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Halo Car Wash

**Property located at PT LT 28, CON 1, PIN 04629-0906
Nepean (Ottawa), ON**

Phase 1 Environmental Assessment

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EXECUTIVE SUMMARY

A Phase 1 Environmental Site Assessment (ESA) was undertaken by St. Lawrence Testing & Inspection Co. Ltd. (St. Lawrence Testing) for a commercial property located with the PIN of 04629-0906 in Nepean, Ontario (hereafter referred to as the Site or Site property) at the request of Halo Car Wash.

The purpose of this ESA was to assess for any areas of potential environmental concern (APEC) related to the current and past uses of the Site property along with any environmental concerns that may have resulted from adjoining and neighbouring properties. This ESA was completed in general accordance with Ontario Regulation 153/04 (Record of Site Condition) to support the development of a vehicle carwash facility on the Site property.

To complete this ESA, a records review of available documents pertaining to the Site property was conducted that included an Environmental Risk Information Services (ERIS) report, historical aerial photographs, satellite images, well records, insurance records and fire insurance plans along previous environmental reports, a title search from the Crown patent and a Historical Land Use Inventory report supplied by the City of Ottawa Planning Department. An email exchange was held with the current owner for any knowledge they had with regards to the Site. Three Site visits were performed on February 10, 2025, May 13, 2025, and on October 8, 2025, that included a visual inspection of the Site property along with observations of the adjoining and neighbouring properties. Observations of the adjoining and neighbouring properties were carried out from the Site property boundaries and from publicly accessible areas.

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. The Site property is irregular in shape and measures 3,639.46 m² in area. The Site property is located at the east side of Lancelot Drive. Lancelot Drive originates off West Hunt Club Road that is located approximately 70 m to the south from the Site property.

The Site is not served with potable water at the time of this report; however, potable is available through the City of Ottawa's Municipal Services (Appendix K). There are several surface water catch basins located on the Site property. These are connected to the municipal sewer system.

The Site property originally operated as an agricultural farm with a house, barn and sheds until approximately 1984 when the house, barn and shed were removed/demolished. A report prepared by the Ministry of Transportation of Ontario (MTO) in 1996 summarized a subsurface investigation on the property located at 585 West Hunt Club Road. This work also encompassed the Site property. Twenty-two test pits (TP 1 to TP 22) were dug, and soil samples were collected from selected test pit locations (TP1, TP 2, TP 3, TP 4, TP 11 and TP 12) for metal analysis. The test results were compared to the standards

used in 1996. St. Lawrence Testing compared the available results with the standards listed in Ontario Regulation 153/04, Table 3 for a commercial property with coarse soil and non-potable groundwater and found that they satisfied these standards.

The Site property remained vacant for several years after that until commercially developed around 1997 as an exterior storage area for a large retail store (RONA) located at 585 West Hunt Club Road. The Site eventually became a parking lot and has remained so to this day.

The Site is approximately 88.2 m above sea level with a general slope direction to the south southeast. The bedrock is composed of limestone, dolostone and sandstone of the Beekmantown Group of the Ordovician period. The glacial deposit is composed of undifferentiated silty sandy till on Paleozoic terrain having low to medium permeability. The soil characterization for the Site property is silty clay with poor drainage and has a high run-off potential. The inferred groundwater flow will be towards the Nepean Creek located approximately 380 m northeast of the Site property.

The Site property was snow covered during the initial visit conducted in February 2025. A brief assessment of the grounds was conducted again on May 13, 2025, after the snow had melted and confirmed the Site property is an asphalted parking lot with no structures present. There were no mounds of fill materials present, and no observations of fuel spillage were noted. The adjoining and neighbouring properties remained similar in use as noted in the initial Site visit. A third Site visit was conducted on October 8, 2025, that included supporting photographs. The Site is best described as an unused private, asphalt covered parking lot. No structures are present.

The adjoining property to the south and located at 575 West Hunt Club Road is a commercial building containing the offices for Van Houtte Coffee Services along with Peak Investment Services Inc. and the Bariatric Medical Institute. The neighbouring property to the southeast and located at 545 West Hunt Club Road is a vacant retail home furnishing building. This property was occupied by Upper Room Home Furnishings and closed in September 2024. The neighbouring property to the east and across an access laneway is an LCBO store located at 543 West Hunt Club Road. The neighbouring property to the north and across an access laneway is a RONA hardware store located at 585 West Hunt Club Road. The neighbouring property to the west and across Lancelot Drive is an asphalt covered exterior storage area for RONA. To the southwest and located at 595 West Hunt Club Road is a commercial building occupied by a safety store (The Safety House), a Smoke FX Vape Shop along with a massage unit (Massage Addict). No visual indications of above ground fuel storage tanks were found at these properties.

The Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property and outside the scope of this ESA.

On the basis of our ESA, St. Lawrence Testing determined that there are no APECs within a 250 m radius of the Site property that would warrant further environmental work (i.e. Phase 2 ESA).

1. INTRODUCTION

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. The Site property is irregular in shape and measures 3,639.46 m² in area. The Site property is located at the east side of Lancelot Drive. Lancelot Drive originates from West Hunt Club Road. West Hunt Club Road is located approximately 70 m to the south from the Site property. The Site property has yet to be assigned a civic address by the City of Ottawa; however, the property identification number is 04629-0906.

The current owner of the Site property is Melron Properties Enterprises Inc. under a numbered company 1427163 Ontario Inc. The address for Melron Properties Enterprises Inc. is 7 Perrin Ave., Nepean, ON.

The Site currently operates as a private asphalt covered parking lot and is not associated with the businesses occupying the Nepean Crossroads Centre. No structures are present on the Site property.

2. SCOPE OF INVESTIGATION

This Phase 1 ESA was prepared under general accordance with Ontario Regulation 153/04 (Records of Site Condition). St. Lawrence Testing retains sole discretion to increase or decrease the scope of the work based on the on-going findings.

- Carry out a Phase I ESA to investigate the potential environmental legacy of the Site.
- Carry out Site investigations and records review from sources such as (but not necessarily including) existing reports by others (to be supplied by the client), historical maps, historical documents, title search, government (Municipal and Provincial) and other information in consideration of various protocols and other sources as could be developed within the investigation time frame.
- Carry out a Site walkover and interviews.
- Evaluate the information gathered from the records review, interviews and site reconnaissance.
- Prepare a Phase I ESA outlining the findings and provide comments based on the findings as well as using information available to St. Lawrence Testing received on or before the completion date of the report.
- A qualified person shall ensure that the Phase I ESA meets the requirements of Schedule D of O. Reg. 153/04.

- Denial of access to a qualified person, or someone supervised by a qualified person, to a structure or building or to any other part of the Phase I property or
- Any area under the Phase I property, for any reason other than safety or inaccessibility is an impediment that precludes meeting the general or specific objectives, components or requirements of a Phase 1 ESA.
- The client shall be responsible for providing St. Lawrence Testing with a current site survey showing any current building (s) and site configuration prior to RSC submission

All matters not listed in the terms of reference or general conditions are specifically excluded from St. Lawrence Testing's responsibilities and reporting.

3. RECORDS REVIEW

a. General

i. Phase 1 Study Area

The Phase 1 study area is identified by PIN 04629-0906 within the City of Ottawa. The Site property has yet to be assigned a municipal address. The Site property is located within the Nepean Crossroads Centre. Figure 1 shows a Site survey. Figure 2 shows the general location of the Site property within Nepean. Figure 3 shows the Site location and Figure 4 shows the Site property dimensions. Figures are attached in Appendix A.

The Site currently operates as a private asphalted parking lot. The properties located within a 250 m radius of the Site are commercial in use.

ii. First Developed Use

The first developed use of the Site property was determined via a 1925 aerial photograph. At this time, the Site was part of a larger agricultural use property that contained a house, a barn and several out-buildings. The Site continued to operate as agricultural/residential until 1984 when the structures were demolished. The Site remained vacant until 1997 when it was first commercially developed as a storage yard/parking lot for a property located at 585 West Hunt Club Road. A Historic Land Use Inventory report prepared by the City of Ottawa and is attached in Appendix B.

iii. Fire Insurance Plans

A search for available fire insurance plans was requested from VERISK through Environmental Risk Information Services (ERIS). No fire insurance plans are available covering the Site property. The VERISK report is found in Appendix C.

iv. Chain of Title

A title search from the Crown Patent to the current owner was obtained from Kibby Lutz Abstracts Inc. and is found below. The Chain of Title is attached and found in Appendix D.

Instrument #	Doc. Type	Date	Party From	Party To
	Patent	Nov 26, 1846	Crown	Robert Nesbit (PT LT 28, CON 1)
R026724	Will	June 6, 1866	Robert Nesbitt	James Nesbitt
NP19100	Will	Nov 20, 1901	James Nesbitt	Robert A. Nesbitt
3638GR	Probate	Oct 1, 1902	Robert A Nesbitt	Wm. N. Nesbitt
410491	Release	Jan 11, 1960	Wm. N. Nesbitt	Thomas D. Nesbitt
569879	Deed	Jan 5, 1970	James R. Nesbitt, Charles M. Nesbitt	The Crown
LT1073225	Transfer	Sept 10, 1997	Her Majesty The Queen in Right of the Province of Ontario	1204325 Ontario Limited
LT1076373	Transfer	Sept 24, 1997	1204325 Ontario Limited	9051-5040 Quebec Inc.
LT1176238	Easement	Jan 27, 1999	9051-5040 Quebec Inc.	The Hydro Electric Commission of the City of Nepean
4R15594	R-Plan			
LT1321909	Transfer	Sept 28, 2000	9051-5040 Quebec Inc.	1427163 Ontario Inc. (Current Owner)

OC1868150	Transfer Easement	Feb 15, 2017	1427163 Ontario Ltd.	Bell Canada
OC1880904	Transfer Easement	April 13, 2017	1427163 Ontario Ltd.	Enbridge Gas Distribution Inc.

v. Environmental Reports

Appendix E contains several historical environmental reports. An Environmental Investigation report prepared by the Ministry of Transportation (MTO) in 1996 was reviewed that involved a property located at 585 West Hunt Club Road. The Site was part of this property at that time.

An Environmental Investigation report prepared by the Ministry of Transportation in 1996 was reviewed that involved a property located at 585 West Hunt Club Road. The Site was part of this property at that time.

A review of available aerial photographs carried out indicated that the Site was originally a farm from 1953 to 1958. The Site was no longer used as a farm, but a barn structure remained present until 1984. In 1984 only a house remained. After 1984 the Site property was vacant.

Another report prepared by the MTO in 1996 summarized a subsurface investigation on the property located at 585 West Hunt Club Road. This work also included the Site property. Twenty-two test pits (TP 1 to TP 22) were dug, and soil samples were collected from selected test pit locations (TP1, TP 2, TP 3, TP 4, TP 11 and TP 12) for metal analysis. The test results were compared to the standards used in 1996. St. Lawrence Testing compared the available results with the standards listed in Ontario Regulation 153/04, Table 3 for a commercial property with coarse soil and non-potable groundwater and found that they satisfied these standards.

The location of TP 6 was to the north of the Site property. This test pit contained a 22,000 L steel underground diesel fuel storage tank that was present. This tank was removed, and no soil contamination was noted in the report. However, the soil was not analyzed for petroleum hydrocarbons to confirm their opinion of the soil at this location.

The sketch provided suggests that TP 8 and TP 22 were located on or very close to the Site property. The soil at TP 8 was described as a 'grey clay soil mixed with building bricks to a 1.5-meter depth with no

visual evidence of contamination, no suspect odour'. The description of the soil located at TP 22 was noted as 'typical barn materials (i.e. concrete, steel roof-sheeting and wooden beams)'. Unfortunately, no analyses of the soil were conducted at TP 8 and TP 22.

A previous Phase 1 ESA prepared using CSA Standard Z768-01 was prepared for the Site property in May 2025 by St. Lawrence Testing (Report #25C110). The report concluded there were no areas of potential environmental concern with respect to the Site property. This report is found in Appendix F.

