Phase I Environmental Site Assessment

1498 Stittsville Main Street and 8 Manchester Street
Ottawa, Ontario

Prepared for:

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AND

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July 31, 2019

Pinchin File: 245376

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Issued On:	**July 31, 2019**
Pinchin File:	**245376**
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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on July 10, 2019 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Mr. Mark Watson of Dunrobin Distilleries Ltd., and Mr. Fred Gramling (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 1498 Stittsville Main Street and 8 Manchester Street, Ottawa, Ontario (hereafter referred to as the Site).

The Site is developed with a two-storey commercial building (Site Building) and associated parking area located at 1498 Stittsville Main Street, and a gravel parking lot located at 8 Manchester Street.

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 by Dunrobin Distilleries Ltd.

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 2016), 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, the following has resulted in subsurface impacts at the Site:

- A Phase II ESA completed by Paterson Group Inc. (Paterson) at the Site in 2012 identified a concentration of tetrachloroethylene in groundwater (4.0 ug/L) near the northeast Site boundary that exceeds the currently-applicable Ministry of the Environment, Conservation and Parks (MECP) Site-specific standards. Paterson indicated that the source of the tetrachloroethylene exceedance was unknown, but was likely to have derived from an off-Site source. Based on the regulatory review completed as part of this Phase I ESA, the source may have been a former off-Site dry cleaner (i.e., White Robe Cleaners) located at 1524 Stittsville Main Street (i.e., 100 metres southeast of the Site and situated hydraulically upgradient of the Site in relation to the inferred groundwater flow direction) from approximately 1987 until 2001. However, based on the fact that the source remains unknown, and groundwater was not investigated throughout other portions of the Site as part of the Phase II ESA completed by Paterson, it is Pinchin's opinion that there is a potential for groundwater impacted with volatile organic compounds to be present on other portions of the Site.

Based on the findings noted above, Pinchin recommends completing a groundwater sampling program and Phase II ESA at the Site.

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 MECP or the Technical Standards & Safety Authority. Once responses from these regulatory bodies are 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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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on July 10, 2019 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Mr. Mark Watson of Dunrobin Distilleries Ltd., and Mr. Fred Gramling (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 1498 Stittsville Main Street and 8 Manchester Street, Ottawa, Ontario (hereafter referred to as the Site).

The Site is developed with a two-storey commercial building (Site Building) and associated parking area located at 1498 Stittsville Main Street, and a gravel parking lot located at 8 Manchester Street.

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 by Dunrobin Distilleries Ltd.

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 2016), 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 July 11, 2019, and was unaccompanied. However, information regarding the Site was obtained by Pinchin via subsequent telephone and email correspondence with Mr. Mike Haimovitz, real estate broker for the Site, and hereafter referred to as the Site Representative.

In addition, Pinchin reviewed the following documents:

- Report entitled *"Phase II Environmental Site Assessment, 1498 Stittsville Main Street and 8 Manchester Street, Ottawa, Ontario*" prepared by Paterson Group Inc. (Paterson) for Hewlett Construction, and dated June 28, 2012 (the 2012 Paterson Phase II ESA Report);
- Report entitled "*Designated Substance Report, 1498 Stittsville Main Street, Ottawa, Ontario"* prepared by CM3 Environmental Inc. (CM3) for Mr. Fred Gramling, and dated June 12, 2018;

- Report entitled "*Supplemental Report – Lead Leachate Testing, 1498 Stittsville Main Street, Ottawa, Ontario*" prepared by CM3 for Mr. Fred Gramling, and dated October 24, 2018; and
- Report entitled "*Supplemental Report – Analysis of Liquid in White Tote, 1498 Stittsville Main Street, Ottawa, Ontario*" prepared by CM3 for Mr. Fred Gramling, and dated October 24, 2018 (2018 CM3 Analysis of Liquid Report).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the west side of Stittsville Main Street, approximately 30 metres (m) north-northwest of Abbot Street East/West, in Ottawa, Ontario. The Site is situated in an area that predominantly consists of vacant, residential, community and commercial land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site, including the Site Building, is provided below:

Topic	Details
Approximate Site Area	0.10 hectares (0.25 acres).
Buildings on-Site	One (located on the northeast portion of the Site).
Approximate Year of Construction and Significant Additions or Renovations	1930s.
Number of Floors (Including ground level)	Two.
Subsurface Levels	None observed and none reported by the Site Representative.
Approximate Footprint Area of Building	200 square metres (m^2) (2,150 square feet (ft^2)).
Approximate Total Area of Building	400 m^2 (4,300 ft^2).
Heating / Cooling	Natural gas-fired forced air furnace units and natural gas-fired wall-mounted radiant heating units.
Elevators	None observed and none reported by the Site Representative.
Emergency Generators	None observed and none reported by the Site Representative.

Topic	Details
Landscaped / Grassed/Bare Ground Areas	A gravel parking lot is present on the west portion of the Site and landscaping is present along the south and west Site boundaries.
Paved or Other Sealed Surface Materials	An asphalt-paved area is present adjacent to the northeast elevation of the Site Building and a concrete pad is present adjacent to the southwest elevation of the Site Building.

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	As noted within the 2012 Paterson Phase II ESA Report, subsurface soils at the Site consist of crushed stone and sandy fill material underlain by native brown sand to a maximum depth of approximately 7.4 m below ground surface (mbgs).
Fill Materials	None observed and none reported by the Site Representative; however, as noted within the 2012 Paterson Phase II ESA Report, a crushed stone and sandy fill material was encountered to approximately 0.3 mbgs.
Bedrock Type	Sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit.
Inferred Bedrock Depth	Greater than 21.3 mbgs, based on a review of the MECP well records database.
Inferred Groundwater Depth	As noted within the 2012 Paterson Phase II ESA Report, the depth to groundwater at the Site was approximately 6.2 mbgs.
Nearest Open Water Body	Poole Creek is located approximately 425 m northwest of the Site. Poole Creek flows north and discharges into the Carp River, located approximately 4.1 kilometres north of the Site.
Inferred Groundwater Flow Direction	Northwest based on the nearest body of water.

2.3 Site Operations

The Site is developed with a two-storey commercial building (Site Building) and associated parking area located at 1498 Stittsville Main Street, and a gravel parking lot located at 8 Manchester Street. The Site is currently vacant; however, leftover materials from the former tenant remain stored within the Site Building (i.e., construction equipment, and potted plants). The ground floor of the Site Building also contains an electrical area, and the remaining portions of the Site Building consist primarily of vacant/storage areas.

No elevators or generators service the Site Building. Site maintenance activities involve painting, replacement of light fixtures, minor plumbing and electrical work on an as-needed basis.

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

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

- The Site Building was constructed in approximately the 1950s; however, based on the historical review, it is Pinchin's opinion that the Site Building was constructed in approximately the 1930s;
- Previous occupants have included a construction company (who utilized the space for storage), a headstone manufacturer, and a cannabis grow operation (which was subsequently shut down). The Site was also formerly occupied by an automotive repair/servicing facility; however, based on the results of previous subsurface environmental work completed at the Site (refer to Section 3.5), it is Pinchin's opinion that this former on-Site operation is unlikely to result in potential subsurface impacts at the Site;
- No dry cleaning operations have historically taken place at the Site; and
- A retail fuel outlet (RFO) had formerly operated on the northeast portion of the Site (adjacent to the northeast elevation of the Site Building); however, based on the results of previous subsurface environmental work completed at the Site (refer to Section 3.5), it is Pinchin's opinion that this former on-Site operation is unlikely to result in potential subsurface impacts at the Site.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1955, 1963 and 1983 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, digital aerial photographs dated 1976, 1991, 2007 and 2017 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, 1963 and 1983 aerial photographs due to the large reference scale and the low resolution of the photographs.

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

Year of Photograph	Site
1955, 1963, 1976 and 1983.	A building that was similar in size and configuration to the present-day Site Building was evident on-Site, and the remaining portions of the Site appeared to consist of vacant undeveloped land.
1991.	Similar to 1955, 1963, 1976 and 1983; however, the Site exterior consists primarily of parking areas.
2007 and 2017.	Similar to 1991; however, the south and southwest portions of the Site appeared to be utilized as an exterior storage yard.

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

Year of Photograph	Northwest	Northeast	Southeast	Southwest
1955 and 1963.	A residential dwelling followed by present-day Manchester Street, vacant undeveloped land and residential dwellings and commercial buildings.	Present-day Stittsville Main Street followed by residential dwellings and commercial buildings and vacant undeveloped land.	Commercial buildings followed by present-day Abbot Street East/West, vacant undeveloped land and a railway line.	Residential dwellings and vacant undeveloped land to beyond 150 m from the Site.
1976 and 1983.	Similar to 1955 and 1963; however, additional commercial buildings and an area of vacant, cleared land were evident.	Similar to 1955 and 1963; however, additional residential dwellings were evident.	Similar to 1955 and 1963; however, additional commercial buildings were evident, similar to the current configuration.	Similar to 1955 and 1963.

Year of Photograph	Northwest	Northeast	Southeast	Southwest
1991, 2007 and 2017.	Similar to 1976 and 1983; however, an additional commercial building was evident, similar to the current configuration.	Similar to 1976 and 1983.		Similar to 1955, 1963, 1976 and 1983; however, additional residential dwellings were evident, similar to the current configuration.

A railway line, oriented in an east-west direction, was evident approximately 70 m south-southeast of the Site from 1955 until 1976; however, based on the distance between this former railway line and the Site, it is Pinchin's opinion that this former railway line is unlikely 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 (PURs) and Property Underwriters' Plans related to the Site. Opta provided Pinchin with a copy of a PUR dated 1998 (see Appendix I).

Based on Pinchin's review of the PUR, the following was noted:

- The estimated date of construction of the Site Building was approximately the 1930s;
- The Site was occupied by Grace Monuments, a headstone manufacturer; and
- Heating was provided by an oil-fired heating system. The PUR indicated that the heating oil was stored inside the Site Building, inferred to be within an aboveground storage tank (AST). No evidence of ASTs (i.e., staining, vent/fill pipes, etc.) was observed during Pinchin's Site reconnaissance and as such, it is Pinchin's opinion that this former oil-fired heating system is unlikely to result in potential subsurface impacts at the Site.

3.4 City Directories

City directories for the years 1992 to 2011 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that these were the city directories available for the Site and surrounding area. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1992-2007.	1498 Stittsville Main Street: Residential listing. 8 Manchester Street: Residential listing.
2011.	1498 Stittsville Main Street: Not listed. 8 Manchester Street: Residential listing.

It should be noted that although 8 Manchester Street had associated residential listings from 1992-2011, Pinchin's review of aerial photographs dated 1991 and 2007 indicated that no structures were formerly present on this portion of the Site during these times.

In general, the city directories indicated that the surrounding area has historically consisted of residential, community and commercial land uses since at least 1992. No historical dry-cleaning operations, RFOs or other operations of potential environmental concern were identified.

3.5 Previous Environmental Reports

2012 Paterson Phase II ESA Report

The 2012 Paterson Phase II ESA Report was completed at the Site in June 2012 in order to investigate the following environmental concerns identified as part of a previous Phase I ESA report completed at the Site by Paterson (which was not provided for Pinchin's review):

- The Site was formerly utilized as an automotive repair/servicing facility and an RFO.

The 2012 Paterson Phase II ESA Report consisted of the advancement of three boreholes at the Site (BH1-BH3), one of which was completed as a groundwater monitoring well (BH2). The boreholes were advanced to depths of 4.8 mbgs (BH1), 7.4 mbgs (BH2) and 6.5 mbgs (BH3). Groundwater was encountered within BH2 at a depth of approximately 6.2 mbgs. A total of three soil samples were collected and submitted for laboratory analysis of benzene, toluene, ethylbenzene and xylenes (BTEX), petroleum hydrocarbons (PHCs) in the carbon fractions F1 to F4 (F1-F4) and metals. One groundwater sample was collected and submitted for laboratory analysis of PHCs (F1-F4) and volatile organic compounds (VOCs). The analytical results were compared to the currently-applicable Table 3 (commercial land use in a non-potable groundwater condition with coarse-grained soils) Standards, as

stipulated in the document entitled "*Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*", Ministry of the Environment, Conservation and Parks (MECP), and dated April 15, 2011 (2011 Table 3 Standards). All soil and groundwater samples satisfied the 2011 Table 3 Standards, with the exception of the following:

- A concentration of tetrachloroethylene (4.0 ug/L) was detected in the groundwater sample collected from BH2 (near the northeast Site boundary) that exceeds the 2011 Table 3 Standards (1.6 ug/L).

