capital City Acrylic Repair Inc., a damage repair and refinishing facility located at 151 Tansley Drive, had been registered with the MOECC as a generator (Generator # ON1247101) of aromatic solvents from 1992 until 2004. Based on a review of Pinchin's in-house MOECC Waste Generator database, approximately 185 kilograms of aromatic solvents were generated on this property in 1992 and 1993. This property is located 95 m north of the Site. Based on the distance between this property and the Site, as well as the small amounts of hazardous wastes generated on this property, it is Pinchin's opinion that the historical generation of hazardous wastes on this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted information sources, nothing was identified that is likely to result in potential subsurface impacts at the Site.

#### **4.6 Regulatory Information Summary**

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

### **5.0 SITE RECONNAISSANCE**

Pinchin (see Appendix V for assessor qualifications) conducted a Site reconnaissance on September 24, 2014 and was accompanied by the Site Representatives. The Site reconnaissance included a walk-through of accessible areas of the Site while accompanied by the Site Representatives. At the time of the Site reconnaissance, the ground surface was covered with dry and the weather was sunny. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

#### **5.1 Hazardous Materials**

No evidence of hazardous materials was observed at the time of the Site reconnaissance.

#### **5.2 Storage Tanks**

##### *5.2.1 Aboveground Storage Tanks*

No ASTs were observed on-Site, and none were reported by the Site Representatives.



### 5.2.2 *Underground Storage Tanks*

No evidence of USTs (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representatives.

## 5.3 **Water and Wastewater**

Wastewater at the Site would consist of rainwater which would likely run overland to percolate naturally through the soil or enter the municipal storm sewer system via the drainage ditch along the west Site boundary.

## 5.4 **Polychlorinated Biphenyls**

The use of polychlorinated biphenyls (PCBs) as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (greater than 500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.

No equipment potentially containing PCBs was observed at the time of the Site reconnaissance, as no buildings and/or permanent structures were present at the Site. However, a pole-mounted oil-cooled transformer is located at the southwest corner of the Site. The transformer is owned and maintained by Hydro Ottawa. No staining was observed on the ground in the vicinity of the transformer.

## 5.5 **Asbestos-Containing Materials**

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.



No ACMs were observed at the time of the Site reconnaissance, as no buildings and/or permanent structures were present at the Site.

### **5.6 Lead-Containing Paints**

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used interior and exterior surfaces, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. The current limit set by the federal government is 90 ppm. In 1991, paint manufacturers initiated a voluntary program to limit lead in paint to 600 ppm, which is considered an action level by the provincial labour regulator; however, even today, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road markings.

No lead containing paints were observed at the time of the Site reconnaissance, as no buildings and/or permanent structures were present at the Site.

### **5.7 Ozone-Depleting Substances**

The bulk storage of ozone-depleting substances (ODSs) was not observed at the time of the Site reconnaissance, as no buildings and/or permanent structures were present at the Site.

### **5.8 Radon**

The Client reported that no radon surveys have been carried out at the Site. However, no buildings and/or permanent structures that could potentially accumulate radon gas were observed at the Site during Pinchin's Site reconnaissance.

### **5.9 Mould or Microbial Contamination**

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

No mould or microbial contamination was observed at the time of the Site reconnaissance, as no buildings and/or permanent structures were present at the Site.



5.10 Air Emissions

No air emissions were observed at the time of the Site reconnaissance, as no buildings and/or permanent structures were present at the Site.

5.11 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance.

5.12 Non-Hazardous Wastes

The storage of non-hazardous wastes and recyclables was not observed during the Site reconnaissance.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that consists of commercial and vacant land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin’s observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Vacant undeveloped land followed by commercial buildings (i.e., Scot Diesel Equipment Specialists, AM Marine Inc. and multiple commercial office buildings), vacant undeveloped land and Tansley Drive to beyond 150 m from the Site.	Vacant forested land to beyond 150 m from the Site.	A storage yard followed by vacant undeveloped/forested land.	Maple Creek Court followed by a commercial building and vacant undeveloped land.
Direction with Respect to Inferred Groundwater Flow	Upgradient.	Transgradient.	Downgradient.	Transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.





	North	East	South	West
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

Scot Diesel Equipment Specialists, a truck repair/servicing facility, was observed approximately 65 m north of the Site. In addition, this operation was not listed within the EcoLog ERIS report as a generator of hazardous wastes. Furthermore, Pinchin contacted Mr. Jeff Ure, owner of this facility, who indicated that there are no USTs and no underground hoists located on this property. Based on the distance between this building and the Site, the inferred small amounts of hazardous wastes generated by this operation, as well as information gathered from Mr. Jeff Ure, it is Pinchin’s opinion that this off-Site operation is unlikely to result in potential subsurface impacts at the Site.

A storage yard was observed approximately 35 m southwest of the Site; however, no structures of potential environmental concern (i.e., ASTs) were observed on this property. Based on the above-noted information, it is Pinchin’s opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin’s observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

**7.0 FINDINGS AND RECOMMENDATIONS**

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

**8.0 STANDARD LIMITATIONS**

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 210 Maple Creek Court, Ottawa, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Site. This report was prepared for the exclusive use of 1129892 Ontario Inc., subject to the conditions and limitations contained within the duly authorized workplan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.