A geotechnical investigation (report #25C038R2) conducted on the Site property in March 2025 by St. Lawrence Testing and attached in Appendix G indicated that the surface is covered with 50 mm of asphalt. Below the asphalt is gravel fill that extends between 0.48 to 0.53 m. Below the gravel is a brown, moist, compact silty sand. With depth the brown becomes grey, brown, generally around 1.5 m and grey, generally around 2.3 m. The moisture becomes very moist generally between 1.8 m to 2.3 m. The silty sand was noted to be wet between 2.3 m to 3.0 m at Boreholes 2, 3 and 4. The ground water was noted at 2.3 m at Boreholes 2 and 3 and at 3.0 m at Boreholes 1 and 4. Bedrock was encountered at a depth of 3.28 m at Borehole 2 and 2.44 m at Borehole 3. No environmental observations were included.

A Freedom of Information (FOI) response was received from the Ministry of Environment Conservation and Parks (MOECP) with respect to our inquiry regarding any environmental report they have on file from January 1975 to October 2025. This can be found in Appendix H. The reply indicated that some of the information available was severed or withheld. A public report on corporate ownership was available along with a Municipal and Private Sewage works report prepared in 1998 for Mobius Development Ltd. St. Lawrence Testing is of the opinion that these reports would not contain any pertinent information of environmental issues for the Phase 1 property.

b. Environmental Source Information

St. Lawrence Testing submitted a request to Environmental Risk Information Services (ERIS) for a review of available Federal, Provincial and Private Sector databases. The complete ERIS report is provided in Appendix I.

There were no records found directly associated with the Site property in the ERIS Historical Searches database including in the Anderson's Waste Disposal sites, the Commercial Fuel Oil Tanks, the Inventory of Coal Gasification Plants and Coal Tar Sites, Fuel Storage Tanks, Historic Fuel Storage Tanks, Private and Retail Fuel Tanks, Retail Fuel Tanks, Transport Canada Fuel Storage

Tanks, TSSA Incidents, National PCB Inventory, Nation Pollutant Release Inventory, Record of Site Condition, Waste Disposal Site -MOE CA Inventory.

However, there were 55 records found for properties within a 250 m radius of the Site boundaries in the database search.

Database	Site Property	250 m Radius	Description
Borehole	0	1	The record involved a geotechnical investigation in 1971 that was located approximately 153 m south of the Site. This work would not have posed an environmental risk to the Site property.
Certificates of Approval	0	7	The first record involved a property located approximately 177 m northwest at 585 West Hunt Club Road. In 2008 an approval was granted for the release of substances into the air. The specifics of the approval were not provided in the record. This approval would pose a low environmental risk to the Site as any releases into the air would readily disperse and be diluted in the atmosphere. The second record involved municipal sewage works that occurred in 1993 and located approximately 115 m southwest at West Hunt Club Road and Lancelot Drive. This work would have posed a low environmental risk as this location is at a lower elevation to the Site. The final 3 records all involved a fiber optic company located approximately 150 m east of the Site. Four approvals were granted in 1995, 1998, 1998 and 1999 for releases into the air. The 5 th record involved the

			<p>cancellation of an approval for the release into the air. These approvals involved the release of acetone, ethyl alcohol, into the air and the use of exhaust hoods. These approvals would pose a low environmental risk to the Site as any releases into the air would readily disperse and be diluted in the atmosphere.</p>
Delisted Fuel Tanks	0	1	<p>This record involved a former liquid propane tank located approximately 177 m northwest at 585 West Hunt Club Road. The presence of a liquid propane tank at this location would pose a low environmental risk to the Site as any releases of propane would evaporate into the air and be diluted before reaching the Site property.</p>
Environmental Registry	0	4	<p>The first record involved a property located approximately 117 m northwest at 585 West Hunt Club Road. In 2008, an approval was granted for the discharge into the natural environment other than water (i.e. air). This approval would have posed a low environmental risk to the Site as any releases into the air would be dispersed and diluted before reaching the Site. The next record involved a permit in 2020 for activities to achieve an overall benefit to a species. This concerned a proposed residential development to be located approximately 227 m south of the Site where Butternut trees were found. This would not have posed an</p>

			<p>environmental risk to the Site property. The last 2 records concerning two approvals in 1998 & 2001 for the discharge into the natural environment other than water (i.e. air) by JDS Uniphase Inc. located approximately 245 m southeast. These approvals would have posed a low environmental risk to the Site as any releases into the air would be dispersed and diluted before reaching the Site.</p>
Environmental Compliance Approval	0	1	<p>This record concerned the Rona Home & Garden located approximately 117 m northwest at 585 West Hunt Club Road. In 2008, an approval was granted for the use of natural gas fueled heaters, a standby diesel fueled generator along with a dust collection system. This approval would have posed a low environmental risk to the Site as any releases into the air from the exhaust and escaping dust would be dispersed and diluted before reaching the Site.</p>
ERIS Historical Searches	0	8	<p>There were 2 records involving 585 West Hunt Club Road, 2 records for 565 West Hunt Club Road, 2 records for 595 West Hunt Club Road, one record involving a location at 570 West Hunt Club Road & 159 Cleopatra Drive and one record for a property located at 174 Cleopatra Drive. These would not have posed an environmental risk to the Site.</p>

Pesticide Registry	0	7	All 7 records involved Rona Home & Garden located approximately 117 m northwest at 585 West Hunt Club Road. The records indicated that this location is a limited vendor of pesticides for retail. Considering the small volumes of pesticides available at this location, these pesticides would pose a low environmental risk to the Site property.
Scott's Manufacturing Directory	0	3	All 3 records involved JDS Uniphase Ltd. located approximately 150 m southeast at 570 West Hunt Club Road. This business manufactures optical instruments and lenses along with measuring and controlling devices. The presence of this business would pose a low environmental risk to the Site property.
Ontario Spills	0	1	There was one spill that occurred on the Site property. There was a 3 L hydraulic oil spill onto the concrete at 585 West Hunt Club Road in November 2024. The spill was contained and cleaned up. The record indicated the environmental consequences were low and would not have resulted in sub-surface contamination onto the Site property.
Water Well Information System	0	2	The first record involved a domestic water supply well located approximately 153 m northeast. The Ontario Well Records described this well as being drilled in 1975. The presence of a domestic water supply well at this location would pose a

			<p>low environmental risk to the Site. The next record involved an abandoned monitoring well located approximately 165 m south southwest at 162 Cleopatra Drive. This well was installed in 2006. The presence of a monitoring well at this location would pose a low environmental risk as this location is at a lower elevation to that of the Site property.</p>
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There were 20 records found in Ontario Regulation 347 Waste Generators Summary database for properties located within a 250 m radius of the Site.

Location	Distance from Site/Elevation	Wastes Generated
Rona Home & Garden 585 West Hunt Club Road	117 m NW / ↑	Waste detergents & soaps were generated in 2016. Waste compressed gases & cylinders, waste crankcase oils & lubricants, organic and inorganic wastes, organic non-halogenated pesticides & herbicides, inorganic sludges, slurries & solids, halogenated pesticides & herbicides, detergents & soaps, aliphatic solvents along with light fuels in 2018, 2020, 2021 and 2022.
Simplex Intl Time Equipment Co. Ltd. 575 Heston Drive	56 m SE / ↓	Alkaline waste-heavy metals were generated from 1993 to 2001.
Ottawa Catholic School Board 570 West Hunt Club Road	153 m SSE / ↓	Paint, pigments & coating residues, petroleum distillates, PCBs, waste oils & lubricants along with waste compressed gases were generated in 2002. Paint, pigments & coating residues were generated from 2014 to 2018 and 2020.

		Paint, pigments & coating residues along with aliphatic solvents were produced in 2021 and 2022.
JDS Uniphase Corporation 570 West Hunt Club Road	153 m SSE / ↓	Waste oils & lubricants, organic and inorganic waste, aliphatic solvents and halogenated solvents in 1992, 1993, 1996, 1997 & 1998. Aliphatic solvents were produced in 1994 & 1995. Halogenated solvents, waste oils & lubricants, aliphatic solvents, organic & inorganic laboratory chemicals along with inorganic acid waste from 1999 to 2001. Organic & inorganic waste, waste oils & lubricants, aliphatic solvents, oil skimmings & sludges along with waste compressed gases from 2002 to 2004.

c. Physical Settings

i. Aerial Photographs & Satellite Images

Historical aerial photographs for the Site were obtained through ERIS for the years 1925, 1936, 1946, 1953, 1965, 1976, 1985, and 1994. In addition to these, satellite images viewed using Google Earth from the years 2004, 2007, 2008, 2014, 2018, 2021 and 2024 were also reviewed. These are all attached in Appendix J.

Year	Description
1925	The Site property appears agricultural in use. There is a house, a barn and outbuildings present to the northeast of the Site. The adjoining and neighbouring properties appear agricultural in use. Merivale Road is present further to the east of the Site.

1936	There appears to be no significant changes in the use of the Site property or on the adjoining and neighbouring properties since the 1925 photograph was taken.
1946	There appears to be no significant changes to the Site property since the 1936 photo was taken. The surrounding properties appear agricultural or rural in use.
1953	There appears to be no significant changes in the use of the Site property and at the surrounding properties since the 1946 photo was taken. Further to the east and across Merivale Road are large above ground storage tanks now present.
1965	The Site property remains rural/agricultural in use. There appears to be development present further to the east and to the northeast of the Site along the west side of Merivale Road. The adjoining properties to the north, west and south appear agricultural in use.
1976	The Site property remains rural in use. There is further development to the east and northeast of the Site. The adjoining properties to the north, west and south remain agricultural or undeveloped. West Hunt Club Road is not present along the south side of the Site property.
1985	The Site property appears vacant. The buildings once located to the northeast of the Site property are now absent. The adjoining properties to the east, west and south remain undeveloped. West Hunt Club Road is not present. The property located further to the east is developed and appears commercial in use.

1994	The Site property remains vacant. There is now a large structure located to the south of the Site property. West Hunt Club Road is present further to the south and there is a short access road where Lancelot Drive will eventually be located. The adjoining properties to the north, east and west remain undeveloped.
2004	The Site is covered with asphalt and appears to operate as an exterior storage area as there are numerous objects located along the north side. The Site is bound by laneways along the east, north and west sides. The adjoining property located to the south contains a large irregular shaped commercial building. The neighbouring properties located to the north and west are asphalt covered parking lots. The neighbouring property located to the southwest contains an irregular shaped commercial building. The neighbouring property located to the east contains a large irregular shaped building. Another irregular shaped building is present to the southeast.
2007	The Site property appears to be an exterior storage area with many objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.
2008	The Site property appears vacant with no objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.
2014	There appears to be no significant changes in the use of the Site property since the 2008 image was recorded except for a vehicle located at the centre of the Site. The adjoining property located to the south appears

	unchanged in use since the 2008 image. The neighbouring property located to the west now appears to operate as an exterior storage area. The neighbouring properties located to the north and east have remained similar in use since the 2008 image.
2018	There appears to be no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2014 image was recorded.
2021	There appears to be no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2018 image was recorded.
2024	There appears to be no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 20121 image was recorded.

ii. Topography, Hydrology, Geology

According to the Physical Settings Report prepared by Environmental Risk Information Services (ERIS), the Site is approximately 88.2 m above sea level with a general slope direction to the south southeast. This report includes a current topographic map and is found in Appendix K. A groundwater flow diagram is attached in Figure 5 within Appendix A.

The bedrock is composed of limestone, dolostone and sandstone of the Beekmantown Group of the Ordovician period. The glacial deposit is composed of undifferentiated silty sandy till on Paleozoic terrain having low to medium permeability. The soil characterization for the Site property was not provided in the Physical Settings report; however,

the soil to the west of Lancelot Drive is described as a silty clay with poor drainage and has a high run-off potential.