Paterson indicated that the source of the tetrachloroethylene exceedance was unknown, but was likely to have derived from an off-Site source. Based on the above-noted findings and the fact that no significant changes were reported to be planned for the Site, Paterson recommended that a remediation program was not warranted for the Site at that time. However, Paterson noted that if the Site was to be redeveloped or divested, another water sample should be collected from BH2 and if tetrachloroethylene concentrations remain present, consideration should be given to a delineation program in order to quantify the extent of contamination and identify the source.

It is Pinchin's opinion that based on the tetrachloroethylene concentrations identified within the 2012 Paterson Phase II ESA Report, as well as the fact that the source remains unknown and groundwater was not investigated throughout other portions of the Site, there is a potential for VOC-contaminated groundwater to be present on other portions of the Site.

2018 CM3 Analysis of Liquid Report

The 2018 CM3 Analysis of Liquid Report consisted of the sampling and analysis of a liquid within a plastic tote that was stored within the Site Building. As the Site was recently utilized for a cannabis grow operation, the associated liquid was tested for pesticides and herbicides. The analytical results were non-detect for pesticides and herbicides and as such, CM3 indicated that the remaining liquid could be disposed of without special requirements.

3.6 Historical Summary

Based on the results of the historical review, the following could result in potential subsurface impacts at the Site:

- The 2012 Paterson Phase II ESA Report identified a concentration of tetrachloroethylene (4.0 ug/L) in groundwater near the northeast Site boundary that exceeds the 2011 Table 3 Standards (1.6 ug/L). Paterson indicated that the source of the tetrachloroethylene exceedance was unknown, but was likely to have derived from an off-Site source. Based on the fact that the source remains unknown and groundwater was not investigated throughout other portions of the Site as part of the 2012 Paterson Phase II ESA Report, it is Pinchin's opinion that there is a potential for VOC-contaminated groundwater to be present on other portions of the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

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

4.2 Ministry of the Environment, Conservation and Parks

An MECP Freedom of Information request was submitted to the MECP for information on file with respect to the Site. Specifically, the MECP was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. At the time of writing this report, no response had been received from the MECP. 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 MECP is provided in Appendix II of this report.

Pinchin conducted a search of the MECP *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition (RSC) has not been filed for the Site or neighbouring properties within a 250 m radius of the Site.

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to complete an archival search for the Site, in order to establish the status of the Site with respect to its historical files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records. At the time of writing this report, no response had been received from the TSSA. 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 TSSA is provided in Appendix II of this report.

4.4 Local and Municipal Government

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 ERIS

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

- "*Inventory of PCB Storage Sites*";
- "*Ontario Regulation 347 Waste Generators Summary*";
- "*Ontario Spills*";
- "*Commercial Fuel Oil Tanks*";
- "*List of TSSA Expired Facilities*";
- "*Fuel Storage Tank*";

- "*Fuel Storage Tank – Historic*";
- "*TSSA Historic Incidents*";
- "*TSSA Incidents*";
- "*TSSA Pipeline Incidents*";
- "*Retail Fuel Storage Tanks*";
- "*Private and Retail Fuel Storage Tanks*";
- "*TSSA Variances for Abandonment of Underground Storage Tanks*";
- "*Waste Disposal Sites - MOE CA Inventory*"; and
- "*Waste Disposal Sites – MOE 1991 Historical Approval Inventory*".

In addition, Pinchin reviewed the following publications prepared by Intera for the MECP:

- "*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 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;
- 1270536 Ontario Ltd., an unspecified operation located at 1495 Stittsville Main Street, has been registered with the MECP as a generator (Generator #ON643562) of waste oils and lubricants since December 2017. This property is located approximately 15 m northeast of the Site and is situated hydraulically transgradient in relation to the inferred groundwater flow direction from the Site. Based on the distance between this property and the Site, the inferred groundwater flow direction, and the short duration in which hazardous wastes have been generated at this property, it is Pinchin's opinion that the generation of hazardous wastes at this property is unlikely to result in potential subsurface impacts at the Site;
- The Ontario Spills database indicated that on July 17, 2017, a discharge of methane gas occurred at 1491 Stittsville Main Street, due to a pipeline strike. The spill was located approximately 20 m north of the Site; however, based on the nature of the discharge (i.e., atmospheric), it is Pinchin's opinion that this historical discharge is unlikely to result in potential subsurface impacts at the Site;

- White Robe Cleaners, a dry cleaner located at 1524 Stittsville Main Street, had been registered with the MECP as a generator (Generator #ON0513900) of halogenated solvent wastes, a waste typically generated by active dry cleaning operations, from 1987 until 2001. Based on a review of Pinchin's in-house MECP Waste Generator database, approximately 2,260 kilograms (kg) of halogenated solvent wastes were generated at this property from 1987 to 1999. This property is located approximately 100 m southeast of the Site and is situated hydraulically upgradient of the Site relative to the inferred groundwater flow direction. Based on the inferred groundwater flow direction, as well as the results of previous subsurface environmental work completed at the Site (refer to Section 3.5), it is Pinchin's opinion that this property may have resulted in potential subsurface impacts at the Site; and
- Additional surrounding properties were registered/identified within various above-noted databases; however, based on the information provided within the ERIS report, the locations/distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

4.6 Regulatory Information Summary

Based on Pinchin's review of the regulatory information reviewed, the following could result in potential subsurface impacts at the Site:

- White Robe Cleaners, a dry cleaner located at 1524 Stittsville Main Street, had been registered with the MECP as a generator of halogenated solvent wastes, a waste typically generated by active dry cleaning operations, from 1987 until 2001. Based on a review of Pinchin's in-house MECP Waste Generator database, approximately 2,260 kg of halogenated solvent wastes were generated at this property from 1987 to 1999. This property is located approximately 100 m southeast of the Site and is situated hydraulically upgradient of the Site relative to the inferred groundwater flow direction. Based on the inferred groundwater flow direction, as well as the results of previous subsurface environmental work completed at the Site (refer to Section 3.5), it is Pinchin's opinion that this property may have resulted in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on July 11, 2019, and was unaccompanied. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Building and exterior areas. At the time of the Site reconnaissance, the ground surface was 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

The storage of hazardous materials was not observed during Pinchin's 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 Representative. The 1998 PUR indicated that heating for the Site Building was provided by an oil-fired heating system, whereby the heating oil was stored within the Site Building (likely within an AST); however, no evidence of ASTs (i.e., staining, vent/fill pipes, etc.) was observed during Pinchin's Site reconnaissance and as such, it is Pinchin's opinion that this former oil-fired heating system is unlikely to result in potential subsurface impacts at the Site. Although ASTs are commonly associated with buildings of this age (i.e., approximately 1930s) and former on-Site operations (i.e., automotive repair/servicing and RFO), Pinchin was unable to confirm or refute the presence of former on-Site ASTs. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative. The Site Representative indicated that an RFO, likely equipped with a UST, formerly operated on the northeast portion of the Site (adjacent to the northeast elevation of the Site Building); however, based on the results of previous subsurface environmental work completed at the Site (refer to Section 3.5), it is Pinchin's opinion that this former on-Site operation is unlikely to result in potential subsurface impacts at the Site. Although USTs are commonly associated with buildings of this age (i.e., approximately 1930s) and former on-Site operations (i.e., automotive repair/servicing and RFO), Pinchin was unable to confirm or refute the presence of former on-Site USTs. No evidence of former USTs was observed by Pinchin.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Ottawa. Water is obtained by the City from the Ottawa River. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities, as well as in the fire suppression system.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	None observed and none reported by the Site Representative.
Grease Traps	None observed and none reported by the Site Representative.
Oil/Water Separators	None observed and none reported by the Site Representative.
Storm Water Flow and Receptor	Storm water entering exterior roof drains runs overland and discharges into the municipal storm sewer system via on-Site catch basins, or percolates naturally through the soil.
Wells	A groundwater monitoring well, installed as part of the 2012 Paterson Phase II ESA Report, is located on the northeast portion of the Site.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representative.

A groundwater monitoring well, installed as part of the 2012 Paterson Phase II ESA Report, is located on the northeast portion of the Site. As noted within Section 3.5, tetrachloroethylene was detected in a groundwater sample collected from this groundwater monitoring well, which exceeded the 2011 Table 3 Standards. Based on the fact that the source remains unknown, and groundwater was not investigated throughout other portions of the Site as part of the Phase II ESA completed by Paterson, it is Pinchin's opinion that there is a potential for VOC-impacted groundwater to be present on other portions of the Site.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 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.

Given the year of construction of the Site Building (i.e., approximately 1930s), there is a potential that the electrical equipment observed on-Site may contain PCBs. No transformers were observed on-Site and none were reported by the Site Representative.

Typical buildings of this age may contain PCBs in paint, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this Phase I ESA. The potential presence of PCBs in these materials could result in future costs if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

5.6 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.

Given the year of construction of the Site Building (i.e., approximately 1930s), there is a potential for friable and non-friable ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. However, Pinchin was provided with a copy of a designated substances report prepared for the Site in June 2018. The report did not identify the presence of ACMs within the Site Building.

5.7 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 on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the

federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Pinchin did not conduct an assessment of lead in painted surfaces as part of this Phase I ESA; however, Pinchin was provided with a copy of a designated substances report prepared for the Site in June 2018. The report indicated that lead-based and lead-containing paints were identified within the Site Building. During Pinchin's Site reconnaissance, painted surfaces (where observed) were in good condition (i.e., no peeling or flaking).

5.8 Ozone-Depleting Substances

The storage of ozone-depleting substances (ODSs) was not observed during Pinchin's Site reconnaissance.

5.9 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rocks and even groundwater. Radon is invisible and odourless and, as such, cannot be detected by humans. Furthermore, radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m^3); however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

5.10 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.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA; however, suspect mould growth was observed on the interior wall in the north portion of the Site Building (ground floor). The suspect mould growth was observed on the gypsum board wall. Suspect mould growth observed on building materials (i.e., gypsum board) should be removed/replaced in accordance with industry standards and routinely monitored for changes. In addition, consideration should be given to investigating and repairing the source of the damage. The extent of the suspect mould growth within wall/ceiling cavities was not assessed as part of this Phase I ESA.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	None observed and none reported by the Site Representative.
Heating/Cooling	Natural gas-fired forced air furnace units and natural gas-fired wall-mounted radiant heating units.
Emergency Generators	None observed and none reported by the Site Representative.
Process Vents	None observed and none reported by the Site Representative.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative advised Pinchin that the Site owner does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

5.13 Non-Hazardous Wastes

The generation and/or storage of non-hazardous wastes was not observed on-Site during Pinchin's Site reconnaissance.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of vacant, residential, community and commercial 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:

	Northwest	Northeast	Southeast	Southwest
Operation or Activity	Commercial buildings followed by Manchester Street and residential and commercial buildings.	Stittsville Main Street followed by commercial buildings and land under development, and residential dwellings to beyond 150 m from the Site.	A commercial building followed by a multi-tenant residential building, Abbott Street West and commercial buildings and vacant undeveloped land.	Residential dwellings and vacant undeveloped land to beyond 150 m from the Site.
Direction with Respect to Inferred Groundwater Flow	Down/transgradient.	Up/transgradient.	Up/transgradient.	Down/transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

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, the following has resulted in subsurface impacts at the Site:

- The 2012 Paterson Phase II ESA Report identified a concentration of tetrachloroethylene in groundwater (4.0 ug/L) near the northeast Site boundary that exceeds the 2011 Table 3 Standards. Paterson indicated that the source of the tetrachloroethylene exceedance was unknown, but was likely to have derived from an off-Site source. Based on the regulatory review completed as part of this Phase I ESA, the source may have been a former off-Site dry cleaner (i.e., White Robe Cleaners) located at 1524 Stittsville Main Street (i.e., 100 m southeast of the Site and situated hydraulically upgradient of the Site

in relation to the inferred groundwater flow direction) from approximately 1987 until 2001. However, based on the fact that the source remains unknown, and groundwater was not investigated throughout other portions of the Site as part of the 2012 Paterson Phase II ESA Report, it is Pinchin's opinion that there is a potential for groundwater impacted with volatile organic compounds to be present on other portions of the Site.