The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

## **9.0 REFERENCES**

The following documents, persons or organizations provided information used in this report:

1. Mr. Terry Wall and Ms. Valerie Wall, potential purchasers of the Site [Site Representatives].



2. EcoLog ERIS report entitled “200 Maple Creek Court, Ottawa, Ontario” dated August 29, 2014 (ERIS Project # 20140828012).
3. Opta Information Intelligence “210 Maple Creek Court, Ottawa, Ontario”, dated September 30, 2014 (Opta Order ID: 17177).
4. The Atlas of Canada – Surficial Materials:  
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
5. The Atlas of Canada – Bedrock Geology:  
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
6. Toporama – Topographic Maps:  
<http://atlas.gc.ca/site/english/maps/topo/map>.
7. Canadian Centre for Occupational Health & Safety:  
[http://www.ccohs.ca/oshanswers/phys\\_agents/phys\\_agents/radon.html](http://www.ccohs.ca/oshanswers/phys_agents/phys_agents/radon.html).
8. Sharpe, D.R. “Quaternary Geology of Toronto and Surrounding Area; Ontario Geological Survey Preliminary Map P. 2204, Geological Series.” Scale 1:100,000. Compiled 1980.
9. Fulton, R.J. “Surficial Materials of Canada, Geological Survey of Canada, Map 1880A”. Scale 1:5,000,000. Compiled 1995.
10. Wheeler, J.C., Hoffman, P.F., Card, K.D., Davidson, A., Sanford, B.V., Okulitch, A.V., and Roest, W.R. “Geological Map of Canada, Geological Survey of Canada, Map 1860A”. Scale 1:5,000,000. Compiled 1996.
11. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2012.
12. National Air Photo Library, Ottawa, Ontario.
13. Library and Archives of Canada, Ottawa, Ontario.
14. Technical Standards & Safety Authority.
15. The City of Ottawa.
16. Ontario Ministry of the Environment and Climate Change.
17. MOECC Brownfields Environmental Site Registry.
18. Google Earth™ Satellite Imagery.
19. “*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*”, prepared by Health Canada and dated March 2012.



**Phase I Environmental Site Assessment**

210 Maple Creek Court, Ottawa, Ontario

1129892 Ontario Inc.

October 7, 2014

Pinchin File: 97550

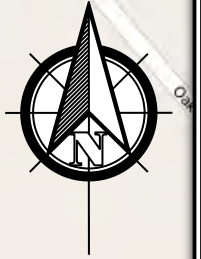
FINAL

20. *"Phase I Environmental Site Assessment, North Half Lot 7, Concession 2, Former Township of West Carleton, Ottawa, Ontario"* prepared by Morey Houle Chevrier Engineering Ltd. for Alta Industries Inc., dated September 2003.

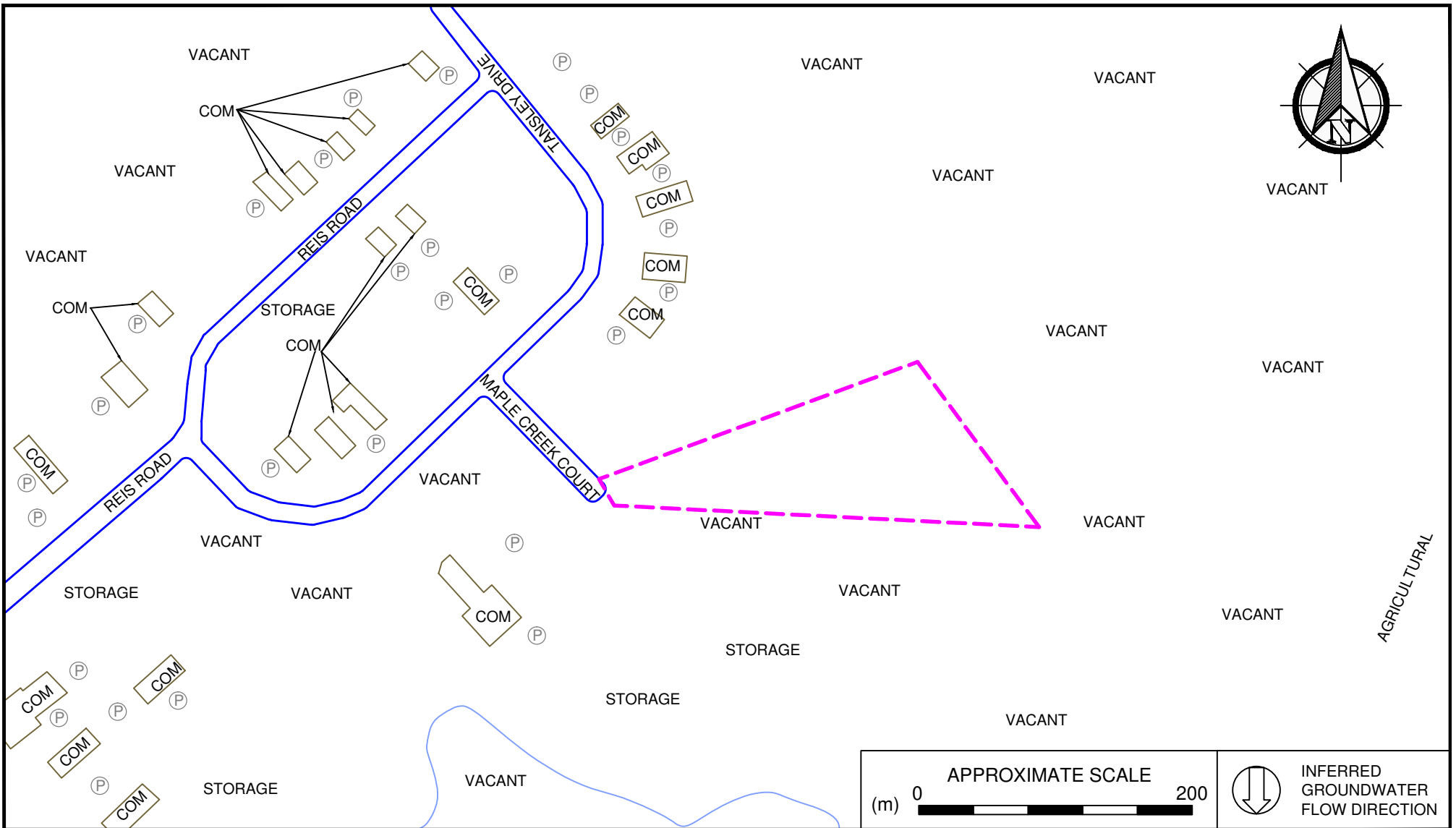
97550- Phase I ESA - 210 Maple Creek Court, Ottawa ON.docx