The inferred groundwater flow will be southeast with the slope then towards the Nepean Creek located approximately 380 m northeast of the Site property.

iii. Fill Materials

No fill material was observed on the Site property during the recent visit.

iv. Water Bodies and Areas of Natural Significance

The Site property contains no waterbodies. No waterbodies were observed within a 250 m radius of the Site. There are no areas of natural significance within a 250 m radius; however, the Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property. This is outside the 250 m study radius of this ESA.

v. Well Records

No wells were observed on the Site property. No wells were identified on the Ontario Well records web site.

d. Site Operating Records

No Site operating records were available for review.

4. INTERVIEW

A telephone interview with Mr. H. William Cuff, representative for the Site property, was attempted on 3 individual days using the contact information provided on the Melron Property Enterprises Inc. letterhead. No one answered the telephone, and no voice mail prompt was provided to leave a message. The address for Melron Property Enterprises Inc. is a private residence, and it is possible that Mr. Cuff may be away on vacation. Another attempt to reach Mr. Cuff by telephone was conducted on October 9, 2025. There was no answer, and no voice prompt was provided to leave a message. An email was sent to Mr. Cuff and he replied on October 14, 2025. Mr. Cuff stated that he acquired the Site property from RONA in 2000. He believes RONA developed the Site as a parking lot in 1998. Mr. Cuff wrote that there has been no upgrades to the

Site property since it was originally developed as a parking lot. He knew of no environmental issues with the Site property.

5. SITE RECONNAISSANCE

A Site visit was performed by Mr. Steven Rowland an Environmental Technician of St. Lawrence Testing on February 10, 2025. The Site visit lasted approximately 1 hour. The weather was sunny. The Site property appeared to be an unused parking lot and was covered with deep snow at the time of this visit. Vehicle access on to the Site property could not be made due to the snow; however, the satellite image from 2024 shows access locations at the east and west sides of the Site property.

No structures, above ground storage tanks, PCB or asbestos containing materials were observed. Site photographs taken at the time of this visit are found in Appendix H. Mr. Rowland advised that another visit is necessary once the snow has melted.

A second Site visit was conducted on May 13, 2025, by Mr. Gilbert McIntee P. Eng., the undersigned environmental engineer. Mr. McIntee determined that the Site property is an asphalted parking lot with no structures present. There were no mounds of fill materials present, and no observations of fuel spillage were noted.

A third Site visit was conducted on October 8, 2025 by Mr. Rowland. The Site visit lasted approximately 1 hour. The weather was partly sunny with a temperature of 12 °C. Site photographs taken at the time are found in Appendix L. The Site property can best be described as an asphalt covered private parking lot. Access onto the Site can be made from the west and east sides. No structures are present. There are several surface water catch basins located within the Site property. No fill material or surface staining was observed on the Site property. There was visual evidence of borehole drilling found within the Site property.

The neighbouring properties located to the west and north are part of a retail building supply store (RONA). There is lumber material stored on the west property and numerous bags of small volume soil located at the north property. These materials are stored neatly and show no visual evidence of contamination.

6. REVIEW and EVALUATION OF INFORMATION

a. Current and Past Uses

Past uses of the Site property are inferred from historical aerial photographs, chain of title and previous reports.

Year	Use of Site property
Patent to 1984	Rural/agricultural
1985 to 1997	Vacant
1997 to present	Commercial

The current use of the Site property as a parking lot poses a low environmental risk of sub-surface contamination. The past use of the Site property as agricultural/residential also poses a low risk of sub-surface contamination.

b. Potential Contaminating Activity

No potential contaminating activity as described in Table 2 of Ontario Regulation 153/04 are present on the Site property.

c. Areas of Potential Environmental Concern

No areas of potential environmental contaminating activities described in Table 2 of Ontario Regulation 153/04 are present on the adjoining properties located within a 250 m radius of the Site. A report from 1996 prepared by the Ministry of Transportation summarized a subsurface investigation on the property located at 585 West Hunt Club Road. At the time, this work also included the Site property. Twenty-two test pits (TP 1 to TP 22) were dug, and soil samples were collected from selected test pit locations (TP1, TP 2, TP 3, TP 4, TP 11 and TP 12) for metal analysis. The test results were compared to the standards used in 1996. St. Lawrence Testing compared the available results with the standards listed in Ontario Regulation 153/04, Table 3 for a commercial property with coarse soil and non-potable groundwater and found that they satisfied these standards.

d. Phase 1 Conceptual Site Model

- i. A survey (R-Plan) of the Site property is attached (Figure 1).
- ii. The location of the Site property is attached (Figures 2 & 3). No structures are found on the Site property. Lancelot Drive is located along the west side of the Site property.
- iii. The Site property dimension is attached (Figure 4).
- iv. No water bodies are located within a 250 m radius of the Site property. A groundwater flow diagram is attached (Figure 5).
- v. There are no areas of natural significance within a 250 m radius of the Site property.
- vi. There are no drinking water supply wells located within a 250 m radius of the Site property. Potable water is available to be serviced to the Site property from the City of Ottawa. An email response with a diagram from the City of Ottawa is found in Appendix M.
- vii. The Site property has private roadways located along the north and east sides. These belong to the Nepean Crossroads Centre.
- viii. The use of the adjoining and neighbouring properties is shown in the attached (Figure 6).
- ix. A topographic map is included with the Physical Settings Report (Appendix K).

- x. No potentially contaminating activities were identified within a 250 radius of the Site property.
- xi. No APEC were identified within a 250 m radius of the Site property.
- xii. The presence of underground utilities has a low environmental risk for the distribution and transport of contaminants onto or through the Site property.

The Site property is approximately 88.2 m above sea level with a general slope direction to the south southeast.

The bedrock is composed of limestone, dolostone and sandstone of the Beekmantown Group of the Ordovician period.

The Site property is found to be approximately 88.2 m above sea level with a general slope direction to the southeast. The bedrock is composed of Ordovician period limestone, dolostone and sandstone of the Beekmantown Group. The glacial deposits are composed of undifferentiated silty sandy till on Paleozoic terrain having low to medium permeability. The soil characterization for the Site property was not provided in the Physical Settings report; however, the soil to the west of Lancelot Drive is described as a silty clay with poor drainage and has a high run-off potential.

A geotechnical investigation conducted on the Site property in March 2025 indicated that the surface is covered with 50 mm of asphalt. Below the asphalt is gravel fill that extends between 0.48 to 0.53 m. Below the gravel is a brown, moist, compact silty sand. With depth the brown becomes grey brown, generally around 1.5 m and grey, generally around 2.3 m. The moisture becomes very moist generally between 1.8 m to 2.3 m. The silty sand was noted to be wet between 2.3 m to 3.0 m at Boreholes 2, 3 and 4. The ground water was noted at 2.3 m at Boreholes 2 and 3 and at 3.0 m at Boreholes 1 and 4. Bedrock was encountered at a depth of 3.28 m at Borehole 2 and 2.44 m at Borehole 3.

The inferred groundwater flow will be towards the southeast in accordance with the general slope direction of the area. According to the Ottawa Watershed diagram provided by Esri Community Maps the groundwater flow travels east and towards the Nepean Creek located approximately 380 m northeast of the Site property.

7. Conclusions

St. Lawrence Testing has determined the following from the information and Site assessment observations obtained:

- The Site property has operated as a commercial property since 1997. Prior to this the Site property operated as a farm then became vacant.
- The exterior grounds were covered with snow and could not be assessed accurately during the Site visit in February 2025.
- A second visit to the Site property was conducted on May 13, 2025 after the snow had melted. This visit found no mounds of soil or areas of fuel spillage anywhere on the Site property.
- A geotechnical investigation was conducted on the Site property in March 2025 that included the drilling of 4 boreholes within the Site property boundaries. The work indicated that the surface is covered with 50 mm of asphalt. Below the asphalt is gravel fill that extends between 0.48 to 0.53 m. Below the gravel is a brown, moist, compact silty sand. With depth the brown becomes grey brown, generally around 1.5 m and grey, generally around 2.3 m. The moisture becomes very moist generally between 1.8 m to 2.3 m. The silty sand was noted to be wet between 2.3 m to 3.0 m at Boreholes 2, 3 and 4. The ground water was noted at 2.3 m at Boreholes 2 and 3 and at 3.0 m at Boreholes 1 and 4. Bedrock was encountered at a depth of 3.28 m at Borehole 2 and 2.44 m at Borehole 3.
- A third visit to the Site property found no visual evidence of any above or below ground fuel storage tanks on the Site property or at the adjoining properties. No groundwater monitoring wells were identified on the Site property. The MOECP Well Records website shows no wells on the Site property. The Water Well Information System database indicated there is a domestic water supply well located approximately 153 m northeast along with an abandoned monitoring well located approximately 165 m south southwest.
- The City of Ottawa Planning Department issued a Historical Land Use Inventory report centered around the Site property. The City of Ottawa had no environmental records concerning the Site.
- A FOI response was received from the MOECP. The reply indicated that some of the information available was severed or withheld. A public report on corporate ownership was available along with a Municipal and Private Sewage works report prepared in 1998 for Mobius Development Ltd. St. Lawrence Testing is of the opinion that these reports would not contain any pertinent information of environmental issues for the Site property.
- The adjoining and neighbouring properties pose a low environmental risk of subsurface contamination to the Site property. No above ground fuel tanks were observed on these properties. The storage of lumber along with bags of clean soil observed on the neighbouring properties located to the west and north pose a low environmental risk to the Site property.

On the basis of the programme conducted, St. Lawrence Testing determined that there are no areas of potential environmental concern associated with the Site property. The Site property has operated as a private parking lot for over 25 years. Before that, the Site property was part of a larger residential/agricultural property. Previous soil analysis carried out in 1996 indicating that the soil contaminates satisfied the MOE requirements of the time. Further comparison of the data was done with the current Ontario Regulation 153/04 Table 3 soil standards for a commercial property with coarse soil and non-potable groundwater. St. Lawrence Testing concludes that no further environmental work necessary.

8. STANDARD LIMITATIONS

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions in the building on the subject property. The conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of Halo Car Wash as per the agreement and terms of reference between Halo Car Wash and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

St. Lawrence Testing
& Inspection Co. Ltd.
Report No. 25C272

Respectfully submitted,

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM:sr

Attachments

9. References

Phase 1 Environmental Assessment. Property located at Property located at PT LT 28, CON 1, PIN 04629-0906, Nepean, ON. Report # 25C110 prepared by St. Lawrence Testing & Inspection Co. Ltd. for Halo Car Wash, 585 West Hunt Club Road, Nepean, Ontario. 2025.

Geotechnical Subsurface Investigation. Report # 25C038R2 prepared by St. Lawrence Testing & Inspection Co. Ltd. for Halo Car Wash, 585 West Hunt Club Road, Nepean, Ontario. 2025.

Canadian Standards Association, Z768-01 Phase I Environmental Site Assessment, November 2001 (reaffirmed 2022 with no changes).

Ontario Ministry of the Environment, Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011.

Ontario Regulation 153/04, under the Environmental Protection Act, Record of Site Conditions – Part X.1 of the Environmental Protection Act, Jul 1, 2011.

Environmental Investigation, Lots 28 & 29, Con 1, Nepean, Hunt Club @ Merivale. Prepared for Melron Enterprises in 1996 by the Ministry of Transportation.