Based on the findings noted above, Pinchin recommends completing a groundwater sampling program and Phase II ESA at the Site.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 1498 Stittsville Main Street and 8 Manchester Street, 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. The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of Mr. Fred Gramling, and Dunrobin Distilleries Ltd. (Client), subject to the terms, conditions and limitations contained within the duly authorized work plan for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

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. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

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 2016), 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.

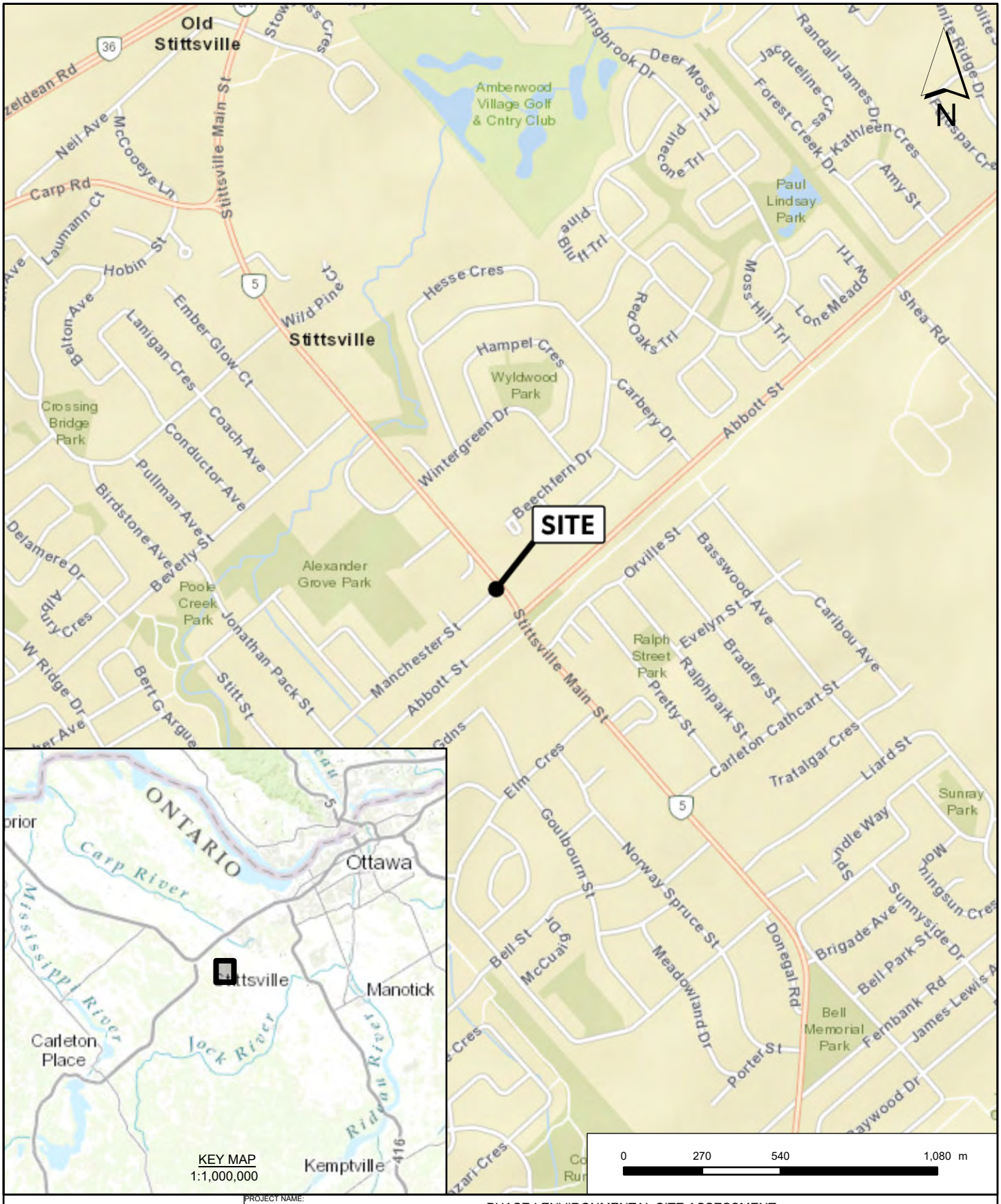
9.0 REFERENCES

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

1. Mr. Mike Haimovitz, real estate broker for the Site [Site Representative].
2. EcoLog Environmental Risk Information Services Ltd.
3. Opta Information Intelligence "1498 Main Street, Stittsville, Ottawa, Ont", and dated July 17, 2019 (Opta Order ID: 63385).
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/radon.html.
8. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2016.
9. National Air Photo Library, Ottawa, Ontario.

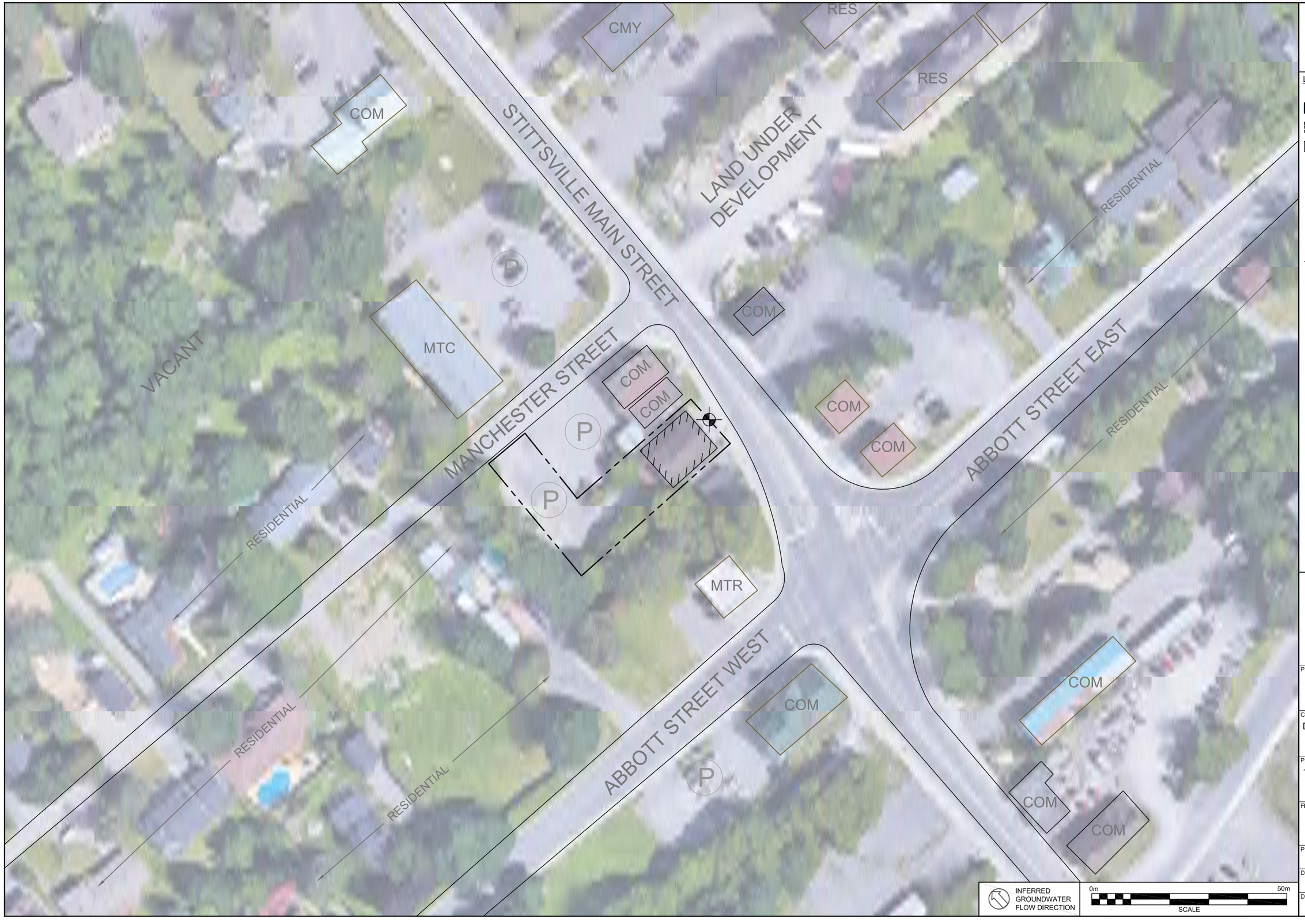
10. Library and Archives of Canada, Ottawa, Ontario.
11. Technical Standards & Safety Authority.
12. The City of Ottawa.
13. Ministry of the Environment, Conservation and Parks.
14. MECP Brownfields Environmental Site Registry.
15. Google Earth™.
16. Health Canada. "*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*", dated March 2012.
17. "*Phase II Environmental Site Assessment, 1498 Stittsville Main Street and 8 Manchester Street, Ottawa, Ontario*" prepared by Paterson Group Inc. for Hewlett Construction, and dated June 28, 2012.
18. "*Designated Substance Report, 1498 Stittsville Main Street, Ottawa, Ontario*" prepared by CM3 Environmental Inc. for Mr. Fred Gramling, and dated June 12, 2018.
19. "*Supplemental Report – Lead Leachate Testing, 1498 Stittsville Main Street, Ottawa, Ontario*" prepared by CM3 Environmental Inc. for Mr. Fred Gramling, and dated October 24, 2018.
20. *"Supplemental Report – Analysis of Liquid in White Tote, 1498 Stittsville Main Street, Ottawa, Ontario*" prepared by CM3 Environmental Inc. for Mr. Fred Gramling, and dated October 24, 2018.

FIGURES



PINCHIN

PROJECT NAME:	PHASE I ENVIRONMENTAL SITE ASSESSMENT				
CLIENT NAME:	DUNROBIN DISTILLERIES LTD. AND MR. FRED GRAMLING				
PROJECT LOCATION:	1498 STITTSVILLE MAIN STREET AND 8 MANCHESTER STREET, OTTAWA, ONTARIO				
FIGURE NAME:	KEY MAP				FIGURE NUMBER: 1
PROJECT NUMBER: 245376	SCALE: 1:18,000	DRAWN BY: P.J.Y.	REVIEWED BY: K.F.	DATE: JULY 2019	



N

LEGEND

- SITE BOUNDARY
- SITE BUILDING
- EXISTING BUILDING
- RES RESIDENTIAL
- COM COMMERCIAL
- MTC MULTI-TENANT COMMERCIAL
- CMY COMMUNITY
- MTR MULTI-TENANT RESIDENTIAL
- ROADS
- P PARKING
- GROUNDWATER MONITORING WELL

PINCHIN

PROJECT NAME:
PHASE I ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
DUNROBIN DISTILLERIES LTD. AND Mr. FRED GRAMLING

PROJECT LOCATION:
1498 STITTSVILLE MAIN STREET AND 8 MANCHESTER STREET, OTTAWA, ONTARIO

FIGURE NAME:
SITE AND SURROUNDING LAND USE PLAN

PROJECT NUMBER:	SCALE:
245376	AS SHOWN
DRAWN BY:	REVIEWED BY:
P.J.Y.	K.F.
DATE:	FIGURE NUMBER:
JULY 2019	2

APPENDIX I
Opta Response

opta
INFORMATION INTELLIGENCE

enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Sunita

Site Address:

1498 Main Street Stittsville Ottawa Ont

Project No:

20190710201

Opta Order ID:

63385

Requested by:

Eleanor Goolab
ERIS

Date Completed:

7/17/2019 10:38:54 AM

Project Name: 1498 Stittsville Main Street Ottawa ON

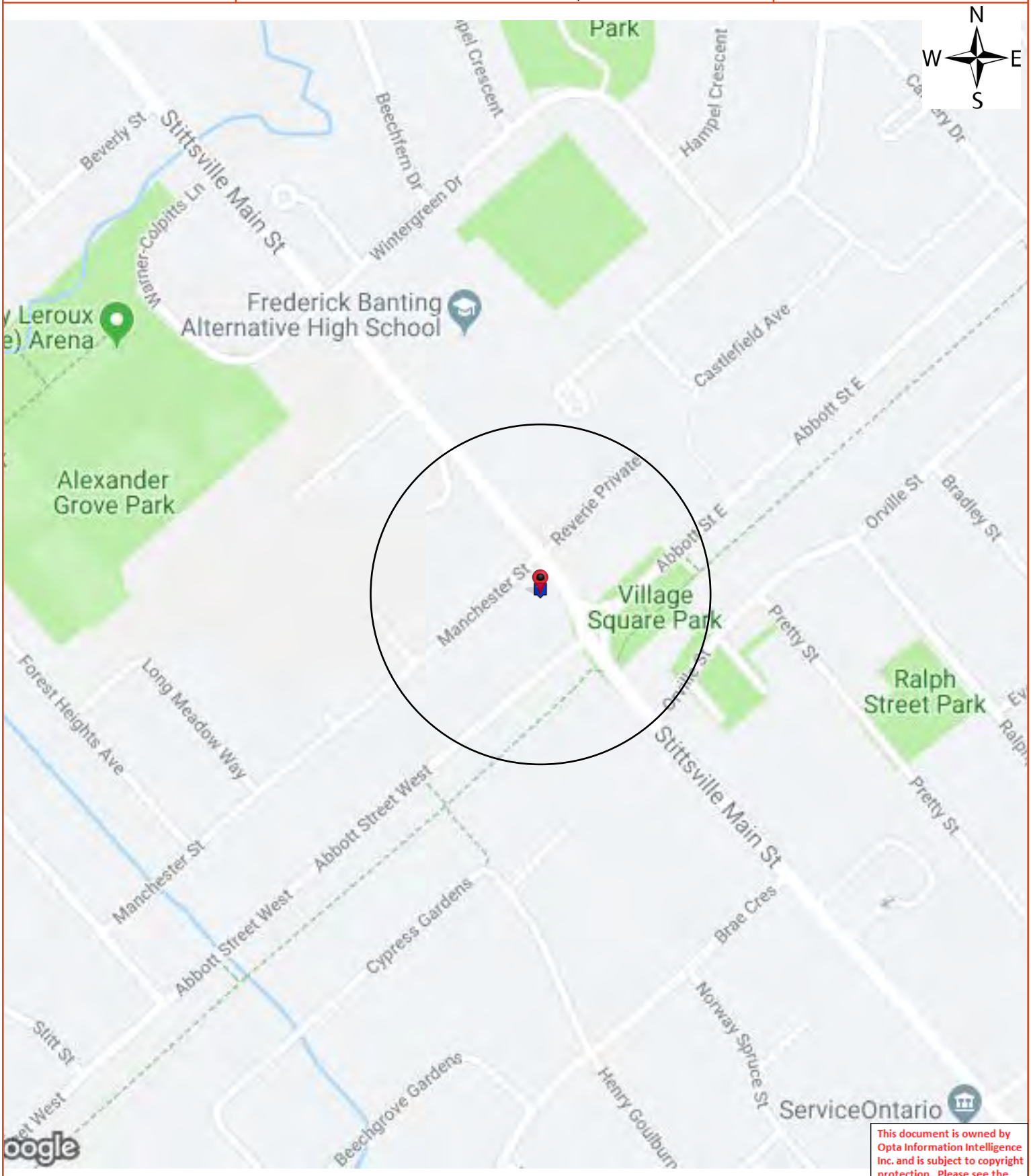
Project #: 20190710201
P.O. #: 245376

ENVIROSCAN Report

Search Area: 1498 Main Street Stittsville Ottawa Ont

Requested by:
Eleanor Goolab
Date Completed: 07/17/2019 10:38:54

enviroscan
OPTA INFORMATION INTELLIGENCE



Opta Historical Environmental Services Enviroscan™ Terms and Conditions

Report

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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Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

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.

ENVIROSCAN Report

Report Index

OPTA INFORMATION INTELLIGENCE

Page	Report Title

N
W E
S

COMMERCIAL PROPERTY SURVEY Report - 1998 1498 Stittsville Main Street Ottawa Ontario STITTSVILLE ON K2S0R8

The
DOMINION OF CANADA
General Insurance Company – *the Insurer*
HEAD OFFICE: 165 UNIVERSITY AVENUE, TORONTO, ONTARIO M5H 3B9

Commercial Property Survey

Insured: ARTHUR GOVERS o/a GRACE MEMORIALS
Policy Number: C6483965 Broker: BOPPREY'S INS Stat. No.:
Location Surveyed: 1498 MAIN ST. (SUTTON WEST)
City: GOULBOURN TWP. Province: ONTARIO K2S 1A7
Completed by: B. YOUNG Date: AUGUST 28/98
Interviewed: ARTHUR GOVERS Title: OWNER
Mailing Address: AS ABOVE

General

Use of property: Wholesale ☐ Retail ☒ Manufacturing ☐ Other* ○
Building suitable for use: Yes ☒ No* ○ Modified for use:* ○
Neighbourhood: Habitational ☐ Mercantile ☒ Industrial ☐ Other* ○
Improving ☐ Static ☒ Deteriorating* ○
Location suitable: Yes ☒ No* ○

Building

Year built: 1930 Actual ☐ Estimated ☒ Additions Yes* ○ No ☒ *Year _____
Basement area: Finished ☐ Partially finished ☐ Unfinished ☐ Open ☐ No Basement ☒
Building area: Basement _____ 1st. 186m² 2nd. 186m² 3rd. _____ Total 372m²
Maintenance of Building: Good ☒ Poor* ○ *(describe in narrative)

Construction Details

Type of Construction: Fire-Resistive ☐ Non-Comb. ☐ Heavy Timber/Mill ☐
Brick Joist (masonry) ☐ Brick Veneer ☐ Frame ☒
Mixed* ○ *(provide details and %)

Floors: Basement: concrete ☐ other* ○
Grade: concrete ☒ wood ☐ other* ○
2nd floor: concrete ☐ wood ☒ other* ○
3rd floor: concrete ☐ wood ☐ other* ○

Exterior Walls: Poured concrete ☐ Pre-Stressed ☐ Concrete Block ☐ Steel ☐
Brick ☐ Brick faced concrete block ☐ Frame ☒
Mixed* ○ *(provide details and % of each)

Roof: Concrete ☐ concrete/exposed steel ☐ steel deck ☐ wood/steel joists ☐
wood/wood joist ☒ other* ○ *(provide details)

Roof Covering: Clay tiles ☐ tar & gravel ☐ asphalt shingles ☐ other* ☒ METAL

Condition of Roof: Good ☒ Poor* ○

Interior Finish:

Base Masonry ..... Bm
Combustible C
Non-Combustible ..... NC
Open Finish/no finish ..... NF
Direct Plaster ..... DP
Suspended mineral tile ..... SMT

Floor	Walls	Ceiling
Basement		
First Floor	NC; C	SMT; C
Second Floor	NC; NF	NC; NF
Third Floor		

Protection: Public

Distance from Firehall: Km/Mi. 1 km Number of Hydrants within 300 ft. 2 within 500 ft. ____

Hindrances to fire fighting: Yes* ○ No ☒ Published class 5 (IAO)

Protection: Private

☒ None ☐ Dry Standpipes ☐ Standpipes and hose

○ Guard Service* *○ Fire detection systems ☐ Automatic extinguishing system

☐ Private Hydrants ☐ Portable Extinguishers (adequate / NFPA #10) ☐ Manual alarms

Hazards: Common

Smoking controlled: Yes ☒ No* ○

Housekeeping adequate: Yes ☒ No* ○ *(provide sufficient details below)

NO SMOKING PERMITTED IN BUSINESS AREA.
NO HOUSEKEEPING CONCERNS.

Heating	Fuel G/O	Good	Poor*	Original	Updated*	Replaced
Hot Water						
Steam						
Hot Air	OIL	✓			✓	
Electrical						
Infra Red						

*(provide heating details) IT COULD NOT BE DETERMINED WHEN HEATING SERVICE WAS UPGRADED. OIL SUPPLY TANK IS LOCATED INSIDE THE BUILDING.

Electrical	Good	Poor*	C/B – Fuses	Original	Updated*	Replaced
Box Cable	✓		C/B		1998	
Non metal	✓		C/B		1998	
Conduit						

*(provide electrical details) THE INSURED IS PRESENTLY IN THE PROCESS OF UPGRADING THE ELECTRICAL SERVICE

Stock Storage* *(provide sufficient details including commodity, storage, method, & stock susceptibility)

STOCK CONSISTS OF CEMETERY MONUMENTS. A SMALL SELECTION IS DISPLAYED IN THE SHOWROOM AT THE FRONT OF THE BUILDING. THE REMAINING STOCK IS KEPT IN A FENCED YARD AT THE REAR OF THE BUILDING. STORAGE ARRANGEMENTS APPEAR SATISFACTORY.

Mangement Profile/Company History* *(provide summary, including experience, & growth)

THE INSURED HAS BEEN IN BUSINESS FOR 4 YRS AT THIS LOCATION.

Occupancy, Insured/Process Description

Discuss insured's process mentioning all "special hazards" and concluding with your opinion whether the hazards are adequately controlled.

THIS IS A WELL MAINTAINED BUILDING LOCATED ON THE MAIN STREET OF SUTTONVILLE. THE PREMISES WERE CLEAN AT THE TIME OF SURVEY. HOUSEKEEPING WAS FOUND TO BE SATISFACTORY. THE INSURED IS PRESENTLY IN THE PROCESS OF RENOVATING THE BUILDING.

THE INSURED SELLS CEMETERY MONUMENTS. PRESENTLY, THERE IS NO SANDBLASTING WORK DONE INSIDE THE BUILDING. THE INSURED IS CONSTRUCTING TWO BOOTHS BUT IS UNCERTAIN WHETHER THE SANDBLASTING ASPECT OF THE BUSINESS WILL BE CONTINUED. THE INTENTION IS TO CONCENTRATE MORE ON ETCHING.

THERE WERE NO PORTABLE FIRE EXTINGUISHERS VISIBLE AT THE TIME OF SURVEY (REC MADE). A BURGLAR ALARM SYSTEM IS NOT INSTALLED NOR SHOULD BE REQUIRED FOR THE RISK.

THERE WERE NO UNUSUAL PREMISES LIABILITY EXPOSURES NOTED. THE INSURED HAS A SMALL APARTMENT ON THE SECOND FLOOR, WITH THE BALANCE OF THE SECOND FLOOR PRESENTLY BEING UNUSED.

RECOMMENDATION:

98.1 PROVIDE TWO ULC OR EQUIVALENT LABELLED PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2A 10BC. THESE SHOULD BE PLACED IN EASILY ACCESSIBLE & VISIBLE LOCATIONS.

Additional tenants:

NONE

Exterior Exposures

Adequate Controls

Yes ☒	No* ○	Roof in good condition
Yes ☒	No* ○	Chimneys, signs, skylights marques gutters or spouts well maintained
Yes ☒	No* ○	Sidewalks, entrances, parking lots, in good repair
Yes ☒	No* ○	Exterior grounds generally well kept
Yes ☐	No* ○ N/A	Parking lots with lines marked, traffic directed (provide sq. footage _____)
Yes ☐	No* ○ N/A	Recreational equipment, eg. playground swimming pool well kept*
Yes ☐	No* ○ N/A	Exterior stairways, ramps well maintained, with adequate handrails
Yes ☒	No* ○	Lighting sufficient, provides even illumination, all areas included

Interior Exposures

Adequate Controls

Yes ☒	No* ○	Stairways standard riser, and tread lengths
Yes ☒	No* ○	Stairways well maintained and non slip surfaces
Yes ☒	No* ○	Handrails provided where necessary, proper height, spacing or rails
Yes ☐	No* ☒	Elevators provided, (if so state number of passengers _____ freight _____)
Yes ☐	No* ○ N/A	Elevators on a service contract / regular maintenance
Yes ☐	No* ○ N/A	Elevator level to floor, and is electronically interlocked
Yes ☐	No* ○ N/A	Elevator inspected by city, certificates current
Yes ☒	No* ○	No Emergency lights provided, are they sufficient in number, ~~any~~ generators

General Details

Indicate use of premises by public, Heavy ○ Moderate ☒ Light ○ None ○

Food service on premises, if so indicate gross receipts $ —

Any liquor legal liability exposure, Yes ○ No ☒ if so gross receipts $ —

Employees properly trained for serving food and drink, Yes ☐ No* ○ N/A

Sanitation and food preparation satisfactory Yes ☐ No* ○ N/A

Adequate exits provided, and kept free from obstacles Yes ☒ No* ○

Adequate fire detection systems provided, tested on regular basis, Yes ☒ No* ○

Emergency plan established, including evacuation provisions, drills held on regular basis, Yes ☐ No* ○ N/A

Is risk a place of assembly, Yes ☐ No ☒ if so, state maximum seating capacity —

Are floor coverings safe, well maintained and slip free Yes ☒ No* ○

Narrative

(provide a general description and specific comments on above asnwers with a * also provide brief description of products manufactured, distributed, or handled)

NO UNUSUAL PREMISES LIABILITY EXPOSURES WERE NOTED AT THE TIME OF SURVEY.