Template: Master Report for Phase I ESA - Stage 1 PSI, EDR, September 18, 2014

**FIGURES**



PROJECT NAME			
PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME			
1129892 ONTARIO INC.			
PROJECT LOCATION			
210 MAPLE CREEK COURT, OTTAWA, ONTARIO			
FIGURE NAME			FIGURE NO.
KEY MAP			1
SCALE	PROJECT NO.	DATE:	
AS SHOWN	97550	OCTOBER 2014	

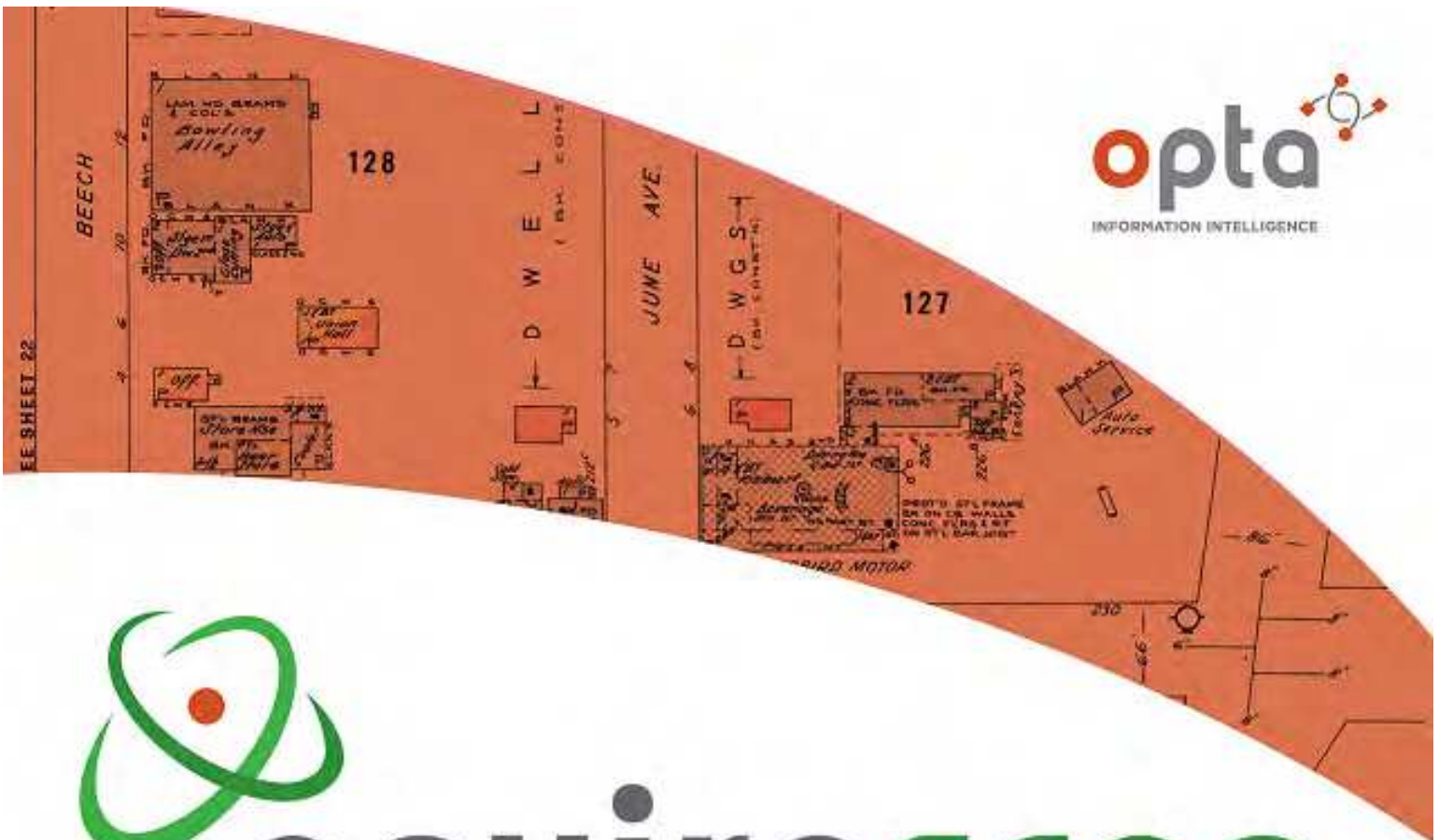


<u>LEGEND</u>	
	- SITE PERIMETER
	- CREEK
	- PARKING
	- COMMERCIAL

PROJECT NAME			PHASE I ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME			1129892 ONTARIO INC.		
PROJECT LOCATION			210 MAPLE CREEK COURT, OTTAWA, ONTARIO		
FIGURE NAME				FIGURE NO.	
SITE AND SURROUNDING LAND USE PLAN				2	
APPROXIMATE SCALE	PROJECT NO.	DATE			
AS SHOWN	97550	OCTOBER 2014			

**APPENDIX I**  
**Opta Response**





# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Compiled By:  
**Anthony Remonde**

Site Address:

210 Maple Creek Court Carp ON Canada

Project No:

97550

Opta Order ID:

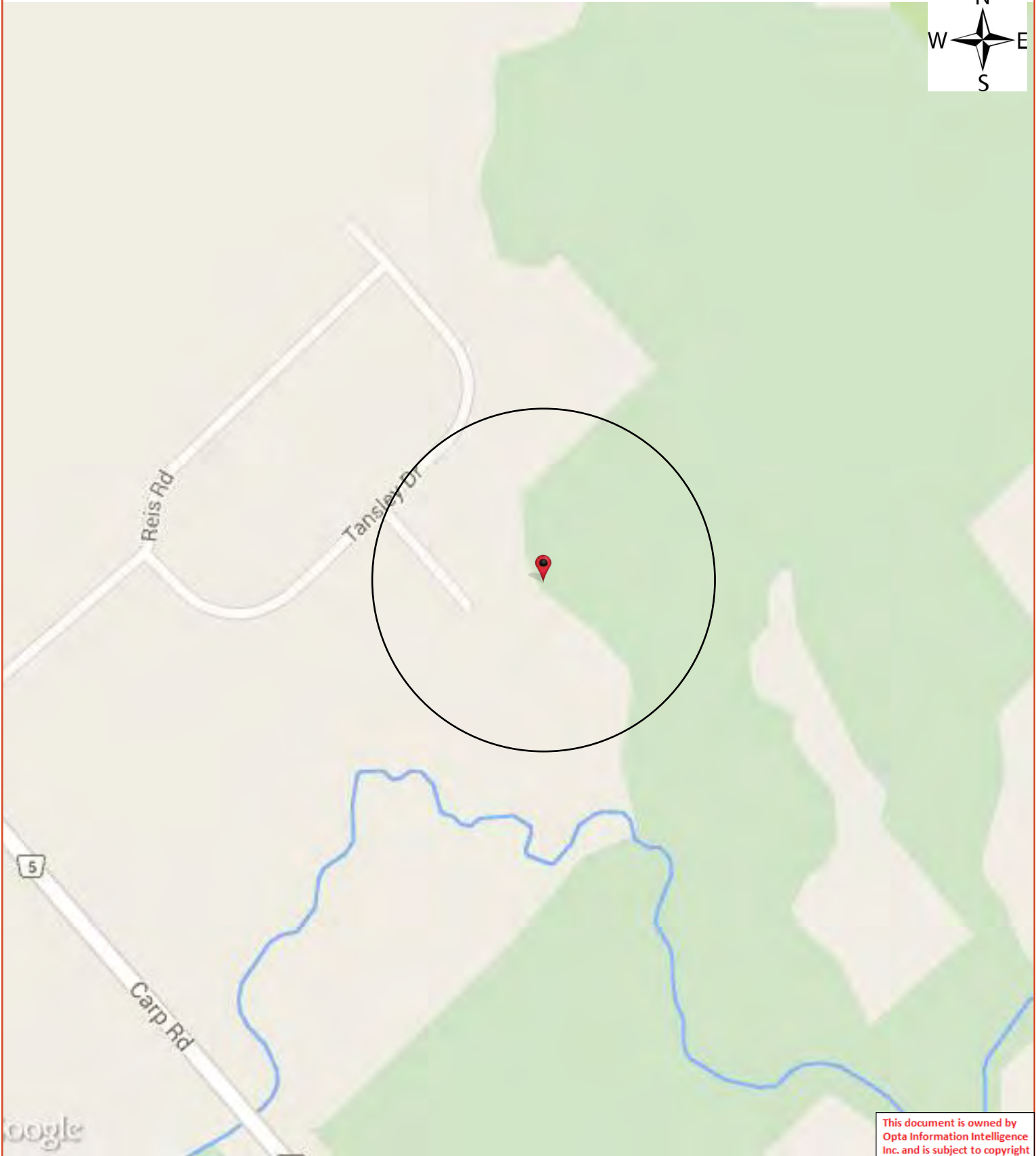
17177

Requested by:

**Cheryl Coulas  
Pinchin Ltd.**

Date Completed:

9/30/2014 9:06:39 AM



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The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

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

### Governing Document


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

### Law

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

**APPENDIX II**  
**Correspondence with Regulatory Agencies**

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester  Christine Wilson Pinchin Ltd. 555 Legget Dr, Suite 1001, Tower A Kanata, Ontario K2K 2X3 For questions or concerns please contact Christine Wilson at: cwilson@pinchin.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received	Fee Paid ~ ACCT ~ CHQ <input checked="" type="checkbox"/> VISA ~ CASH
			Response Due Date	
Telephone/Fax Nos. Tel: (613) 592-3387 Fax (613) 592-5897	Your Project/Reference No. 97550	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR	<input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/>

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)	
210 Maple Creek Court, Ottawa, Ontario	
Present Property Owner(s) and Date(s) of Ownership	
1129892 Ontario Inc.	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable)	
Vacant	

Search Parameters	Specify Year(s) Requested
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	
Environmental concerns (General correspondence, occurrence reports, abatement)	ALL
Orders	ALL
Spills	ALL
Investigations/prosecutions ▶ Owner/tenant information must be provided	ALL
Waste Generator number/classes	ALL

Certificates of Approval ▶ Proponent information must be provided		
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.		
	SD	Specify Year(s) Requested
air – emissions		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		
waste water - industrial discharge		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		
waste systems		
- haulers: sewage, non-hazardous & hazardous waste		
- mobile waste processing units		
- PCB destruction		
pesticides - licenses		

From: [squibell@tssa.org](mailto:squibell@tssa.org) on behalf of [Public Information Services](#)  
To: [Coulas, Cheryl](#)  
Subject: Re: Search  
Date: Thursday, October 02, 2014 9:33:21 AM

---

Hi Cheryl,

Thank you for your inquiry.

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

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

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

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

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

Toll-Free: 1-877-682-8772

On Thu, Oct 2, 2014 at 9:10 AM, Coulas, Cheryl <[ccoulas@pinchin.com](mailto:ccoulas@pinchin.com)> wrote:

| Hello,

Could you please check to see if 200, 210 and 220 Maple Creek Court in Ottawa, Ontario for any tanks?