City of Ottawa Interactive Map accessed through: <http://maps.ottawa.ca/geottawa/>

Ontario Well Records Map accessed though: <https://www.ontario.ca/environment-andenergy/map-well-records>

Appendix A
Figures

Figure 1: R-Plan

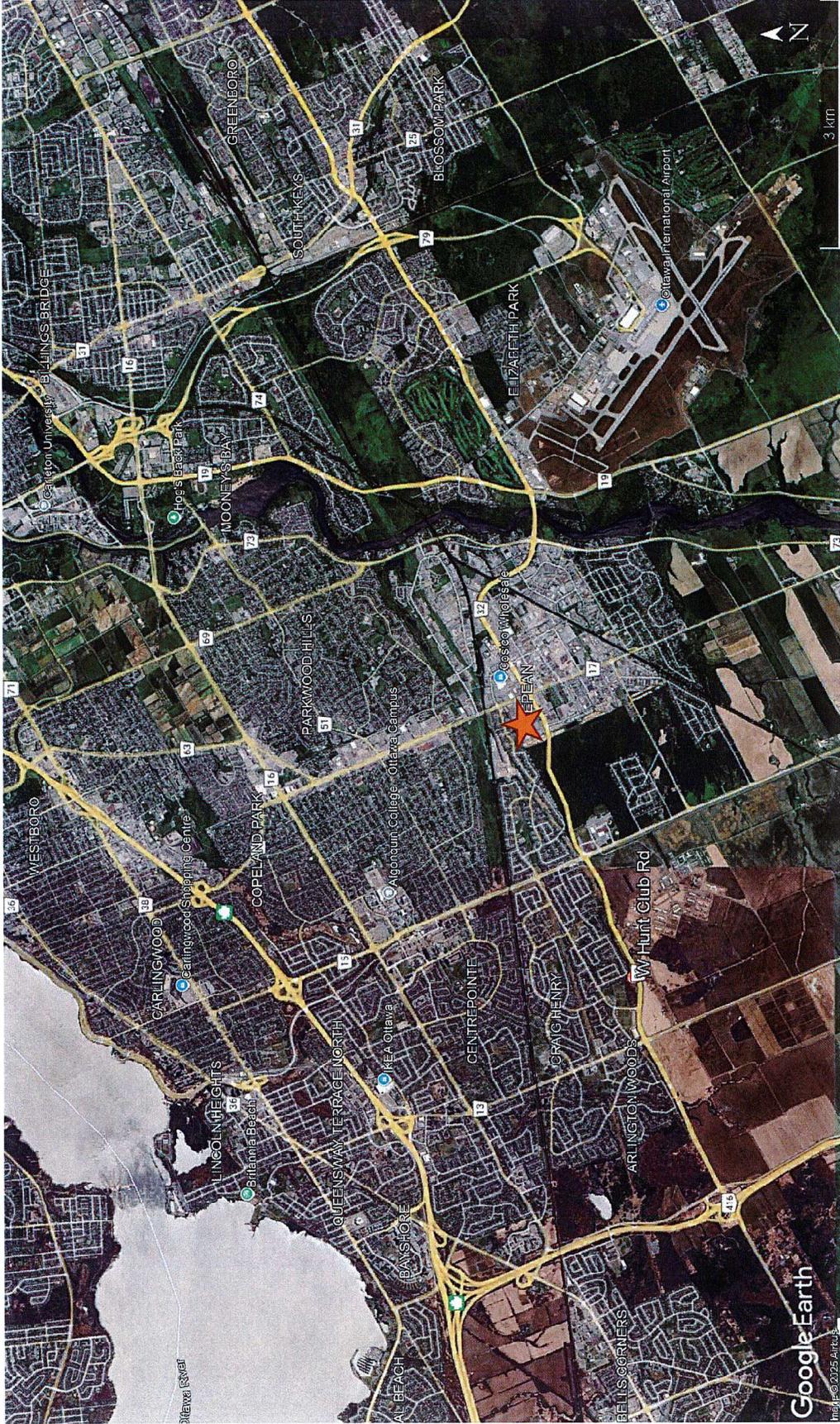
Figure 2: Overall location map

Figure 3: Site property location map

Figure 4: Site property dimensions

Figure 5: Groundwater flow diagram

Figure 6: Conceptual Site Model



St. Lawrence Testing & Inspection Co. Ltd.
 P.O. Box 697, Cornwall, ON, Canada K6H 5V1
 814 Second Street W., Phone (613) 938-2551
 Email: stl@stlcorporate.net Fax: (613) 938-7596

Figure 2: Phase 1 Property Location
Project: Halo Car Wash-West Hunt Club Road,
Nepean, ON



Figure 3: Phase 1 Property Location
Project: Halo Car Wash-West Hunt Club Road,
Nepean, ON

P.O. Box 997, Cornwall, ON, Canada K6H 5V1
 814 Second Street W. Phone (613) 938-7521
 E-mail: s1@stlntesting.net Fax (613) 938-7396

STL
St. Lawrence Testing
& Inspection Co. Ltd.

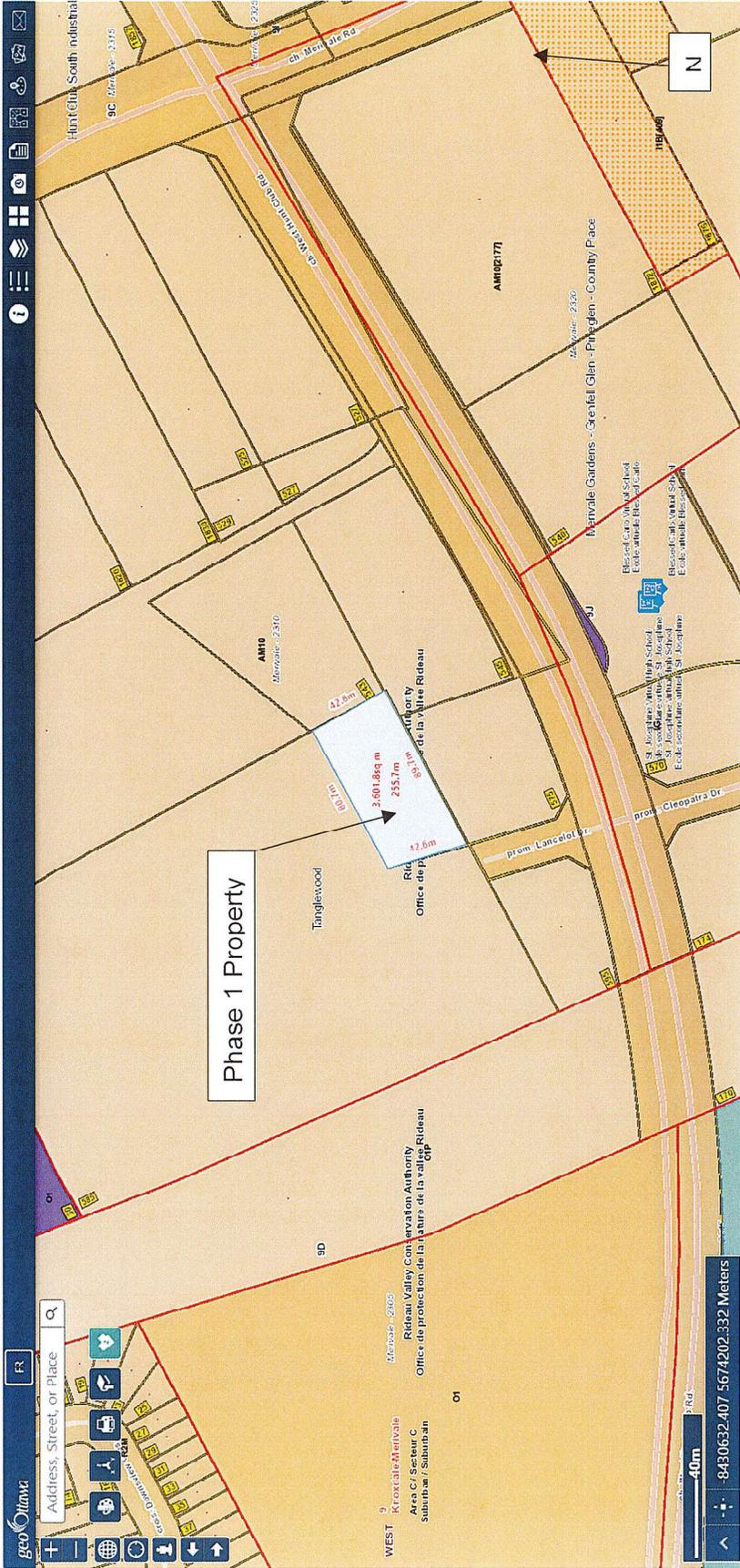


Figure 4: Phase 1 Property Dimensions
Project: Halo Car Wash-West Hunt Club Road,
Nepean, ON

P.O. Box 997, Cornwall, ON, Canada K6H 5V1
 814 Second Street W. Phone (613) 938-2322
 Email: sales@stl.com Email: info@stl.com Fax: (613) 938-2396

St. Lawrence Testing & Inspection Co. Ltd.



Figure 6: Phase 1 Property Conceptual Site Model
 Project: Halo Car Wash-West Hunt Club Road,
 Nepean, ON

S.I.F. St. Lawrence Testing & Inspection Co. Ltd.
 P.O. Box 997, Cornwall, ON, Canada K6H 5V1
 814 Second Street W., Phone (613) 938-2521
 Email: sif@stlawrence.net Fax: (613) 938-7395

Appendix B
Historic Land Use Inventory (HLUI)



File Number: D06-03-25-0018

March 11, 2025

Gib McIntee
Melron Entreprises

Sent via email gib@stlawrencetesting.com

Dear Gib McIntee,

**Re: Information Request
Pin # 04629-0906 Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- **Environmental Remediation Unit:** The City's Environmental Remediation Unit (ERU) does not have any environmental records for this property.
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website:
<https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx>
- **Sewer Use Program:** No records found for this property.
- **Solid Waste Services:** No records found for this property.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('ADDRESS – HLUI Summary report.xlsx'), please refer to the [Overview and User Guide.](#)

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <https://ero.ontario.ca/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: [Public Health Inspections - Ottawa Public Health](#)

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

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

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

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

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Harnav Toor

Student Planner

Development Review

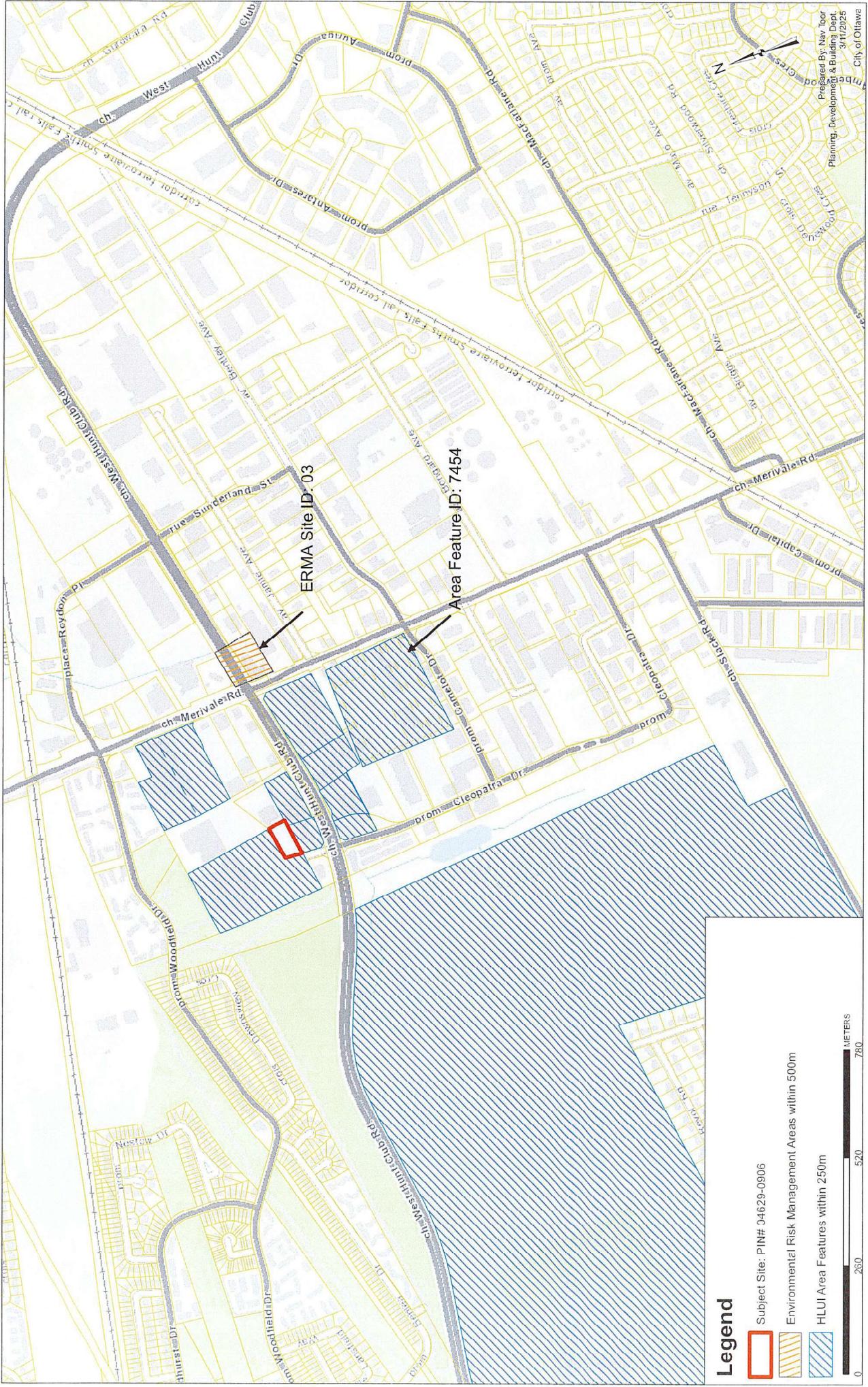
Planning, Development and Building Services Department