Crime Survey

General

Insured occupies 2 floor(s) of a 2 storey building.

Business operates 9 hours/day

District well lighted, Yes ☒ No* ○

Risk isolated Yes* ○ No ☒

Any losses during past three (3) years Yes* ○ No ☒ If yes, describe details in narrative.

Merchandise/Stock Burglary

Description of Merchandise and approximate value (in total or per floor) $ NOT DETERMINED

CEMETERY MONUMENTS; OFFICE SUPPLIES

What merchandise or stock is particularly attractive to buglars (target items)

NONE

Precautions taken for safekeeping of valuable items at night.

N/C

Physical Protection

Yes	No	Protection	Yes	No	Access readily gained from
✓		Interior/Exterior lighting		✓	Fire escapes
✓		Police patrols in area		✓	Stairways
	✓	Merchant patrols		✓	Elevator shafts
	✓	Security guards		✓	Roof openings
✓		Physical security sufficient		✓	Doors
N/A		Alarms security sufficient		✓	Windows

Alarm Protection Is a burglary alarm provided, Yes ☐ No ☒ If yes complete the following section.

Local Yes ☐ No ☐

Remote Yes ☐ No ☐

Central Station Yes ☐ No ☐

Off premises monitoring Yes ☐ No ☐

Supervised/Reporting Yes ☐ No ☐

U.L.C. certified alarm system, Yes ☐ No ☐

State the alarm servicing company _____

Perimeter Yes ☐ No ☐

Area Yes ☐ No ☐

Spot protection Yes ☐ No ☐

Serviced on a regular basis Yes ☐ No ☐

If so extent of protection and line security _____

Safe Burglary

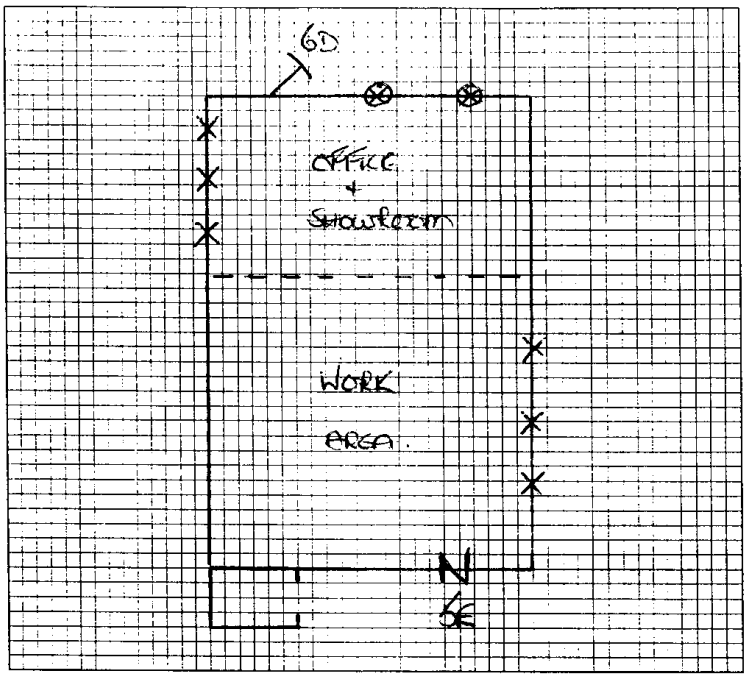
Safe	Manufacturer	Class	Labels	Safe in Safe	Anchored	Combination	Alarm
#1							
#2	NO SAFE						
#3							

Safe Burglary (con't.) N/A

Safe is

Well lighted	Yes ☐	No ☐	Armoured car service has access	Yes ☐	No ☐
Plainly visible from sidewalk	Yes ☐	No ☐	Locked when not in use	Yes ☐	No ☐
Set in concrete/anchored	Yes ☐	No ☐	Combination change plan used	Yes ☐	No ☐

Diagram



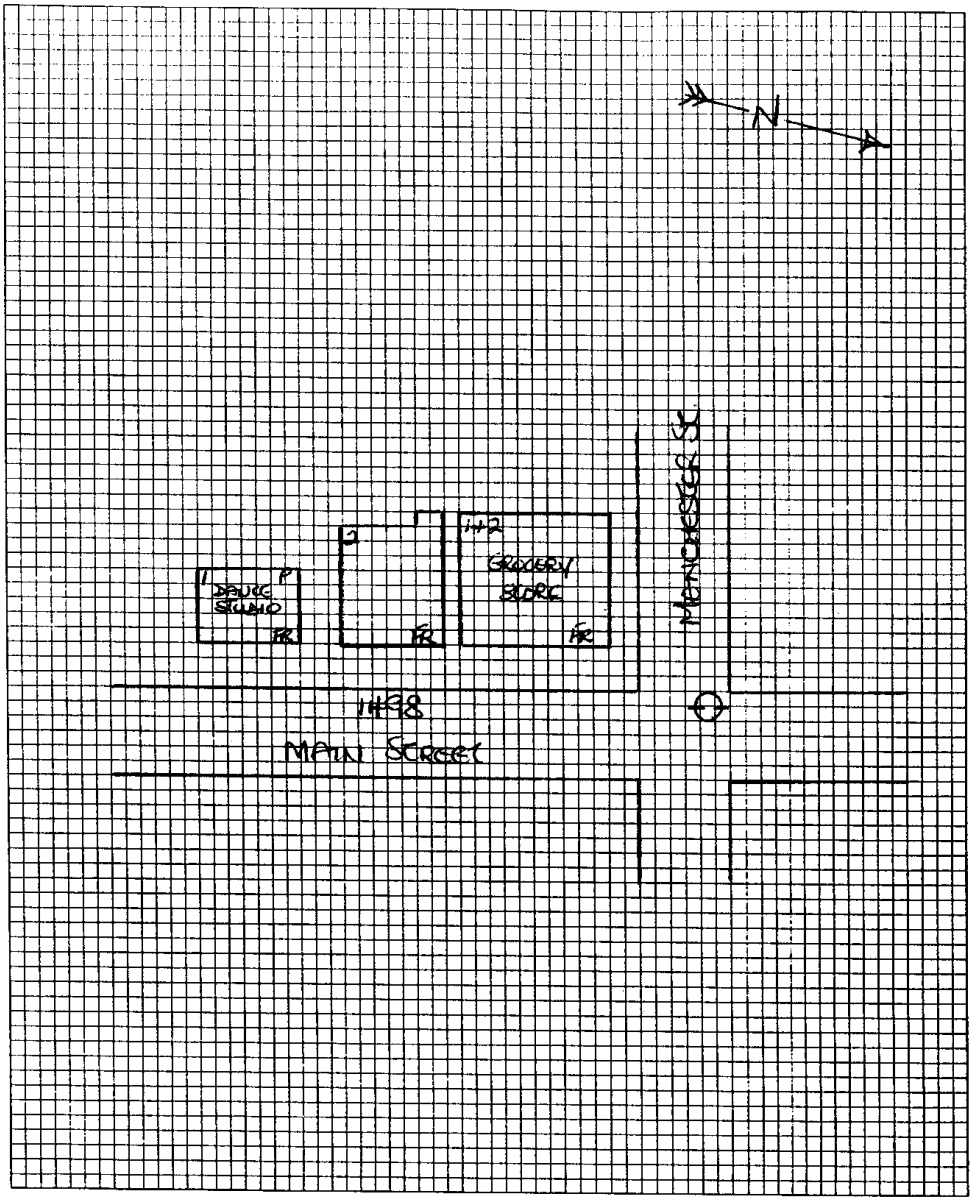
Provide a diagram showing all openings to building and protection provided. Diagram does not need to be to scale, but should use following symbols:

Doors	Windows	Locks	Protection
1. Pedestrian ✓ overhead ⟍	⊗ Permanent	A. Double cylinder dead bolt	H. Steel sheet
2. Metal & Glass	× Sashlock	B. Single cylinder dead bolt	I. Cross bar
3. Metal		C. Jimmy proof (drop bolt)	J. Steel bars
4. Wood & Glass		D. Spring latch	K. Heavy wire mesh/screen
5. Wood		E. Slide bar	L. Alarm contact
6. Wood metal covered		F. Padlock	M. Interior motion detector
7. Glass only		G. Brace bar	N. Other (please specify)

Narrative *(Use additional sheets if required)*

THE PHYSICAL PROTECTION OF THE BUILDING APPEARS ADEQUATE FOR THE RISK

Diagram (Indicate North, also show firewalls, nearby bodies of water, and relative positions of adjacent buildings and exposures.)
(Draw diagram to scale fo 1" = 50 ft. otherwise indicate scale or actual measurements.)



Scale: 1:50

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 Julie Crooks Pinchin Ltd. 1 Hines Road, Suite 200 Kanata, Ontario K2K 3C7 For questions or concerns please contact **Julie Crooks** at: jcrooks@pinchin.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received Response Due Date	Fee Paid ~ ACCT ~ CHQ ☑ VISA ~ CASH
Telephone/Fax Nos. Tel: (613) 592-3387 ext 1833 Fax (613) 592-5897	Your Project/Reference No. 245376	Signature of Requester	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township **(Municipal address essential for cities, towns or regions**)

1498 Stitsville Main Street and 8 Manchester street Ottawa Ontario (one Site)

Present Property Owner(s) and Date(s) of Ownership

Fred Gramling

Previous Property Owner(s) and Date(s) of Ownership

Present/Previous Tenant(s),(if applicable)

Search Parameters Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	**Specify Year(s) Requested**
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:	Julie Crooks
To:	"Public Information Services"
Subject:	TSSA Archival Search
Date:	Thursday, July 11, 2019 9:36:00 AM
Attachments:	1498 Stitsville Main Street TSSA Request.pdf

Can you please process the attached archival request?
Thank you

Julie Crooks
Project Assistant, Environmental Due Diligence & Remediation

Pinchin Ltd.
1 Hines Road, Suite 200, Kanata ON K2K 3C7
T: 613.592.3387 ext. 1833 ¦ pinchin.com

APPENDIX III
ERIS Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*1495 Stittsville Main Street Ottawa Ontario* *1495 Stittsville Main Street Ottawa Ontario* *Stittsville ON K2S 1V5*
Project No:	*243377*
Report Type:	*Standard Report*
Order No:	*20190617164*
Requested by:	*Pinchin Ltd.*
Date Completed:	*June 20, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Executive Summary

Property Information:

Project Property: *1495 Stittsville Main Street Ottawa Ontario*
1495 Stittsville Main Street Ottawa Ontario Stittsville ON K2S 1V5

Project No: *243377*

Coordinates:

Latitude:	*45.259119*
Longitude:	*-75.920965*
UTM Northing:	*5,012,148.41*
UTM Easting:	*427,741.77*
UTM Zone:	*UTM Zone 18T*

Elevation: *397 FT*
120.88 M

Order Information:

Order No: *20190617164*
Date Requested: *June 17, 2019*
Requested by: *Pinchin Ltd.*
Report Type: *Standard Report*