Thanks,

---

**Cheryl Coulas, B.A.**

*Research Assistant, Environmental Due Diligence & Remediation*

**Pinchin Ltd.**

555 Legget Drive, Suite 1001, Tower A, Kanata ON K2K 2X3  
T: [613.592.3387 ext. 1821](tel:613.592.3387) | C: [613.796.2342](tel:613.796.2342) | [pinchin.com](http://pinchin.com)

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please notify the sender immediately and delete the original message.

**APPENDIX III**  
**EcoLog ERIS Report**





# DATABASE REPORT

**Project Property:** 200 Maple Creek Court, Ottawa, ON  
200 Maple Creek Crt  
Ottawa ON K0A1L0  
96844

**P.O. Number:**

**Report Type:** Quote - Custom-Build Your Own Report

**Order #:** 20140828012

**Requested by:** Pinchin Environmental

**Date:** August 29, 2014

**Ecolog ERIS Ltd.**  
Environmental Risk Information  
Service Ltd. (ERIS)  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: info@erisinfo.com  
[www.erisinfo.com](http://www.erisinfo.com)

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# Executive Summary

## Property Information:

**Project Property:** 200 Maple Creek Court, Ottawa, ON  
200 Maple Creek Crt Ottawa ON K0A1L0

**P.O. Number:** 96844

## **Coordinates:**

**Latitude:** 45.304649  
**Longitude:** -75.976071  
**UTM Northing:** 5,017,257.33  
**UTM Easting:** 423,479.47  
**UTM Zone:** UTM Zone 18T

**Elevation:** 364 FT  
111.00 M

## Order Information:

**Order No.:** 20140828012  
**Date Requested:** 03/09/2014  
**Requested by:** Pinchin Environmental  
**Report Type:** Quote - Custom-Build Your Own Report

## Additional Products:

# Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	N	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	N	-	-	-
CHEM	<i>Chemical Register</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	N	-	-	-
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	N	-	-	-
ECA	<i>Environmental Compliance Approval</i>	N	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	N	-	-	-
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries &amp; Oceans Fuel Tanks</i>	N	-	-	-
FST	<i>Fuel Storage Tank</i>	N	-	-	-
FSTH	<i>Fuel Storage Tank - Historic</i>	N	-	-	-
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	2	2
HINC	<i>TSSA Historic Incidents</i>	N	-	-	-
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	N	-	-	-
INC	<i>TSSA Incidents</i>	N	-	-	-
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-
NCPL	<i>Non-Compliance Reports</i>	N	-	-	-
NDFT	<i>National Defence &amp; Canadian Forces Fuel Tanks</i>	N	-	-	-
NDSP	<i>National Defence &amp; Canadian Forces Spills</i>	N	-	-	-
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
NEES	<i>National Environmental Emergencies System (NEES)</i>	N	-	-	-
NPCB	<i>National PCB Inventory</i>	N	-	-	-
NPRI	<i>National Pollutant Release Inventory</i>	N	-	-	-
OGW	<i>Oil and Gas Wells</i>	N	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	N	-	-	-
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	N	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	N	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	N	-	-	-
PES	<i>Pesticide Register</i>	N	-	-	-
PINC	<i>TSSA Pipeline Incidents</i>	N	-	-	-
PRT	<i>Private and Retail Fuel Storage Tanks</i>	N	-	-	-
PTTW	<i>Permit to Take Water</i>	N	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	N	-	-	-
RSC	<i>Record of Site Condition</i>	N	-	-	-
RST	<i>Retail Fuel Storage Tanks</i>	N	-	-	-
SCT	<i>Scott's Manufacturing Directory</i>	N	-	-	-
SPL	<i>Ontario Spills</i>	Y	0	1	1
SRDS	<i>Wastewater Discharger Registration Database</i>	N	-	-	-
TANK	<i>Anderson's Storage Tanks</i>	N	-	-	-
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	N	-	-	-
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	N	-	-	-
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	N	-	-	-
<b>Total:</b>			0	3	3

# Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev diff m</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	-------------------	------------------------	------------------------

No records found in the selected databases for the project property.

# Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev Diff m</i>	<i>Page Number</i>
<a href="#">1</a>	SPL	JG Goetz Construction Ltd.<UNOFFICIAL>	147 Tansley Drive, Carp SCOTT DIESEL EQUIPMENT<UNOFFICIAL> Ottawa ON N1E 2Y1	NW/92.9	0.00	<a href="#">10</a>
<a href="#">2</a>	GEN	CAPTIAL CITY ACRYLIC REPAIR INC.	151 TANSLEY ROAD CARP ON K0A 1L0	NNW/107.2	0.00	<a href="#">10</a>
<a href="#">2</a>	GEN	CAPTIAL CITY ACRYLIC REPAIR INC. 08-916	151 TANSLEY ROAD CARP ON K0A 1L0	NNW/107.2	0.00	<a href="#">10</a>

# Executive Summary: Summary By Data Source

## **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-Apr 2014 has found that there are 2 GEN site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance m</u></b>	<b><u>Map Key</u></b>
CAPTIAL CITY ACRYLIC REPAIR INC.	151 TANSLEY ROAD CARP ON K0A 1L0	NNW	107.23	<a href="#"><u>2</u></a>
CAPTIAL CITY ACRYLIC REPAIR INC. 08-916	151 TANSLEY ROAD CARP ON K0A 1L0	NNW	107.23	<a href="#"><u>2</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance m</u></b>	<b><u>Map Key</u></b>
-------------------------------	-----------------------	-------------------------	--------------------------	-----------------------