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

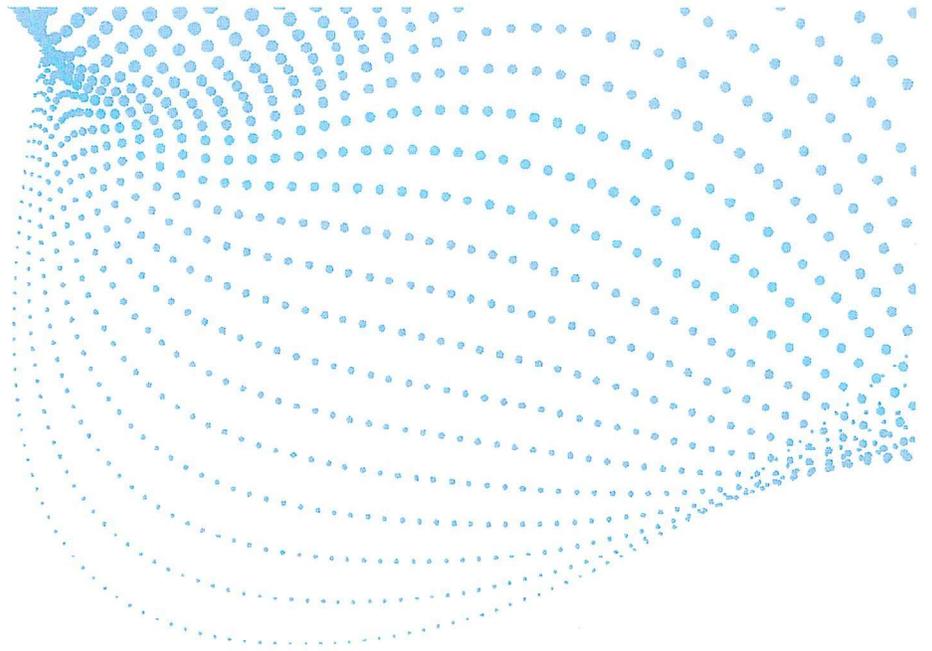
cc: File no. D06-03-25-0018

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



Prepared By: Mr. Tom
Planning, Development & Building Dept
3/17/2025
City of Ottawa

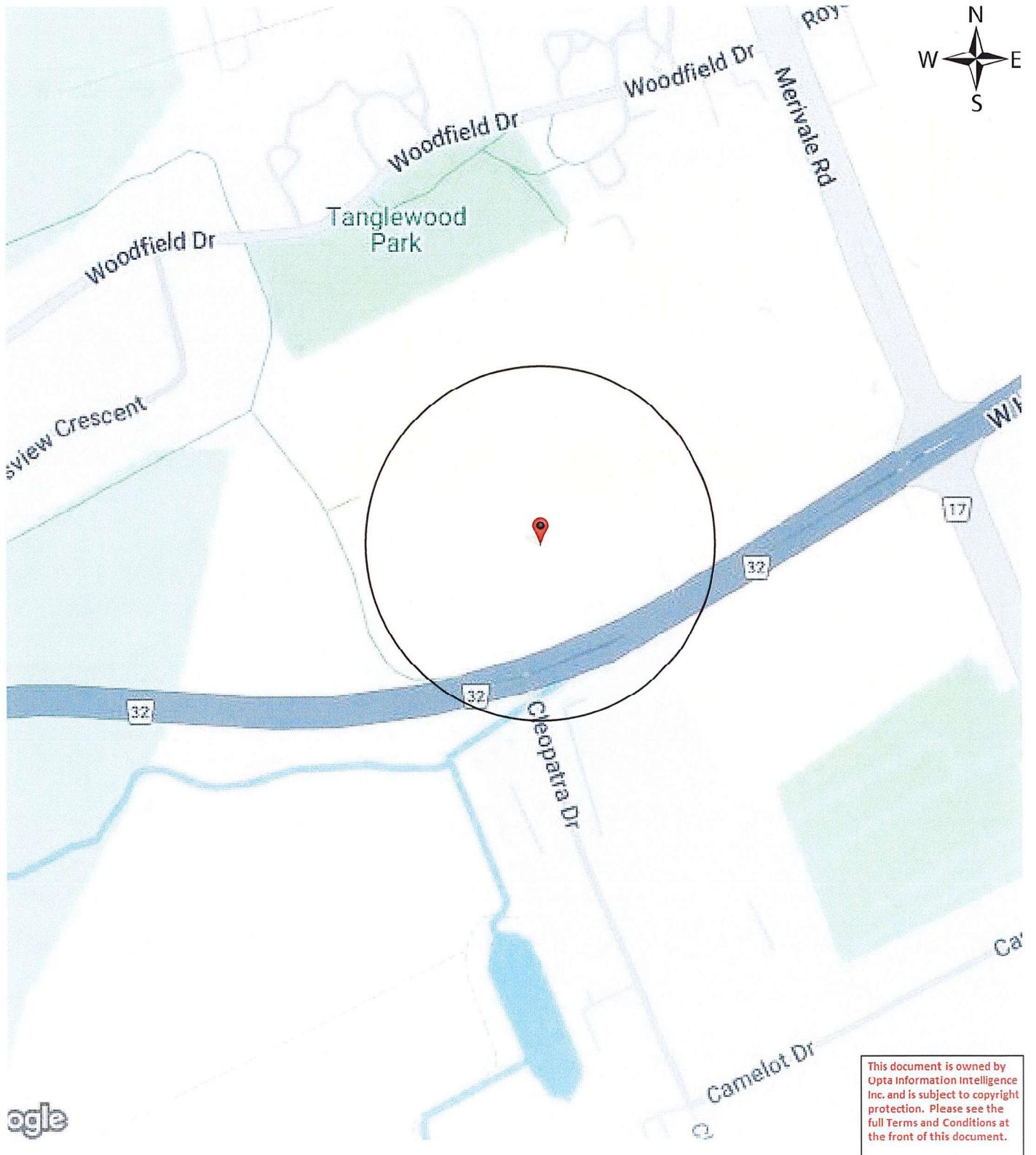
Appendix C
Fire Insurance Plans



Enviroscan Report

Site address: 585 West Hunt Club Road Ottawa ON
Project #: 25021200500
P.O. #: 155668
Requested by: Eleanor Goolab
Date Completed: 2/28/2025 4:42:17 PM

Search Area: 585 West Hunt Club Road Ottawa ON



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Historical Environmental Services Enviroscan Terms and Conditions

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 Verisk's records relating to the described property (hereinafter referred to as the "Property"). Verisk 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 Verisk'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. Verisk 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.

Disclaimer

Verisk 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 Verisk Reports or from any tortious acts or omissions of Verisk'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.

No Records Found

Office

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

1.877.244.9437

optaintel.ca



Verisk.com

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CONFIDENTIAL

Appendix D
Chain of Title



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
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OFFICE #4

04629-0892 (LT)

PAGE 1 OF 3
PREPARED FOR Kilborn01
ON 2025/02/13 AT 15:09:17

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART OF LOTS 28 AND 29 CONGRESSION 1 RIDEAU FRONT, BEING PART 1 ON PLAN 4R13165, NEPEAN. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN OVER PART 6 PLAN 4R13973 AS IN LT11176238.

PROPERTY REMARKS:

ESTATE/GUARANTEE:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

9051-5040 QUEBEC INC.

RECENTLY:

DIVISION FROM 04629-0880

CAPACITY SHARE

BENO

PIN CREATION DATE:

1998/04/06

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1994/08/22 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1998/04/06					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/03/17 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF	CONVERSION TO LAND TITLES: 1994/08/22 **					
NOTE: THIS	PROPERTY WAS RETIRED ON 2001/06/25. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 04629-0306 TO 04629-0907					
R29	1969/09/30	PLAN REFERENCE				C
4R13165	1997/09/03	PLAN REFERENCE				C
LT1074495	1997/09/16	NOTICE	1204325	ONTARIO LIMITED	THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
LT1074497	1997/09/16	NOTICE	1204325	ONTARIO LIMITED	THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
LT1076372	1997/09/24	NOTICE	1204325	ONTARIO LIMITED	THE CORPORATION OF THE CITY OF NEPEAN	C
LT1076373	1997/09/24	TRANSFER	\$3,215,219	1204325 ONTARIO LIMITED	9051-5040 QUEBEC INC.	C
REMARKS:	PLANNING ACT CONSENT					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

04629-0892 (IT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NDM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
LT1076375	1997/09/24	APL ANNEX REST COV		9051-5040 QUEBEC INC. - AS TO FIRSTLY DESCRIBED 1204325 ONTARIO LIMITED - AS TO SECONDLY DESCRIBED		C
LT1076376	1997/09/24	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
LT1076379	1997/09/24	NOTICE		*** DELETED AGAINST THIS PROPERTY *** 9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
LT1088934	1997/11/17	NOTICE		9051-5040 QUEBEC INC.	THE CORPORATION OF THE CITY OF NEPEAN	C
LT1101954	1998/01/28	APL ANNEX REST COV		9051-5040 QUEBEC INC.	CANADIAN TIRE REAL ESTATE LIMITED	C
LT1104185	1998/02/06	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC.		C
LT1108455	1998/03/03	CERTIFICATE		*** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC.		C
		REMARKS: LT1104185				
LT1115631	1998/04/16	APL (GENERAL)		ONTARIO COURT GENERAL DIVISION		C
		REMARKS: VACATING LT1104185 AND LT1108455				
4R13973	1998/07/17	PLAN REFERENCE			THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN	C
LT1176238	1999/01/27	TRANSFER EASEMENT	\$1	9051-5040 QUEBEC INC.		C
		REMARKS: PART 6 PLAN 4R13973				
LT1187135	1999/03/31	NOTICE OF LEASE		9051-5040 QUEBEC INC.	RONA INC.	C
LT1187136	1999/03/31	CHARGE	\$6,500,000	9051-5040 QUEBEC INC.	THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA	C
LT1187137	1999/03/31	NOTICE		9051-5040 QUEBEC INC.	THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA	C
		REMARKS: LT1187136				
LT1187138	1999/03/31	NOTICE		9051-5040 QUEBEC INC.	THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA	C
		REMARKS: LT1187135				
LT1269947	2000/03/17	APL CH NAME INST		THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA	CLARICA LIFE INSURANCE COMPANY	C
		CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 04595-0094 IN ERROR AND WAS RE-INSTATED ON 2004/08/18 BY LUCIE GINGRAS. 'INSTRUMENT TYPE' CHANGED FROM 'APL CH NAME OWNER' TO 'APL CH NAME INST'				
4R15594	2000/04/12	PLAN REFERENCE		ON 2007/09/24 BY MICHELLE LEDUC.		C

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OFFICE #4

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3
PREPARED FOR Kilborn01
ON 2025/02/13 AT 15:09:17