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	***Abandoned Aggregate Inventory***	*N*	-	-	-
AGR	***Aggregate Inventory***	*N*	-	-	-
AMIS	***Abandoned Mine Information System***	*N*	-	-	-
ANDR	***Anderson's Waste Disposal Sites***	*N*	-	-	-
AUWR	***Automobile Wrecking & Supplies***	*N*	-	-	-
BORE	***Borehole***	*N*	-	-	-
CA	***Certificates of Approval***	*N*	-	-	-
CDRY	***Dry Cleaning Facilities***	*N*	-	-	-
CFOT	***Commercial Fuel Oil Tanks***	*Y*	*0*	*0*	*0*
CHEM	***Chemical Register***	*N*	-	-	-
CNG	***Compressed Natural Gas Stations***	*N*	-	-	-
COAL	***Inventory of Coal Gasification Plants and Coal Tar Sites***	*N*	-	-	-
CONV	***Compliance and Convictions***	*N*	-	-	-
CPU	***Certificates of Property Use***	*N*	-	-	-
DRL	***Drill Hole Database***	*N*	-	-	-
EASR	***Environmental Activity and Sector Registry***	*N*	-	-	-
EBR	***Environmental Registry***	*N*	-	-	-
ECA	***Environmental Compliance Approval***	*N*	-	-	-
EEM	***Environmental Effects Monitoring***	*N*	-	-	-
EHS	***ERIS Historical Searches***	*N*	-	-	-
EIIS	***Environmental Issues Inventory System***	*N*	-	-	-
EMHE	***Emergency Management Historical Event***	*N*	-	-	-
EPAR	***Environmental Penalty Annual Report***	*N*	-	-	-
EXP	***List of TSSA Expired Facilities***	*Y*	*0*	*1*	*1*
FCON	***Federal Convictions***	*N*	-	-	-
FCS	***Contaminated Sites on Federal Land***	*N*	-	-	-
FOFT	***Fisheries & Oceans Fuel Tanks***	*N*	-	-	-
FST	***Fuel Storage Tank***	*Y*	*0*	*0*	*0*
FSTH	***Fuel Storage Tank - Historic***	*Y*	*0*	*0*	*0*
GEN	***Ontario Regulation 347 Waste Generators Summary***	*Y*	*0*	*14*	*14*
GHG	***Greenhouse Gas Emissions from Large Facilities***	*N*	-	-	-
HINC	***TSSA Historic Incidents***	*Y*	*0*	*0*	*0*
IAFT	***Indian & Northern Affairs Fuel Tanks***	*N*	-	-	-
INC	***TSSA Incidents***	*Y*	*0*	*0*	*0*
LIMO	***Landfill Inventory Management Ontario***	*N*	-	-	-
MINE	***Canadian Mine Locations***	*N*	-	-	-

Database	Name	Searched	Project Property	Within 0.25 km	Total
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	-	-	-
NEBP	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGWE	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	TSSA Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	1	1
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	0	3	3
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	N	-	-	-
	Total:		0	20	20

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	GEN	1270536 ont ltd	1495 Stittsville Main Stittsville ON K0A3G0	ESE/10.2	0.00	15

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
2	SPL		1491 Stittsville Main St. Ottawa ON	WNW/34.4	0.00	15
3	SPL	PUC	6149 ABBOTT ST. EAST (FORMERLY STITTSVILLE) TRANSFORMER OTTAWA CITY ON K2S 1V5	ENE/98.5	0.00	15
4	EXP	RICHARD D RICHARD D LANCHFIELD STITTSVILLE TRAILER RENTALS	1519 MAIN ST STITTSVILLE ON	SE/121.0	0.00	16
4	PRT	RICHARD D RICHARD D LANCHFIELD STITTSVILLE TRAILER	1519 MAIN ST STITTSVILLE ON K2S1B8	SE/121.0	0.00	16
5	GEN	WHITE ROBE CLEANERS	1524 MAIN STREET STITTSVILLE ON K0A 3G0	S/161.0	0.85	16
5	GEN	WHITE ROBE CLEANERS 33-148	(ROGERS CLEANER) 1524 MAIN STREET STITTSVILLE ON K0A 3G0	S/161.0	0.85	17
6	GEN	LOCKHEED CANADA INC. 25-417	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD ST. STITTSVILLE ON K2S 1E6	SSW/250.0	0.99	17
6	PINC		1 GOULBOURN ST, GOULBOURN ON	SSW/250.0	0.99	17
6	SPL		1 Goulbourn St, Goulbourn Ottawa ON	SSW/250.0	0.99	18
7	GEN	Vos Trailers Ltd.	1441 Stittsville Main Street Stittsville ON K2S 1A9	NNW/250.0	-2.00	18
8	GEN	Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	19
8	GEN	Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	19

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
8	GEN	Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	19
8	GEN	Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON	N/250.0	-1.00	20
8	GEN	Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	20
8	GEN	Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	21
8	GEN	Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	21
8	GEN	Ottawa-Carleton District School Board Health & Safety	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	22
8	GEN	Ottawa-Carleton District School Board Health & Safety	1453 Stittsville Main St. Stittsville ON K2S 1A3	N/250.0	-1.00	23

Executive Summary: Summary By Data Source

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Feb 28, 2017 has found that there are 1 EXP site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
RICHARD D RICHARD D LANCHFIELD STITTSVILLE TRAILER RENTALS	1519 MAIN ST STITTSVILLE ON	SE	120.96	4

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Mar 31, 2019 has found that there are 14 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
1270536 ont ltd	1495 Stittsville Main Stittsville ON K0A3G0	ESE	10.17	1
WHITE ROBE CLEANERS	1524 MAIN STREET STITTSVILLE ON K0A 3G0	S	160.99	5
WHITE ROBE CLEANERS 33-148	(ROGERS CLEANER) 1524 MAIN STREET STITTSVILLE ON K0A 3G0	S	160.99	5
LOCKHEED CANADA INC. 25-417	OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD ST. STITTSVILLE ON K2S 1E6	SSW	250.00	6

Lower Elevation	Address	Direction	Distance (m)	Map Key
Vos Trailers Ltd.	1441 Stittsville Main Street Stittsville ON K2S 1A9	NNW	250.00	7
Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8

Ottawa-Carleton District School Board Health & Safety	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8
Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8
Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8
Ottawa-Carleton District School Board Health & Safety	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8
Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8
Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8
Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON K2S 1A3	N	250.00	8
Ottawa-Carleton District School Board	1453 Stittsville Main St. Stittsville ON	N	250.00	8

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Feb 28, 2017 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	1 GOULBOURN ST, GOULBOURN ON	SSW	250.00	6

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 1 PRT site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
RICHARD D RICHARD D LANCHFIELD STITTSVILLE TRAILER	1519 MAIN ST STITTSVILLE ON K2S1B8	SE	120.96	4

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2019 has found that there are 3 SPL site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	1491 Stittsville Main St. Ottawa ON	WNW	34.44	2
PUC	6149 ABBOTT ST. EAST (FORMERLY STITTSVILLE) TRANSFORMER OTTAWA CITY ON K2S 1V5	ENE	98.48	3
	1 Goulbourn St, Goulbourn Ottawa ON	SSW	250.00	6

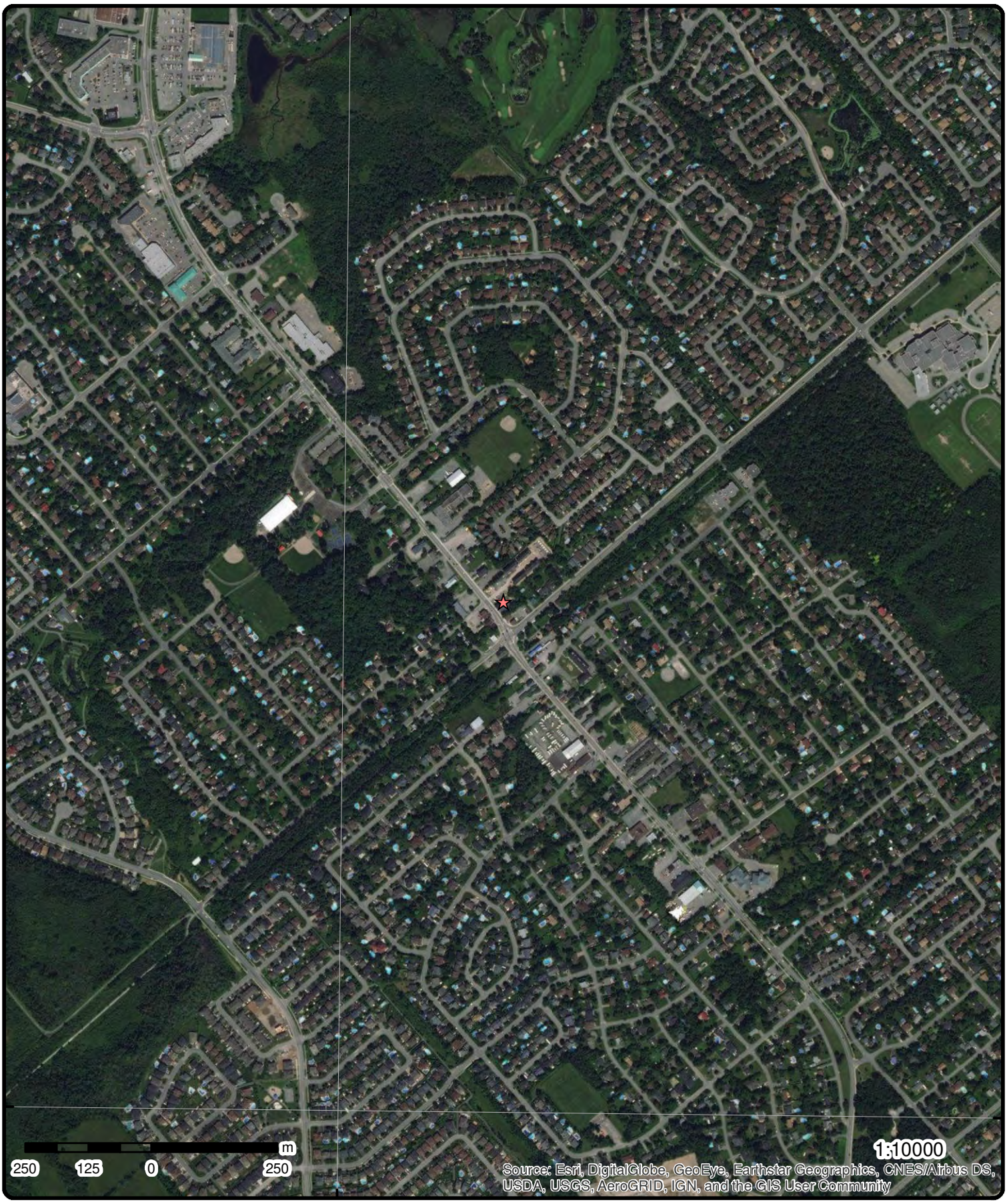
Map : 0.25 Kilometer Radius

Order No: 20190617164

Address: 1495 Stittsville Main Street Ottawa Ontario, Stittsville, ON, K2S 1V5

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

Source: © 2015 DMTI Spatial Inc.

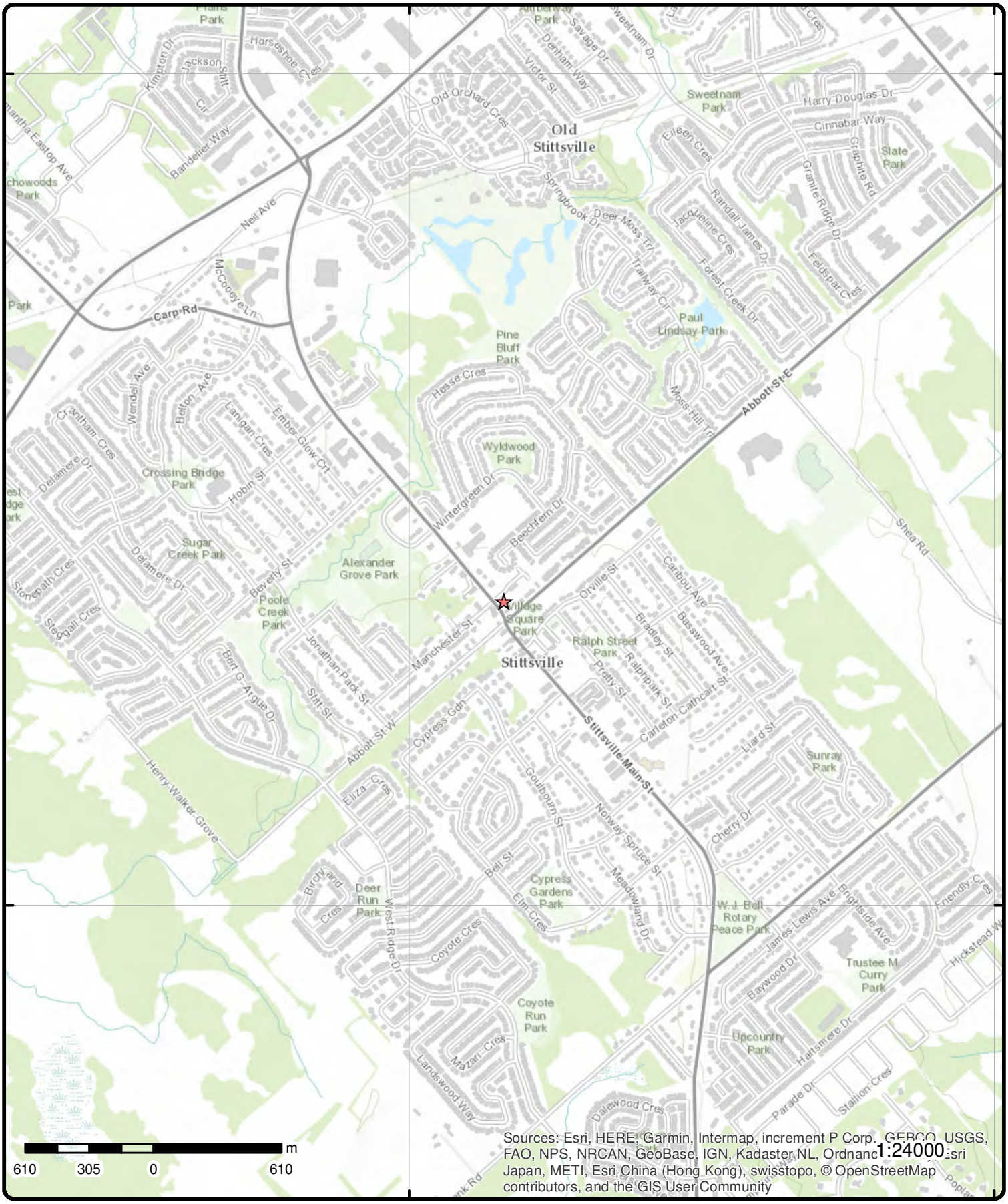


Aerial (2017)