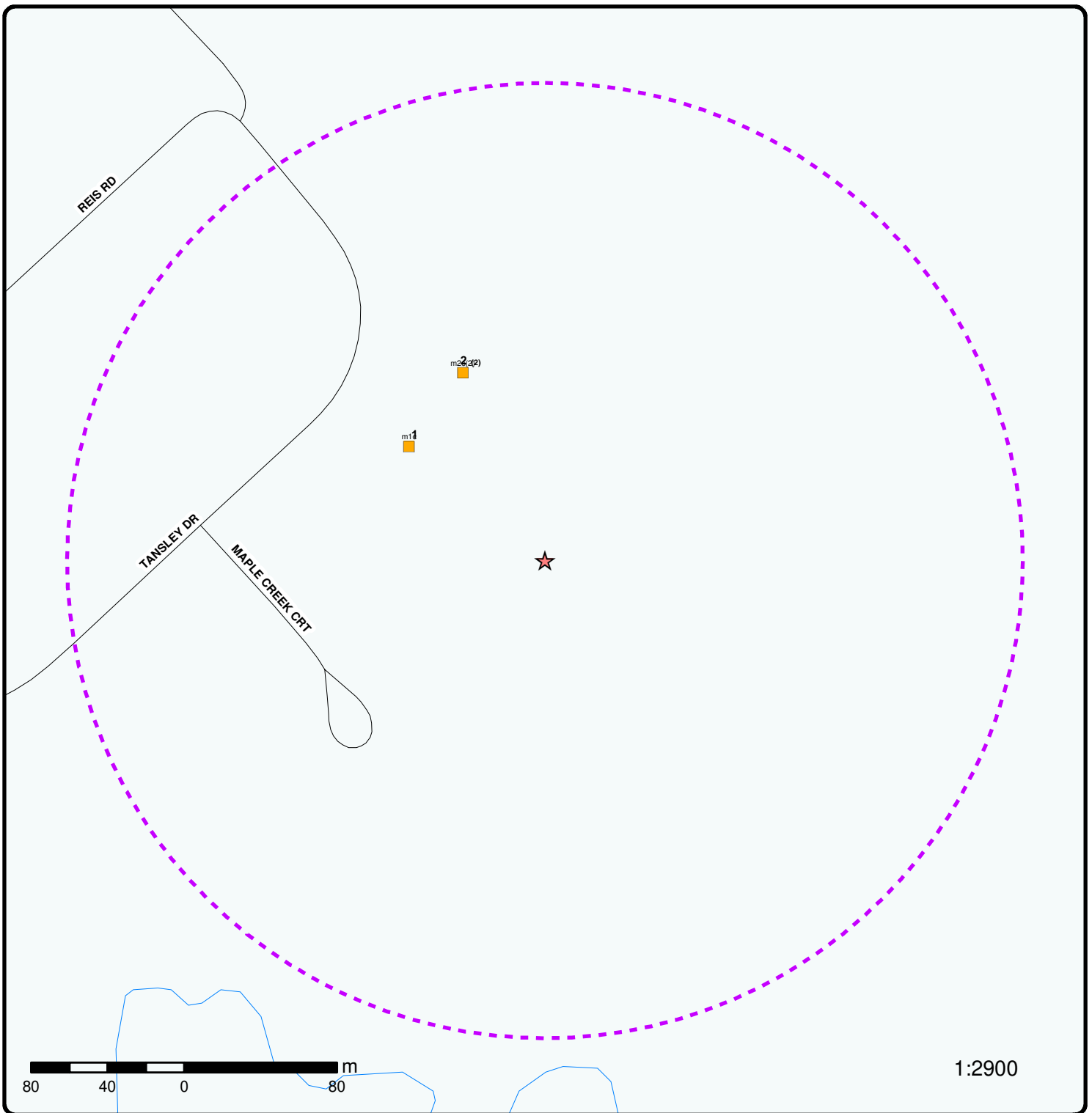
## **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Feb 2014 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance m</u></b>	<b><u>Map Key</u></b>
JG Goetz Construction Ltd.<UNOFFICIAL>	147 Tansley Drive, Carp SCOTT DIESEL EQUIPMENT<UNOFFICIAL> Ottawa ON N1E 2Y1	NW	92.86	<a href="#"><u>1</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance m</u></b>	<b><u>Map Key</u></b>
-------------------------------	-----------------------	-------------------------	--------------------------	-----------------------