04629-0892 (LIT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
LT1321903	2000/09/20	NOTICE REMARKS: RE: LT11088934		9051-5040 QUEBEC INC.	THE CORPORATION OF THE CITY OF NEPEAN	C
LT1321904	2000/09/20	APL (GENERAL)		*** COMPLETELY DELETED *** 9051-5040 QUEBEC INC.		
LT1321905	2000/09/20	APL (GENERAL) REMARKS: DELETING LT1076379		9051-5040 QUEBEC INC.		C
LT1321906	2000/09/20	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED 1427163 ONTARIO INC.	C
LT1321907	2000/09/20	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED 1427163 ONTARIO INC.	C
LT1321908	2000/09/20	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED 1427163 ONTARIO INC.	C
LT1321909	2000/09/20	TRANSFER	\$353,988	9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED 1427163 ONTARIO INC.	C
LT1353952	2001/01/12	NOTICE REMARKS: PARTIAL RE-ASSIGNMENT OF		CLARICA LIFE INSURANCE COMPANY	9051-5040 QUEBEC INC.	C
LT1353953	2001/01/12	DISCH PART CHARGE REMARKS: RE: LT1187136 PARTS 1, 2, 3 AND 4 ON 4R-15594		SPECIFIC ASSIGNMENT OF LESSORS INTEREST IN LEASE LT1187135 RE: LT1187138 - PARTS 1 CLARICA LIFE INSURANCE COMPANY	TO 4 ON 4R-15594	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REGISTRY
OFFICE #4

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 3
PREPARED FOR Kilborn01
ON 2025/02/13 AT 15:35:36

04629-0880 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PART OF LOTS 28 AND 29, CONCESSION 1 RF, PART 1 ON PLAN 4R29 SAVE AND EXCEPT PART 2 ON PLAN 5R1115 AND SAVE AND EXCEPT PART 11 ON PLAN 4R8527, NEPEAN. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN, OVER PART 6 ON PLAN 5R1115, AS IN NS06997. SUBJECT TO AN EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON, OVER PART 6 ON PLAN 5R1115, AS IN NS06998.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
SEE SIMPLE
LT CONVERSION QUALIFIED
OWNERS' NAMES
1204325 ONTARIO LIMITED

RECENTLY:
DIVISION FROM 04629-0477
CAPACITY SHARE
BENO

PIN CREATION DATE:
1995/01/12

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1994/08/22 ON THIS PIN				
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/01/12						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/01/11 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION #4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1994/08/22 **						
NOTE: THIS PROPERTY WAS RETIRED ON 1998/04/06. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 04629-0890 TO 04629-0895						
R29	1969/09/30	PLAN REFERENCE				C
CR569879	1970/01/05	TRANSFER		*** COMPLETELY DELETED ***	HER MAJESTY THE QUEEN, IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF HIGHWAYS FOR THE PROVINCE OF ONTARIO	C
5R1115	1987/08/17	PLAN REFERENCE			THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN	C
N506997	1989/10/06	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
N506998	1989/10/06	TRANSFER EASEMENT				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3

PREPARED FOR Kilboern01
ON 2025/02/13 AT 15:35:36

04629-0880 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
4R8527	1992/10/06	PLAN REFERENCE				C
4R13165	1997/09/03	PLAN REFERENCE				C
LT1073225	1997/09/10	TRANSFER	\$2,850,000	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONT ARIO *** COMPLETELY DELETED *** 1204325 ONTARIO LIMITED	1204325 ONTARIO LIMITED	C
LT1073226	1997/09/10	CHARGE		1204325 ONTARIO LIMITED	9051-5040 QUEBEC INC.	C
LT1074495	1997/09/16	NOTICE		1204325 ONTARIO LIMITED	THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
LT1074496	1997/09/16	TRANSFER		1204325 ONTARIO LIMITED	THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
LT1074497	1997/09/16	NOTICE		1204325 ONTARIO LIMITED	THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
LT1076372	1997/09/24	NOTICE		1204325 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF NEPEAN	C
LT1076373	1997/09/24	TRANSFER	\$3,215,219	1204325 ONTARIO LIMITED	9051-5040 QUEBEC INC.	C
LT1076375	1997/09/24	APL ANNEX REST COV		9051-5040 QUEBEC INC. - AS TO FIRSTLY DESCRIBED 1204325 ONTARIO LIMITED - AS TO SECONDLY DESCRIBED		C
LT1076376	1997/09/24	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
LT1076377	1997/09/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** 9051-5040 QUEBEC INC.		C
LT1076378	1997/09/24	CHARGE	\$3,000,000	1204325 ONTARIO LIMITED	BANK OF MONTREAL	C
LT1076379	1997/09/24	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
LT1088934	1997/11/17	NOTICE		9051-5040 QUEBEC INC.	THE CORPORATION OF THE CITY OF NEPEAN	C
LT1094905	1997/12/15	TRANSFER	\$1,984,330	1204325 ONTARIO LIMITED	CANADIAN TIRE REAL ESTATE LIMITED	C
LT1094906	1997/12/15	APL (GENERAL)		9051-5040 QUEBEC INC. 1204325 ONTARIO LIMITED	CANADIAN TIRE REAL ESTATE LIMITED	C
		REMARKS: DELETING LT1076379.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



04629-0880 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
LT1094907	1997/12/15	NOTICE		1204325 ONTARIO LIMITED	CANADIAN TIRE REAL ESTATE LIMITED	C
LT1098644	1998/01/06	DISCH PART CHARGE REMARKS: RE: LT1076378		BANK OF MONTREAL		C
LT1101384	1998/01/23	NOTICE		CANADIAN TIRE REAL ESTATE LIMITED	THE CORPORATION OF THE CITY OF NEPEAN	C
LT1101954	1998/01/28	AFL ANNEX REST COV		9051-5040 QUEBEC INC.	CANADIAN TIRE REAL ESTATE LIMITED	C
LT1104185	1998/02/06	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC.		
4R13582	1998/02/18	PLAN REFERENCE				C
4R13593	1998/02/23	PLAN REFERENCE				C
LT1:07259	1998/02/26	TRANSFER		*** COMPLETELY DELETED *** 1204325 ONTARIO LIMITED	TERASTAR REALTY CORPORATION	
		REMARKS: PLANNING ACT CONSENT; PART 2 ON PLAN 4R13593				
LT1107260	1998/02/26	NOTICE		1204325 ONTARIO LIMITED-1STLY	TERASTAR REALTY CORPORATION - 2NDLY LANDS	C
LT1108455	1998/03/03	CERTIFICATE		*** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC.		
		REMARKS: LT1104185				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PAGE 1 OF 3
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04629-0906 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PART OF LOT 28, CONFESSION 1, RIDEAU FRONT, NEPEAN BEING PARTS 1, 2, 3 AND 4 ON PLAN 4R-15594, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN OVER PART 2 ON PLAN 4R-15594 AS IN LTI176238; SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 ON 4R29778 AS IN OC1868150; SUBJECT TO AN EASEMENT AS IN OC1880904; TOGETHER WITH AN EASEMENT OVER PT 5 4R13839; PTS 1, 2 & 3, 4R29778 AS IN OC1894191; TOGETHER WITH AN EASEMENT OVER PTS 6, 7 & 8 4R29778 AS IN OC1894192; TOGETHER WITH AN EASEMENT OVER PTS 10-24 4R25818 AS IN OC1894193; SUBJECT TO AN EASEMENT OVER PTS 9, 10 & 11 4R29778 IN FAVOUR OF PT 2 4R13503, PTS 1-10 4R13839, PTS 1-9, 25 4R25818, PTS 3, 4, 5 4R13165 EXCEPT PTS 1-9, 25 4R25818, PT 1 4R13165 EXCEPT PTS 1-4 4R15594 AS IN OC1894194; TOGETHER WITH AN EASEMENT OVER PT 3 4R4613 AS IN OC1894195; TOGETHER WITH AN EASEMENT OVER PT 5 4R29778 AS IN OC1894196; TOGETHER WITH AN EASEMENT OVER PTS 12-16 4R29778 AS IN OC1894197; CITY OF OTTAWA

PROPERTY REMARKS:

PLANNING ACT CONSENT IN DOCUMENT OC1864294. PLANNING ACT CONSENT IN DOCUMENT OC1868150. PLANNING ACT CONSENT IN DOCUMENT OC1894194.

ESTATE/QUALIFIER:

RECENTLY:
DIVISION FROM 04629-0892
PIN CREATION DATE:
2001/06/25

**FEE SIMPLE
LT CONVERSION QUALIFIED**

CAPACITY SHARE

OWNERS' NAMES
1427163 ONTARIO INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/06/25 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70 (2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1994/08/22 **						
R29	1969/09/30	PLAN REFERENCE				C
4R13165	1997/09/03	PLAN REFERENCE				C
LT1074495	1997/09/16	NOTICE	1204325 ONTARIO LIMITED		THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
LT1074497	1997/09/16	NOTICE	1204325 ONTARIO LIMITED		THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
LT1076372	1997/09/24	NOTICE	1204325 ONTARIO LIMITED		THE CORPORATION OF THE CITY OF NEPEAN	C
LT1076375	1997/09/24	APL ANNEX REST COV	9051-5040 QUEBEC INC. - AS TO FIRSTLY DESCRIBED 1204325 ONTARIO LIMITED - AS TO SECONDLY DESCRIBED			C
LT1076376	1997/09/24	NOTICE	9051-5040 QUEBEC INC.		1204325 ONTARIO LIMITED	C

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3

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04629-0906 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
LT1088934	1997/11/17	NOTICE		9051-5040 QUEBEC INC.	THE CORPORATION OF THE CITY OF NEPEAN	C
LT1101954	1998/01/28	APL ANNEX REST COV		9051-5040 QUEBEC INC.	CANADIAN TIRE REAL ESTATE LIMITED	C
4R13973	1998/07/17	PLAN REFERENCE				C
LT1176238	1999/01/27	TRANSFER EASEMENT	\$1	9051-5040 QUEBEC INC.	THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN	C
		REMARKS: PART 6 PLAN 4R13973				
LT1269947	2000/03/17	APL CH NAME INST		THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA	CLARICA LIFE INSURANCE COMPANY	C
		REMARKS: DELETED OCT 26/21 JC LRO56				
		CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 04595-0094 IN ERROR AND WAS RE-INSTATED ON 2004/08/18 BY LUCIE GINGRAS. 'INSTRUMENT TYPE' CHANGED FROM 'APL CH NAME OWNER' TO 'APL CH NAME INST' ON 2007/09/24 BY MICHELLE LEDUC.				
4R15594	2000/04/12	PLAN REFERENCE				C
LT1321903	2000/09/20	NOTICE		9051-5040 QUEBEC INC.	THE CORPORATION OF THE CITY OF NEPEAN	C
		REMARKS: RE; LT1088934				
LT1321906	2000/09/20	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
					1427163 ONTARIO INC.	
LT1321907	2000/09/20	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
					1427163 ONTARIO INC.	
LT1321908	2000/09/20	NOTICE		9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
					1427163 ONTARIO INC.	
LT1321909	2000/09/20	TRANSFER	\$353,988	9051-5040 QUEBEC INC.	1204325 ONTARIO LIMITED	C
4R29778	2016/09/08	PLAN REFERENCE				C
4R29943	2016/11/18	PLAN REFERENCE				C
OC1864294	2017/01/30	TRANSFER EASEMENT		*** COMPLETELY DELETED *** 1427163 ONTARIO INC.	BELL CANADA	C
OC1866150	2017/02/15	TRANSFER EASEMENT		1427163 ONTARIO INC.	BELL CANADA	C
OC1869061	2017/02/22	TRANSFER RELABAND	\$1	*** COMPLETELY DELETED *** BELL CANADA	1427163 ONTARIO INC.	C
		REMARKS: OC1864294.				
OC1869304	2017/04/13	TRANSFER EASEMENT	\$2	1427163 ONTARIO INC.	ENERIDGE GAS DISTRIBUTION INC.	C