Order No: 20190617164

Address: 1495 Stittsville Main Street Ottawa Ontario, Stittsville, ON, K

Source: ESRI World Imagery



Topographic Map

Order No: 20190617164

Address: 1495 Stittsville Main Street Ottawa Ontario, Stittsville, ON, K2

Source: ESRI World Topographic Map

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	ESE/10.2	120.9 / 0.00	1270536 ont ltd 1495 Stittsville Main Stittsville ON K0A3G0	GEN

Generator No:	ON4643562	**PO Box No:**	
Status:	Registered	**Country:**	Canada
Approval Years:	As of Dec 2017	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:			
SIC Description:			

Detail(s)

Waste Class:	252 L
Waste Class Desc:	Waste crankcase oils and lubricants

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 1	WNW/34.4	120.9 / 0.00	1491 Stittsville Main St. Ottawa ON	SPL

Ref No:	4077-APCQWY	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	7/17/2017	**Health/Env Conseq:**	2 - Minor Environment
Year:		**Client Type:**	
Incident Cause:		**Sector Type:**	Miscellaneous Industrial
Incident Event:	Leak/Break	**Agency Involved:**	
Contaminant Code:	35	**Nearest Watercourse:**	
Contaminant Name:	METHANE GAS	**Site Address:**	1491 Stittsville Main St.
Contaminant Limit 1:		**Site District Office:**	Ottawa
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:	n/a	**Site Region:**	Eastern
Environment Impact:		**Site Municipality:**	Ottawa
Nature of Impact:		**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:	Air	**Northing:**	
MOE Response:	No	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	7/17/2017	**Site Map Datum:**	
Dt Document Closed:	7/22/2017	**SAC Action Class:**	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason:	Operator/Human Error	**Source Type:**	Pipeline/Components
Site Name:	new development site<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA FSB: 1 1/4" pl IP line strike; made safe		
Contaminant Qty:	0 other - see incident description		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 1	ENE/98.5	120.9 / 0.00	PUC 6149 ABBOTT ST. EAST (FORMERLY STITTSVILLE) TRANSFORMER OTTAWA CITY ON K2S 1V5	SPL

Ref No:	197901	**Discharger Report:**	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Site No:		**Material Group:**	
Incident Dt:	4/8/2001	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	COOLING SYSTEM LEAK	**Sector Type:**	
Incident Event:		**Agency Involved:**	
Contaminant Code:		**Nearest Watercourse:**	
Contaminant Name:		**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Not Anticipated	**Site Municipality:**	20107
Nature of Impact:	Other	**Site Lot:**	
Receiving Medium:	Land	**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:		**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	4/8/2001	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	
Incident Reason:	EQUIPMENT FAILURE	**Source Type:**	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	OTTAWA HYDRO -<1 L OF MINERAL OIL TO STREET FROM TRANSFORMER.		
Contaminant Qty:			

4	1 of 2	SE/121.0	120.9 / 0.00	RICHARD D RICHARD D LANCHFIELD STITTSVILLE TRAILER RENTALS 1519 MAIN ST STITTSVILLE ON	EXP

Instance No:	9621793
Instance ID:	391330
Instance Type:	FS Facility
Description:	FS Propane Refill Cntr - Cylr Fill
Status:	EXPIRED
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	

4	2 of 2	SE/121.0	120.9 / 0.00	RICHARD D RICHARD D LANCHFIELD STITTSVILLE TRAILER 1519 MAIN ST STITTSVILLE ON K2S1B8	PRT

Location ID:	14094
Type:	retail
Expiry Date:	1995-08-31
Capacity (L):	1000
Licence #:	0032427001

5	1 of 2	S/161.0	121.7 / 0.85	WHITE ROBE CLEANERS 1524 MAIN STREET STITTSVILLE ON K0A 3G0	GEN

Generator No:	ON0513900	**PO Box No:**	
Status:		**Country:**	
Approval Years:	92,93,97,98,99,00,01	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

SIC Code: 9721
SIC Description: POWER LAUND./CLEANER

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

---

5 *2 of 2* *S/161.0* *121.7 / 0.85* ***WHITE ROBE CLEANERS 33-148 (ROGERS CLEANER) 1524 MAIN STREET STITTSVILLE ON K0A 3G0*** ***GEN***

Generator No: ON0513900
Status:
Approval Years: 94,95,96
Contam. Facility:
MHSW Facility:
SIC Code: 9721
SIC Description: POWER LAUND./CLEANER
PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

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6 *1 of 3* *SSW/250.0* *121.9 / 0.99* ***LOCKHEED CANADA INC. 25-417 OTTAWA GOULBOURN BUSINESS PARK 1 IBER ROAD ST. STITTSVILLE ON K2S 1E6*** ***GEN***

Generator No: ON0476101
Status:
Approval Years: 92,93,94,95,96,97,98
Contam. Facility:
MHSW Facility:
SIC Code: 3359
SIC Description: OTHER COMMUN. & ELE.
PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 211
Waste Class Desc: AROMATIC SOLVENTS

Waste Class: 232
Waste Class Desc: POLYMERIC RESINS

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

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6 *2 of 3* *SSW/250.0* *121.9 / 0.99* ***1 GOULBOURN ST, GOULBOURN ON*** ***PINC***

Incident ID:
Incident No: 1901758
Type: FS-Pipeline Incident
Health Impact:
Environment Impact:
Property Damage: Yes

Status Code:	Pipeline Damage Reason Est	**Service Interupt:**	
Fuel Occurrence Tp:		**Enforce Policy:**	Yes
Fuel Type:		**Public Relation:**	
Tank Status:	RC Established	**Pipeline System:**	
Task No:	6246224	**Depth:**	
Spills Action Centre:		**Pipe Material:**	
Method Details:	E-mail	**PSIG:**	
Fuel Category:	Natural Gas	**Attribute Category:**	FS-Perform P-line Inc Invest
Date of Occurrence:		**Regualtor Location:**	
Occurrence Start Date:	2016/07/13		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:	1 GOULBOURN ST, GOULBOURN - PIPELINE HIT - 1"		
Reported By:	Todd Stiles - ENBRIDGE		
Affiliation:			
Occurrence Desc:			
Damage Reason:	Excavation practices not sufficient		
Notes:			

6 | ***3 of 3*** | ***SSW/250.0*** | ***121.9 / 0.99*** | ***1 Goulbourn St, Goulbourn Ottawa ON*** | ***SPL***

Ref No:	5142-ABSLQH	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	2016/07/12	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:		**Sector Type:**	Miscellaneous Industrial
Incident Event:	Leak/Break	**Agency Involved:**	
Contaminant Code:	35	**Nearest Watercourse:**	
Contaminant Name:	NATURAL GAS (METHANE)	**Site Address:**	1 Goulbourn St, Goulbourn
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:		**Site Municipality:**	Ottawa
Nature of Impact:		**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:	Air	**Northing:**	
MOE Response:	No	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	2016/07/12	**Site Map Datum:**	
Dt Document Closed:	2016/08/10	**SAC Action Class:**	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason:	Operator/Human Error	**Source Type:**	
Site Name:	natural gas line damage<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA FSB: 1¼inch plastic damage, 1 person evac, made safe		
Contaminant Qty:	0 other - see incident description		

7 | ***1 of 1*** | ***NNW/250.0*** | ***118.9 / -2.00*** | ***Vos Trailers Ltd. 1441 Stittsville Main Street Stittsville ON K2S 1A9*** | ***GEN***

Generator No:	ON3153927	**PO Box No:**	
Status:		**Country:**	Canada
Approval Years:	2014	**Choice of Contact:**	CO_OFFICIAL
Contam. Facility:	No	**Co Admin:**	
MHSW Facility:	No	**Phone No Admin:**	
SIC Code:	441210		
SIC Description:	RECREATIONAL VEHICLE DEALERS		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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8 ***1 of 9*** ***N/250.0*** ***119.9 / -1.00*** ***Ottawa-Carleton District School Board*** ***GEN***
1453 Stittsville Main St.
Stittsville ON K2S 1A3

Generator No: ON6946466
Status:
Approval Years: 2010
Contam. Facility:
MHSW Facility:
SIC Code: 611110
SIC Description: Elementary and Secondary Schools

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

Detail(s)

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

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8 ***2 of 9*** ***N/250.0*** ***119.9 / -1.00*** ***Ottawa-Carleton District School Board*** ***GEN***
1453 Stittsville Main St.
Stittsville ON K2S 1A3

Generator No: ON6946466
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 611110
SIC Description: Elementary and Secondary Schools

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

Detail(s)

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

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8 ***3 of 9*** ***N/250.0*** ***119.9 / -1.00*** ***Ottawa-Carleton District School Board*** ***GEN***
1453 Stittsville Main St.
Stittsville ON K2S 1A3

Generator No: ON6946466
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 611110
SIC Description: Elementary and Secondary Schools

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

Detail(s)

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

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8 | **4 of 9** | **N/250.0** | **119.9 / -1.00** | **Ottawa-Carleton District School Board**
1453 Stittsville Main St.
Stittsville ON | **GEN**

Generator No: ON6946466
Status:
Approval Years: 2013
Contam. Facility:
MHSW Facility:
SIC Code: 611110
SIC Description: ELEMENTARY AND SECONDARY SCHOOLS

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

Detail(s)

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

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8 | **5 of 9** | **N/250.0** | **119.9 / -1.00** | **Ottawa-Carleton District School Board**
1453 Stittsville Main St.
Stittsville ON K2S 1A3 | **GEN**

Generator No: ON6946466
Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 611110
SIC Description: ELEMENTARY AND SECONDARY SCHOOLS

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin: Greg Benson
Phone No Admin: 613-596-8211 Ext.8549

Detail(s)

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

Waste Class: 122
Waste Class Desc: ALKALINE WASTES - OTHER METALS

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

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8 ***6 of 9*** ***N/250.0*** ***119.9 / -1.00*** ***Ottawa-Carleton District School Board***
1453 Stittsville Main St.
Stittsville ON K2S 1A3 ***GEN***

Generator No: ON6946466
Status:
Approval Years: 2015
Contam. Facility: No
MHSW Facility: No
SIC Code: 611110
SIC Description: ELEMENTARY AND SECONDARY SCHOOLS

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin: Greg Benson
Phone No Admin: 613-596-8211 Ext.8549

Detail(s)

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

Waste Class: 122
Waste Class Desc: ALKALINE WASTES - OTHER METALS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

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8 ***7 of 9*** ***N/250.0*** ***119.9 / -1.00*** ***Ottawa-Carleton District School Board***
1453 Stittsville Main St.
Stittsville ON K2S 1A3 ***GEN***

Generator No: ON6946466
Status:
Approval Years: 2014

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL

Contam. Facility:	No	**Co Admin:**	Greg Benson
MHSW Facility:	No	**Phone No Admin:**	613-596-8211 Ext.8549
SIC Code:	611110		
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS		

Detail(s)