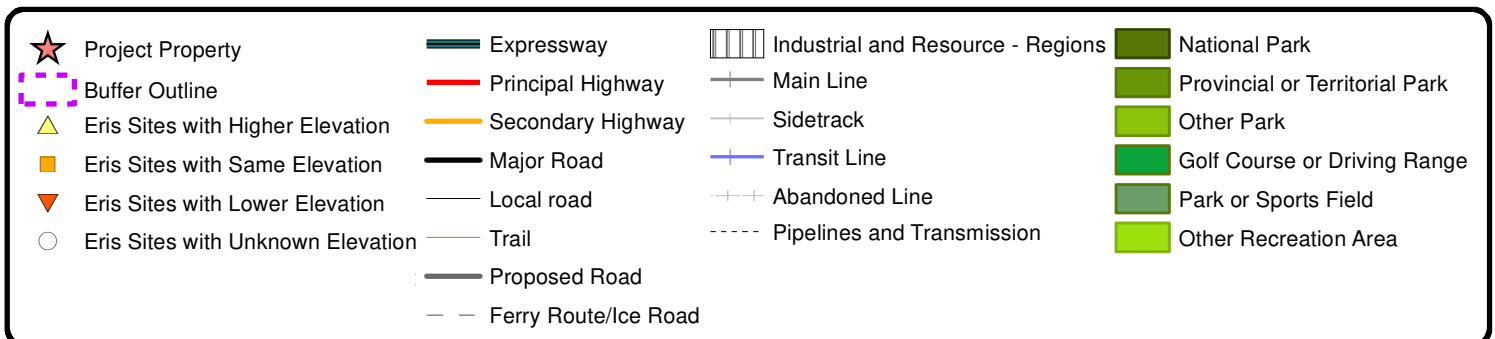




# Map

Order No: 20140828012

Address: 200 Maple Creek Crt, Ottawa, ON, K0A1L0





# Aerial

Order No: 20140828012

**Address: 200 Maple Creek Crt, Ottawa, ON, K0A1L0**

# Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<a href="#"><u>1</u></a>	1 of 1	<b>NW/92.9</b>	<b>111.0</b>	<b>JG Goetz Construction Ltd.&lt;UNOFFICIAL&gt; 147 Tansley Drive, Carp SCOTT DIESEL EQUIPMENT&lt;UNOFFICIAL&gt; Ottawa ON N1E 2Y1</b>	<b>SPL</b>
<b>Ref No.:</b> 7162-6KPRC3 <b>Incident Dt:</b> 7/12/2006 <b>MOE Reported Dt:</b> 7/12/2006 <b>Contaminant Name:</b> HYDRAULIC OIL <b>Contaminant Quantity:</b> 5 L <b>Incident Summary:</b> Superior Propane: 5 L hydraulic oil to ice/gravel <b>Incident Cause:</b> Valve / Fitting Leak Or Failure <b>Incident Reason:</b> Equipment Failure <b>Nature of Impact:</b> Soil Contamination <b>Receiving Medium:</b> Land <b>Environmental Impact:</b> Not Anticipated					
<a href="#"><u>2</u></a>	1 of 2	<b>NNW/107.2</b>	<b>111.0</b>	<b>CAPTIAL CITY ACRYLIC REPAIR INC. 151 TANSLEY ROAD CARP ON K0A 1L0</b>	<b>GEN</b>
<b>SIC Code:</b> 9949 <b>SIC Description:</b> OTHER REPAIR SERV. <b>Generator #:</b> ON1247101 <b>Approval Yrs:</b> 99,00,01,02,03,04  <b>--- Details ---</b> <b>Waste Code:</b> 211 <b>Waste Description:</b> AROMATIC SOLVENTS					
<a href="#"><u>2</u></a>	2 of 2	<b>NNW/107.2</b>	<b>111.0</b>	<b>CAPTIAL CITY ACRYLIC REPAIR INC. 08- 916 151 TANSLEY ROAD CARP ON K0A 1L0</b>	<b>GEN</b>
<b>SIC Code:</b> 9949 <b>SIC Description:</b> OTHER REPAIR SERV. <b>Generator #:</b> ON1247101 <b>Approval Yrs:</b> 92,93,94,95,96,97,98  <b>--- Details ---</b> <b>Waste Code:</b> 211 <b>Waste Description:</b> AROMATIC SOLVENTS					



# Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
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No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

## Appendix: Database Descriptions

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

### **Abandoned Aggregate Inventory:**

Provincial [AAGR](#)

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

*Government Publication Date: Sept 2002\**

### **Aggregate Inventory:**

Provincial [AGR](#)

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

*Government Publication Date: Up to Aug 2012*

### **Abandoned Mine Information System:**

Provincial [AMIS](#)

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

*Government Publication Date: 1800-Jan 2014*

### **Anderson's Waste Disposal Sites:**

Private [ANDR](#)

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

*Government Publication Date: 1860s-Present*

### **Automobile Wrecking & Supplies:**

Private [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.

*Government Publication Date: 2001-Jun 2010*

**Borehole:**Provincial [BORE](#)

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

*Government Publication Date: 1875-Aug 2011*

**Certificates of Approval:**Provincial [CA](#)

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

*Government Publication Date: 1985-Oct 30, 2011\**

**Commercial Fuel Oil Tanks:**Provincial [CFOT](#)

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

*Government Publication Date: 1948-Apr 2013*

**Chemical Register:**Private [CHEM](#)

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

*Government Publication Date: 1992, 1999-Jun 2010*

**Inventory of Coal Gasification Plants and Coal Tar Sites:**Provincial [COAL](#)

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

*Government Publication Date: Apr 1987 and Nov 1988\**

**Compliance and Convictions:**Provincial [CONV](#)

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

*Government Publication Date: 1989-Feb 2014*

**Certificates of Property Use:**Provincial [CPU](#)

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

*Government Publication Date: 1994-Jul 2014*



**Drill Hole Database:**

Provincial [DRL](#)

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

*Government Publication Date: 1886-Jan 2014*

**Environmental Activity and Sector Registry:**

Provincial [EASR](#)

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

*Government Publication Date: Oct 31 2011-Jul 2014*

**Environmental Registry:**

Provincial [EBR](#)

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

*Government Publication Date: 1994-Jul 2014*

**Environmental Compliance Approval:**

Provincial [ECA](#)

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

*Government Publication Date: Oct 31, 2011-Jul 2014*

**Environmental Effects Monitoring:**

Federal [EEM](#)

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

*Government Publication Date: 1992-2007\**

**ERIS Historical Searches:**

Private [EHS](#)

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.