Waste Class:	146
Waste Class Desc:	OTHER SPECIFIED INORGANICS
Waste Class:	112
Waste Class Desc:	ACID WASTE - HEAVY METALS
Waste Class:	121
Waste Class Desc:	ALKALINE WASTES - HEAVY METALS
Waste Class:	122
Waste Class Desc:	ALKALINE WASTES - OTHER METALS
Waste Class:	148
Waste Class Desc:	INORGANIC LABORATORY CHEMICALS
Waste Class:	263
Waste Class Desc:	ORGANIC LABORATORY CHEMICALS

8	8 of 9	N/250.0	119.9 / -1.00	**Ottawa-Carleton District School Board Health & Safety** **1453 Stittsville Main St.** **Stittsville ON K2S 1A3**	GEN

Generator No:	ON6946466	**PO Box No:**	
Status:	Registered	**Country:**	Canada
Approval Years:	As of Dec 2018	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:			
SIC Description:			

Detail(s)

Waste Class:	112 C
Waste Class Desc:	Acid solutions - containing heavy metals
Waste Class:	121 C
Waste Class Desc:	Alkaline slutions - containing heavy metals
Waste Class:	122 C
Waste Class Desc:	Alkaline slutions - containing other metals and non-metals (not cyanide)
Waste Class:	146 C
Waste Class Desc:	Other specified inorganic sludges, slurries or solids
Waste Class:	146 R
Waste Class Desc:	Other specified inorganic sludges, slurries or solids
Waste Class:	146 T
Waste Class Desc:	Other specified inorganic sludges, slurries or solids
Waste Class:	148 C
Waste Class Desc:	Misc. wastes and inorganic chemicals
Waste Class:	148 I
Waste Class Desc:	Misc. wastes and inorganic chemicals

Waste Class: 212 B
Waste Class Desc: Aliphatic solvents and residues

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 263 I
Waste Class Desc: Misc. waste organic chemicals

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8 | **9 of 9** | **N/250.0** | **119.9 / -1.00** | **Ottawa-Carleton District School Board Health & Safety**
1453 Stittsville Main St.
Stittsville ON K2S 1A3 | **GEN**

Generator No: ON6946466
Status: Registered
Approval Years: As of Mar 2019
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

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

Detail(s)

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 146 C
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 146 R
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 212 B
Waste Class Desc: Aliphatic solvents and residues

Waste Class: 331 I
Waste Class Desc: Waste compressed gases including cylinders

Waste Class: 122 C
Waste Class Desc: Alkaline slutions - containing other metals and non-metals (not cyanide)

Waste Class: 263 I
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 112 C
Waste Class Desc: Acid solutions - containing heavy metals

Waste Class: 148 C
Waste Class Desc: Misc. wastes and inorganic chemicals

Waste Class: 146 T
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 148 I
Waste Class Desc: Misc. wastes and inorganic chemicals

Waste Class: 121 C
Waste Class Desc: Alkaline slutions - containing heavy metals

Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
GEN	OTTAWA-CARLTON (OUT OF BUSINESS)	REGIONAL ROAD #5 AT STITTSVILLE VILLAGE	OTTAWA ON	
SPL	POWELL FUELS	RIDEAU VALLEY MIDDLE SCHOOL, MAIN ST., KARS TANK TRUCK (CARGO)	OTTAWA-CARLETON R.M. ON	
SPL	Enbridge Gas Distribution Inc.	Main St	Ottawa ON	
SPL	TransCanada Pipelines Limited	Concession 10, former Goulbourn Township TRANS-CAN RIGHT OF WAY 5M EAST OF HWY#7<UNOFFICIAL>	Ottawa ON	
SPL	UNKNOWN	INTERSECTION OF MAIN ST. AND POOL CREEK	OTTAWA CITY ON	
SPL	INTROSPECTION SEWER SERVICES	POOLE CREEK, WEST OF MAIN ST.	GOULBOURN TWP. ON	
SPL	CP BULK SYSTEMS	STITTSVILLE MAIN ST. ESSO SERVICE STATION TANK TRUCK (CARGO)	GOULBOURN TWP. ON	

Unplottable Report

Site: ***OTTAWA-CARLTON (OUT OF BUSINESS)***
REGIONAL ROAD #5 AT STITTSVILLE VILLAGE OTTAWA ON

Database: ***GEN***

Generator No:	ON0303102	***PO Box No:***	
Status:		***Country:***	
Approval Years:	98	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	
MHSW Facility:		***Phone No Admin:***	
SIC Code:	8351		
SIC Description:	EXEC./LEGIS. ADMIN.		

Detail(s)

Waste Class:	213
Waste Class Desc:	PETROLEUM DISTILLATES
Waste Class:	252
Waste Class Desc:	WASTE OILS & LUBRICANTS

Site: ***POWELL FUELS***
RIDEAU VALLEY MIDDLE SCHOOL, MAIN ST., KARS TANK TRUCK (CARGO) OTTAWA-CARLETON R.M. ON

Database: ***SPL***

Ref No:	44507	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	12/11/1990	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	PIPE/HOSE LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	NOT ANTICIPATED	***Site Municipality:***	20000
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	12/11/1990	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	ERROR	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	POWELL FUELS -100 L. FURNACE OIL TO ASPHALT, CLEANED UP.		
Contaminant Qty:			

Site: ***Enbridge Gas Distribution Inc.***
Main St Ottawa ON

Database: ***SPL***

Ref No:	2717-A3VHU6	***Discharger Report:***	
Site No:	NA	***Material Group:***	
Incident Dt:	10/30/2015	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:		***Sector Type:***	Miscellaneous Industrial
Incident Event:		***Agency Involved:***	

Contaminant Code:	35	***Nearest Watercourse:***	
Contaminant Name:	NATURAL GAS (METHANE)	***Site Address:***	Main St
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:		***Site Municipality:***	Ottawa
Nature of Impact:		***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	No	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	11/2/2015	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason:	Operator/Human Error	***Source Type:***	
Site Name:	83 Main Street<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA FSB: 1 in IP pl service dmgd, made safe		
Contaminant Qty:	1 other - see incident description		

Site: ***TransCanada Pipelines Limited***
Concession 10, former Goulbourn Township TRANS-CAN RIGHT OF WAY 5M EAST OF HWY#7<UNOFFICIAL>
Ottawa ON

Database: ***SPL***

Ref No:	5274-6RWS44	***Discharger Report:***	
Site No:		***Material Group:***	Oils
Incident Dt:	7/21/2006	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Other Discharges	***Sector Type:***	Pipeline
Incident Event:		***Agency Involved:***	
Contaminant Code:	15	***Nearest Watercourse:***	
Contaminant Name:	OIL (PETROLEUM BASED, NOT SPECIFIED)	***Site Address:***	CONCESSION 10, FORMER GOULBOURN TOWNSHIP
Contaminant Limit 1:		***Site District Office:***	Ottawa
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	Not Anticipated	***Site Municipality:***	Ottawa
Nature of Impact:		***Site Lot:***	
Receiving Medium:	Land	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	7/21/2006	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	Equipment Failure - Malfunction of system components	***Source Type:***	
Site Name:	CONCESSION 10, FORMER GOULBOURN TOWNSHIP		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Trans-Can Pipeline: 5 L of Crankcase Oil to Sub Soil		
Contaminant Qty:	5 L		

Site: ***UNKNOWN***
INTERSECTION OF MAIN ST. AND POOL CREEK OTTAWA CITY ON

Database: ***SPL***

Ref No:	224470	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	4/29/2002	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	UNKNOWN	***Sector Type:***	
Incident Event:		***Agency Involved:***	CITY OF OTTAWA
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	

Environment Impact:	POSSIBLE	***Site Municipality:***	20107
Nature of Impact:	Water course or lake	***Site Lot:***	
Receiving Medium:	LAND / WATER	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	4/29/2002	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	UNKNOWN	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	UKN: OILY SHEEN ON CREEK FLOWING UNDER MAIN ST. NO ODOUR.		
Contaminant Qty:			

Site: ***INTROSPECTION SEWER SERVICES***
POOLE CREEK, WEST OF MAIN ST. GOULBOURN TWP. ON

Database: ***SPL***

Ref No:	51260	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	//	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	WASTEWATER DISCHARGE TO WATERCOURSE	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	20604
Nature of Impact:	Water course or lake	***Site Lot:***	
Receiving Medium:	WATER	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	A.J. RONBINSON, NOVATECH
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	5/23/1991	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	NEGLIGENCE (APPARENT)	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	STORM SEWER CLEANING, TARSUBSTANCE WASHED INTO POOLE CREEK.		
Contaminant Qty:			

Site: ***CP BULK SYSTEMS***
STITTSVILLE MAIN ST. ESSO SERVICE STATION TANK TRUCK (CARGO) GOULBOURN TWP. ON

Database: ***SPL***

Ref No:	32340	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	3/20/1990	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	CONTAINER OVERFLOW	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	NOT ANTICIPATED	***Site Municipality:***	20604
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	3/20/1990	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	

Incident Reason: ERROR ***Source Type:***
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: CP BULK SYSTEMS-MAX200 L.GASOLINE TO GROUND FROM UND-GROUND TANK, DELIVERY
Contaminant Qty:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory: Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-Jan 31, 2019

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks: Provincial CFOT

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

Government Publication Date: Feb 28, 2017

Chemical Register: Private CHEM

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

Government Publication Date: 1999-Jan 31, 2019

Compressed Natural Gas Stations: Private CNG

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

Government Publication Date: Dec 2012 - Mar 2019

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Mar 2019

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994-Apr 30, 2019

Drill Hole Database: Provincial DRL

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

Government Publication Date: 1886 - Oct 2018

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011-Apr 30, 2019

Environmental Registry: Provincial EBR

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

Government Publication Date: 1994-Apr 30, 2019

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 2011-Apr 30, 2019

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Apr 30, 2019

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report: Provincial EPAR

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

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

List of TSSA Expired Facilities: Provincial EXP

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

Government Publication Date: Feb 28, 2017

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-May 2019

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank: Provincial FST

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-Mar 31, 2019

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents: Provincial INC

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Jan 2019

National Analysis of Trends in Emergencies System (NATES): Federal NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

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

Government Publication Date: Dec 31, 2017

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Dec 31, 2018

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

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

Government Publication Date: 1988-May 31, 2019

Ontario Oil and Gas Wells: Provincial OOGW

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

Government Publication Date: 1800-May 2018

Inventory of PCB Storage Sites: Provincial OPCB

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

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

Orders: Provincial ORD

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

Government Publication Date: 1994-Apr 30, 2019

Canadian Pulp and Paper: Private PAP

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

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

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: 1988-Mar 2019

TSSA Pipeline Incidents: Provincial PINC

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

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

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

Government Publication Date: 1994-Apr 30, 2019

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-2016

Record of Site Condition: Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

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

Retail Fuel Storage Tanks: Private RST

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

Government Publication Date: 1999-Jan 31, 2019

Scott's Manufacturing Directory: Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

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

Government Publication Date: 1988-Feb 2019

Wastewater Discharger Registration Database: Provincial SRDS

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

Government Publication Date: 1990-Dec 31, 2016

Anderson's Storage Tanks: Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

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

Government Publication Date: 1970-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011-Apr 30, 2019

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

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

Government Publication Date: Feb 28, 2019

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
Qualifications of Assessor

Kurt Frommann, B.A. EMAPG, Project Manager

Kurt Frommann is a Project Manager within the Environmental Due Diligence and Remediation Group in the Ottawa Office. Mr. Frommann completed a Bachelor of Arts in Geography and Business Administration in 2009 and obtained a Post-Graduate Certificate in Environmental Management & Assessment (PGEMA) from Niagara College in 2011. Previous to his employment with Pinchin, Mr. Frommann has gained experience in Environmental Site Assessments through his post-graduate program and as an employee of Niagara College's Research & Innovation Division.

APPENDIX V
Photographs

Photo 1 – Site Building (northwest elevation).

Photo 2 – Site Building (southwest elevation) and south/southwest portion of the Site.

Photo 3 – Site Building (northeast elevation).

Photo 4 – Site Building (southeast elevation).

Photo 5 – Properties located northwest of the Site.

Photo 6 – Properties located northeast of the Site.

Photo 7 – Properties located east of the Site.

Photo 8 – Properties located southeast of the Site.

Photo 9 – Evidence of a former borehole within the Site Building.

Photo 10 – Suspect mould growth observed on a gypsum board interior wall in the northeast portion of the Site Building.