*Government Publication Date: 1999-Mar 2013*

**Environmental Issues Inventory System:**

Federal EIS

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 EIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

*Government Publication Date: 1992-2001\**

**List of TSSA Expired Facilities:**

Provincial EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

*Government Publication Date: Current to May 2013*

**Federal Convictions:**

Federal FCON

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

*Government Publication Date: 1988-Jun 2007\**

**Contaminated Sites on Federal Land:**

Federal FCS

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

*Government Publication Date: June 2000-Jul 2014*

**Fisheries & Oceans Fuel Tanks:**

Federal FOFT

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

*Government Publication Date: 1964-Sept 2003*

**Fuel Storage Tank:**

Provincial FST

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

*Government Publication Date: 2010-May 2013*

**Fuel Storage Tank - Historic:**

Provincial FSTH

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

*Government Publication Date: Pre-Jan 2010\**

**Ontario Regulation 347 Waste Generators Summary:**

Provincial GEN

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

*Government Publication Date: 1986-Apr 2014*

**TSSA Historic Incidents:**

Provincial HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: 2006-June 2009*

**Indian & Northern Affairs Fuel Tanks:**

Federal IAFT

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

*Government Publication Date: 1950-Aug 2003\**

**TSSA Incidents:**

Provincial INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: June 2009-Apr 2013*

**Landfill Inventory Management Ontario:**

Provincial LIMO

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

*Government Publication Date: 2012*

**Canadian Mine Locations:**

Private MINE

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

*Government Publication Date: 1998-2009*

**Mineral Occurrences:**

Provincial MNR

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

*Government Publication Date: 1846-Apr 2013*

**National Analysis of Trends in Emergencies System (NATES):**

Federal NATE

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

*Government Publication Date: 1974-1994\**

**Non-Compliance Reports:**

Provincial NCPL

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

*Government Publication Date: 1994-2012*

**National Defence & Canadian Forces Fuel Tanks:**

Federal NDFT

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

*Government Publication Date: Up to May 2001\**

**National Defence & Canadian Forces Spills:**

Federal NDSP

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

*Government Publication Date: Mar 1999-Aug 2010*

**National Defence & Canadian Forces Waste Disposal Sites:**

Federal NDWD

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

*Government Publication Date: 2001-Apr 2007\**

**National Environmental Emergencies System (NEES):**

Federal [NEES](#)

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

*Government Publication Date: 1974-2003\**

**National PCB Inventory:**

Federal [NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. 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. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

*Government Publication Date: 1988-2008\**

**National Pollutant Release Inventory:**

Federal [NPRI](#)

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

*Government Publication Date: 1993-2012*

**Oil and Gas Wells:**

Private [OGW](#)

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

*Government Publication Date: 1988-Jun 2014*

**Ontario Oil and Gas Wells:**

Provincial [OOGW](#)

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

*Government Publication Date: 1800-2013*

**Inventory of PCB Storage Sites:**

Provincial [OPCB](#)

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

*Government Publication Date: 1987-Oct 2004*

**Orders:**

Provincial [ORD](#)

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

*Government Publication Date: 1994-Jul 2014*

**Canadian Pulp and Paper:**

Private [PAP](#)

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

*Government Publication Date: 1999, 2002, 2004, 2005, 2009*

**Parks Canada Fuel Storage Tanks:**

Federal [PCFT](#)

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

*Government Publication Date: 1920-Jan 2005\**

**Pesticide Register:**

Provincial [PES](#)

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

*Government Publication Date: 1988-Jun 2013*

**TSSA Pipeline Incidents:**

Provincial [PINC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

*Government Publication Date: June 2009-Mar 2012*

**Private and Retail Fuel Storage Tanks:**

Provincial [PRT](#)

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

*Government Publication Date: 1989-1996\**

**Permit to Take Water:**

Provincial [PTTW](#)

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

*Government Publication Date: 1994-Jul 2014*

**Ontario Regulation 347 Waste Receivers Summary:**

Provincial [REC](#)

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

*Government Publication Date: 1986-2012*

**Record of Site Condition:**

Provincial RSC

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

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

*Government Publication Date: 1997-Sept 2001, Oct 2004-Jun 2014*

**Retail Fuel Storage Tanks:**

Private RST

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

*Government Publication Date: 1999-Jun 2010*

**Scott's Manufacturing Directory:**

Private SCT

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

*Government Publication Date: 1992-Mar 2011*

**Ontario Spills:**

Provincial SPL

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

*Government Publication Date: 1988-Feb 2014*

**Wastewater Discharger Registration Database:**

Provincial SRDS

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

*Government Publication Date: 1990-2011*

**Anderson's Storage Tanks:**

Private TANK

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

*Government Publication Date: 1915-1953\**

**Transport Canada Fuel Storage Tanks:**

Federal TCFT

With 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.

*Government Publication Date: 1970-Mar 2007*

**TSSA Variances for Abandonment of Underground Storage Tanks:**

Provincial VAR

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

**Waste Disposal Sites - MOE CA Inventory:**

Provincial [WDS](#)

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

Government Publication Date: 1970-Jul 2014

**Waste Disposal Sites - MOE 1991 Historical Approval Inventory:**

Provincial [WDSH](#)

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

Government Publication Date: Up to Oct 1990\*

**Water Well Information System:**

Provincial [WWIS](#)

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

Government Publication Date: 1955-Mar 2014



# Definitions

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

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

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

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

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

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

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

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

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

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

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

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

**APPENDIX IV**  
**Qualifications of Assessor**

## **QUALIFICATIONS OF ASSESSORS**

### **CHERYL COULAS, RESEARCH ASSISTANT**

Cheryl Coulas is a Research Assistant within the Environmental Due Diligence & Remediation group in the Ottawa Office. Ms. Coulas obtained an Honours Bachelor of Arts in Communications from the University of Ottawa in 2013. Ms. Coulas has gained experience working on environmental site assessments.

**APPENDIX V**  
**Photographs**



Photo 1 – View of the Site from the west Site boundary, looking east.



Photo 2 – View from the central portion of the Site, looking east.



Photo 3 – View from the central portion of the Site, looking west.



Photo 4 – Marsh area located along the southwest Site Boundary.



Photo 5 – Adjacent property located north of the Site.



Photo 6 – Adjacent property located south of the Site.



Photo 7 – Adjacent property located east of the Site.



Photo 8 – Surrounding property located west of the Site.