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

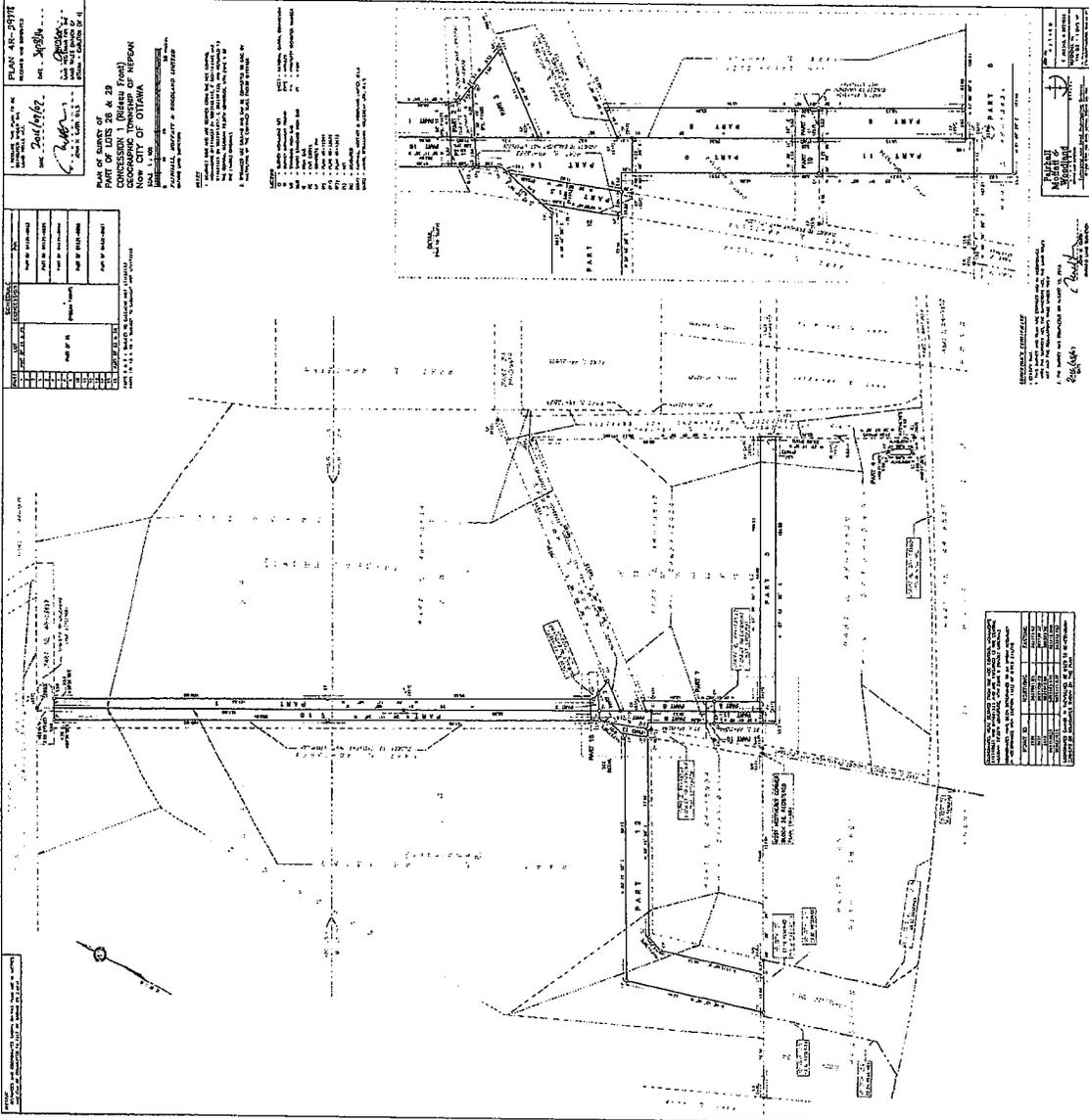
PAGE 3 OF 3
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04629-0906 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC1894194	2017/06/02	TRANSFER EASEMENT	\$2 1427163	ONTARIO INC.	CANADIAN TIRE PROPERTIES INC. DILAWRI PROPERTY HOLDINGS LTD. 99702 CANADA LTEE. 1204325 ONTARIO LIMITED ROMA INC. GENCON CAPITAL RESOURCES INC.	C

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PLAN 46-2974
 PART OF LOTS 28 & 29
 TOWNSHIP OF NEPEAN
 CITY OF OTTAWA

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. METERS)
1	LOT 1	10,000	914.4
2	LOT 2	10,000	914.4
3	LOT 3	10,000	914.4
4	LOT 4	10,000	914.4
5	LOT 5	10,000	914.4
6	LOT 6	10,000	914.4
7	LOT 7	10,000	914.4
8	LOT 8	10,000	914.4
9	LOT 9	10,000	914.4
10	LOT 10	10,000	914.4
11	LOT 11	10,000	914.4
12	LOT 12	10,000	914.4

PREPARED BY: [Signature]
 DATE: [Date]

APPROVED BY: [Signature]
 DATE: [Date]

NOT TO SCALE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. METERS)
1	LOT 1	10,000	914.4
2	LOT 2	10,000	914.4
3	LOT 3	10,000	914.4
4	LOT 4	10,000	914.4
5	LOT 5	10,000	914.4
6	LOT 6	10,000	914.4
7	LOT 7	10,000	914.4
8	LOT 8	10,000	914.4
9	LOT 9	10,000	914.4
10	LOT 10	10,000	914.4
11	LOT 11	10,000	914.4
12	LOT 12	10,000	914.4

APPROVED BY: [Signature]
 DATE: [Date]



PRINTED ON 13 FEB, 2025 AT 14:29:37
FOR KILBORN01



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND IS PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

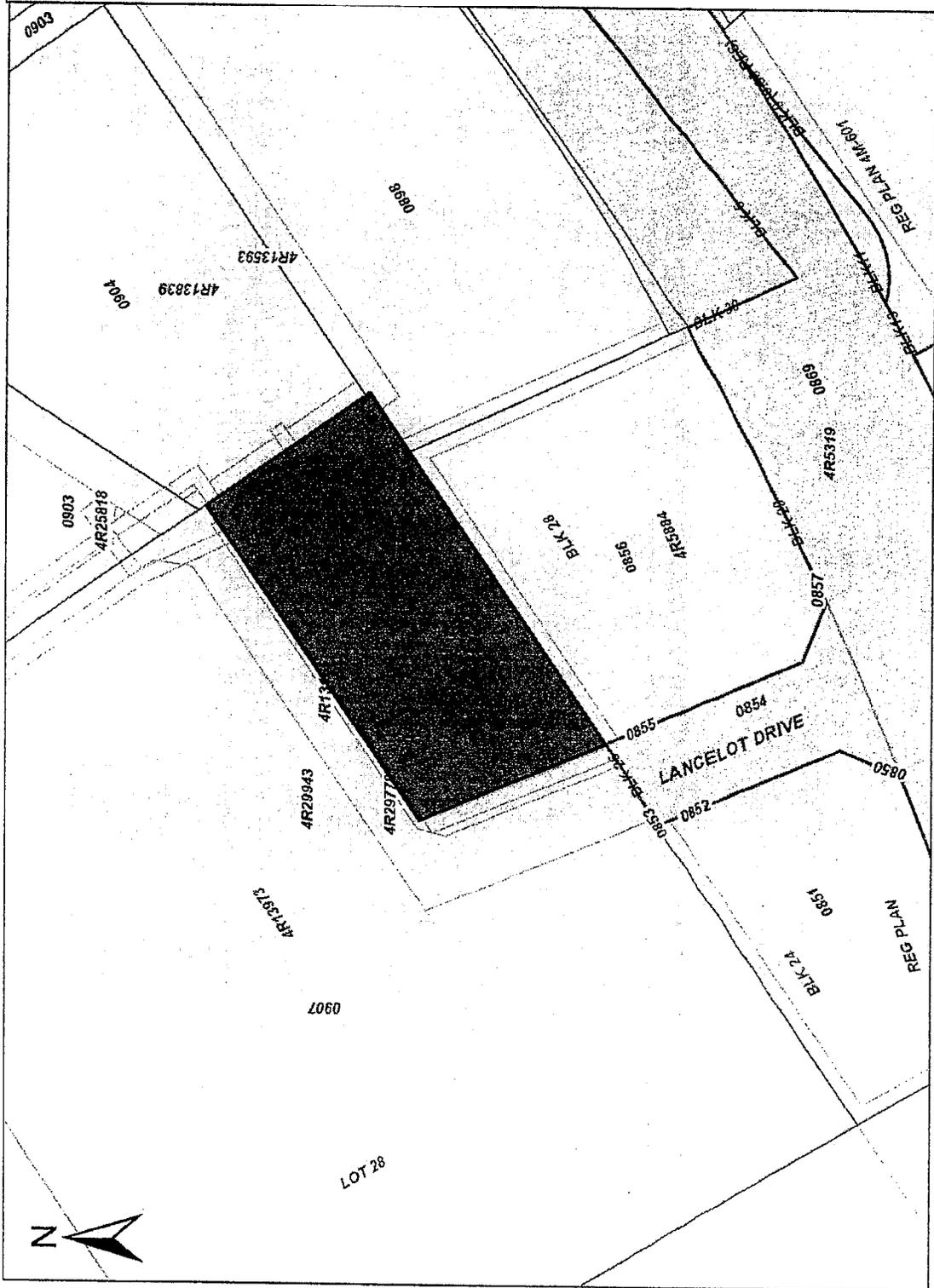
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



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Pt. Lot 28 - Can 1 (RIDEAU FROSS)
 NEPEAN - OTTAWA.

PAGE _____

REGISTRATION NO.	INSTRUMENT	REGISTERED D/M/Y	TRANSFEROR CHARGOR	TRANSFEREE CHARGEE	CONSIDERATION	REMARKS
PATENT		26-11-1876	CROWN	ROBERT NESBIT		
P026724	WILL	6-9-1866	ROBERT NESBIT	JAMES NESBIT		
NP 19100	WILL	20-11-1901	JAMES NESBIT	ROBERT NESBIT		

- DESCRIPTION:
- S.F.C.A.
 - DE A.
 - L.R.R.A.
 - S.F.M.A.
 - REL. & Q.C.
 - FEE SIMPLE / EASEMENT
 - JOINT TENANTS
 - TEN IN COMMON
 - TO USES
 - HAB.
 - U.C.
 - REL.
 - BAR OF DOWER
 - SP.S.L. CONSENT & REL.
 - NOT AUTH. P. OF A.
 - EXEC.
 - CORP. SEAL
 - AUTHORITY TO BIND
 - A. OF MORTMAIN
 - A. OF L.T.T.
 - A. OF RESIDENCE
 - A. OF LAND SPEC. TAX
 - A. OF SUB WITNESS/EXEC
 - A. OF AGE/STMT OF AGE
 - A. OF M.S./SPOUSAL STMT
 - SPOUSE
 - NCT A SPOUSE
 - SPOUSE OF EACH OTHER
 - NCT A MAT. HOME
 - FAMILY RESIDENCE
 - REL. UNDER SER. AGRMNT
 - RES. OF CANADA
 - ONT. SUC. DUTY
- PLANNING ACT
- A. OF PLANNING ACT
 - ALL BOX 13 & 14 COMPLETED
 - CONSENT OF COM OF ADJ.
 - D.O.B TRANSFEREES
- (1) _____
 (2) _____
- CHARGE TERM # _____

SOLICITOR

COPY ATTACHED

PAGE _____

REGISTRATION NO.	INSTRUMENT	REGISTERED D/M/Y	TRANSFEROR CHARGOR	TRANSFEREE CHARGEE	CONSIDERATION	REMARKS
569879	Deed	5-1-70	JAMES R. NESBITT CHARLES M. NESBITT	THE Crown		
LS107325	TRANSFER	10-9-97	HER MAJESTY THE QUEEN w RIGHT of THE PROVINCE of ONTARIO	1204325 ONTARIO LIMITED		

DESCRIPTION:

- SFCA
 - DEA
 - LIRA
 - SFMA
 - REL & Q.C.
 - FEE SIMPLE / EASEMENT
 - JOINT TENANTS
 - TEN IN COMMON
 - TO USES
 - HAB
 - UC
 - REL
 - BAR OF DOWER
 - SP/SL CONSENT & REL
 - NOT AUTH. P. OF A.
 - EXEC.
 - CORP. SEAL
 - AUTHORITY TO BIND
 - A. OF MORTMAIN
 - A. OF L.T.I.
 - A. OF RESIDENCE
 - A. OF LAND SPEC. TAX
 - A. OF SUB WITNESS/EXEC
 - A. OF AGE/STMT OF AGE
 - A. OF M.S./SPOUSAL STMT
 - SPOUSE
 - NOT A SPOUSE
 - SPOUSE OF EACH OTHER
 - NOT A MAT. HOME
 - FAMILY RESIDENCE
 - REL. UNDER SEP. AGRMNT
 - RES. OF CANADA
 - ONT. SUC. DUTY
- PLANNING ACT**
- A. OF PLANNING ACT
 - ALL BOX 13 & 14 COMPLETED
 - CONSENT OF COM OF ADJ.
 - D.O.B TRANSFEREES
- (1) _____
(2) _____
- CHARGE TERM # _____

SOLICITOR

COPY ATTACHED

REGISTRATION NO.	INSTRUMENT	REGISTERED D/M/Y	TRANSFEROR CHARGOR	TRANSFeree CHARGEE	CONSIDERATION	REMARKS
LS1076373	TRANSFER	24.9.97	1204325 ONTARIO LIMITED	9051-5040 QUEBEC INC.		
LS1176378	EASEMENT	27.1.99	9051-5040 QUEBEC INC.	THE HYDRO ELECTRIC COMMISSION OF THE CITY OF QUEBEC		

DESCRIPTION:

- S.F.C.A.
- D.E.A.
- L.R.R.A.
- S.F.M.A.
- R.E.L. & Q.C.
- F.E.E. S.I.M.P.L.E. / E.A.S.E.M.E.N.T
- J.O.I.N.T. T.E.N.A.N.T.S
- T.E.N. I.N. C.O.M.M.O.N
- T.O. U.S.E.S
- H.A.B.
- U.C.
- B.A.R. O.F. D.O.W.E.R
- S.P.S.L. C.O.N.S.E.N.T & R.E.L.
- N.O.T. A.U.T.H. P. O.F. A.
- E.X.E.C.
- C.O.R.P. S.E.A.L
- A.U.T.H.O.R.I.T.Y. T.O. B.I.N.D
- A. O.F. M.O.R.T.M.A.I.N
- A. O.F. L.T.T.
- A. O.F. R.E.S.I.D.E.N.C.E
- A. O.F. L.A.N.D. S.P.E.C. T.A.X
- A. O.F. S.U.B. W.I.T.N.E.S.S./E.X.E.C
- A. O.F. A.G.E./S.T.M.T. O.F. A.G.E
- A. O.F. M.S./S.P.O.U.S.A.L. S.T.M.T
- S.P.O.U.S.E
- N.O.T. A. S.P.O.U.S.E
- S.P.O.U.S.E. O.F. E.A.C.H. O.T.H.E.R
- N.O.T. A. M.A.T. H.O.M.E
- F.A.M.I.L.Y. R.E.S.I.D.E.N.C.E
- R.E.L. U.N.D.E.R. S.E.P. A.G.R.M.N.T
- R.E.S. O.F. C.A.N.A.D.A
- O.N.T. S.U.C. D.U.T.Y
- PLANNING ACT**
- A. O.F. P.L.A.N.N.I.N.G. A.C.T
- A.L.L. B.O.X. 13 & 14 C.O.M.P.L.E.T.E.D
- C.O.N.S.E.N.T. O.F. C.O.M. O.F. A.D.J.
- D.O.B. T.R.A.N.S.F.E.R.E.E.S
- (1) _____
- (2) _____
- C.H.A.R.G.E. T.E.R.M. # _____
- S.O.L.I.C.I.T.O.R
- C.O.P.Y. A.T.T.A.C.H.E.D

PAGE _____

REGISTRATION NO.	INSTRUMENT	REGISTERED D/M/Y	TRANSFEROR CHARGOR	TRANSFeree CHARGEE	CONSIDERATION	REMARKS
42-15594	R-PLAN					
51321909	TRANSFER	29-9-00	9051-5040 GUEBEL INC - ONTARIO INC	1427163		
<p>DESCRIPTION:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input type="checkbox"/> S.F.C.A.</p> <p><input type="checkbox"/> D.E.A.</p> <p><input type="checkbox"/> L.F.R.R.A.</p> <p><input type="checkbox"/> S.F.W.I.A.</p> <p><input type="checkbox"/> R.E.L. & Q.C.</p> <p><input type="checkbox"/> F.E.E. S.I.M.P.L.E. / E.A.S.E.M.E.N.T</p> <p><input type="checkbox"/> J.O.I.N.T. T.E.N.A.N.T.S</p> <p><input type="checkbox"/> T.E.N. I.N. C.O.M.M.O.N</p> <p><input type="checkbox"/> T.O. U.S.E.S</p> <p><input type="checkbox"/> H.A.B.</p> <p><input type="checkbox"/> U.C.</p> <p><input type="checkbox"/> R.E.L.</p> <p><input type="checkbox"/> B.A.R. O.F. D.O.W.E.R</p> <p><input type="checkbox"/> S.P.S.L. C.O.N.S.E.N.T & R.E.L</p> <p><input type="checkbox"/> N.O.T. A.U.T.H. P. O.F. A.</p> <p><input type="checkbox"/> E.X.E.C.</p> <p><input type="checkbox"/> C.O.R.P. S.E.A.L</p> <p><input type="checkbox"/> A.U.T.H.O.R.I.T.Y. T.O. B.I.N.D</p> <p><input type="checkbox"/> A. O.F. M.O.R.T.M.A.I.N</p> <p><input type="checkbox"/> A. O.F. L.T.T.</p> <p><input type="checkbox"/> A. O.F. R.E.S.I.D.E.N.C.E</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> A. O.F. L.A.N.D. S.P.E.C. T.A.X</p> <p><input type="checkbox"/> A. O.F. S.U.B. W.I.T.N.E.S.S./E.X.E.C</p> <p><input type="checkbox"/> A. O.F. A.G.E./S.T.M.T. O.F. A.G.E</p> <p><input type="checkbox"/> A. O.F. M.S./S.P.O.U.S.A.L. S.T.M.T</p> <p><input type="checkbox"/> S.P.O.U.S.E</p> <p><input type="checkbox"/> N.O.T. A. S.P.O.U.S.E</p> <p><input type="checkbox"/> S.P.O.U.S.E. O.F. E.A.C.H. O.T.H.E.R</p> <p><input type="checkbox"/> N.O.T. A. M.A.T. H.O.M.E</p> <p><input type="checkbox"/> F.A.M.I.L.Y. R.E.S.I.D.E.N.C.E</p> <p><input type="checkbox"/> R.E.L. U.N.D.E.R. S.E.P. A.G.R.M.I.N.T</p> <p><input type="checkbox"/> R.E.S. O.F. C.A.N.A.D.A</p> <p><input type="checkbox"/> O.N.T. S.U.C. D.U.T.Y</p> <p>PLANNING ACT</p> <p><input type="checkbox"/> A. O.F. P.L.A.N.N.I.N.G. A.C.T</p> <p><input type="checkbox"/> A.L.L. B.O.X. 13 & 14 C.O.M.P.L.E.T.E.D</p> <p><input type="checkbox"/> C.O.N.S.E.N.T. O.F. C.O.M. O.F. A.D.J.</p> <p><input type="checkbox"/> D.O.B. T.R.A.N.S.F.E.R.E.E.S</p> <p>(1) _____</p> <p>(2) _____</p> <p><input type="checkbox"/> C.H.A.R.G.E. T.E.R.M. # _____</p> </div> </div>						
<p>SOLICITOR <input type="checkbox"/> COPY ATTACHED</p>						

KIBBY LUTZ ABSTRACTS INC.

REGISTRATION NO.	INSTRUMENT	REGISTERED D/M/Y	TRANSFEROR CHARGOR	TRANSFEREE CHARGEE	CONSIDERATION	REMARKS
OC188494 1888150	TRANSFER EASEMENT	20.1.17 15.2.17	1427163 ONSTAR LTD.	BELL CANADA		
OC1889104	TRANSFER EASEMENT	13.4.17	1427163 ONSTAR LTD.	EMBRIDGE 6AS DISTRIBUTION INC.		
<p>DESCRIPTION:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> SPCA <input type="checkbox"/> DEA <input type="checkbox"/> LIRA <input type="checkbox"/> SFWA <input type="checkbox"/> REL & Q.C. <input type="checkbox"/> FEE SIMPLE / EASEMENT <input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> TEN IN COMMON <input type="checkbox"/> TO USES <input type="checkbox"/> HAB <input type="checkbox"/> UC <input type="checkbox"/> REL <input type="checkbox"/> BAR OF DOWER <input type="checkbox"/> SP/SL CONSENT & REL <input type="checkbox"/> NOT AUTH. P. OF A. <input type="checkbox"/> EXEC. <input type="checkbox"/> CORP. SEAL <input type="checkbox"/> AUTHORITY TO BIND <input type="checkbox"/> A. OF MORTMAIN <input type="checkbox"/> A. OF L.T.T. <input type="checkbox"/> A. OF RESIDENCE </div> <div style="width: 45%;"> <input type="checkbox"/> A. OF LAND SPEC. TAX <input type="checkbox"/> A. OF SUB WITNESS/EXEC <input type="checkbox"/> A. OF AGE/STMT OF AGE <input type="checkbox"/> A. OF M.S./SPOUSAL STMT <input type="checkbox"/> SPOUSE <input type="checkbox"/> NOT A SPOUSE <input type="checkbox"/> SPOUSE OF EACH OTHER <input type="checkbox"/> NOT A MAT. HOME <input type="checkbox"/> FAMILY RESIDENCE <input type="checkbox"/> REL. UNDER SEP. AGRMNT <input type="checkbox"/> RES. OF CANADA <input type="checkbox"/> ONT. SUC. DUTY <p>PLANNING ACT</p> <input type="checkbox"/> A. OF PLANNING ACT <input type="checkbox"/> ALL BOX 13 & 14 COMPLETED <input type="checkbox"/> CONSENT OF COM OF ADJ. <input type="checkbox"/> D.O.B TRANSFEREES (1) _____ (2) _____ <input type="checkbox"/> CHARGE TERM # _____ </div> </div>						
			SOLICITOR			
			<input type="checkbox"/> COPY ATTACHED			



Transfer/Deed of Land

Do Process Software Ltd. • (416) 322-8111

Form 1 - Land Registration Reform Act

9805-5204

FOR OFFICE USE ONLY	1176238 RECEIVED OTTAWA-CARLETON (4) JUN 27 13:32 JOHN RICHCHI ASST. DIR. LAND REGISTRAR	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 5 pages	
	New Property Identifiers Executions EXECUTIONS CLEAR	(3) Property Identifier(s) Block Property 04629 - 0892	(4) Consideration ONE Dollars \$ 1,00	(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Lots 28 and 29, Concession 1, Rideau Front, designated as Part 6 on Plan 4R-13973, City of Nepean, Regional Municipality of Ottawa-Carleton
(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input checked="" type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		(7) Interest/Estate Transferred Easement		
(8) Transferor(s) The transferor hereby transfers the land to the transferee(s) and does so for the purposes stated in this instrument and that				
Name(s) 9051-5040 QUEBEC INC. Per:		Signature(s) Michel Robin	Date of Signature Y M D 1998 10 14	
I/We have authority to bind the Corporation				
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s)		Signature(s)	Date of Signature Y M D	
(10) Transferor(s) Address for Service 1250 Nobel Street, Boucherville, Quebec J4B 5K1				
(11) Transferee(s) THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN		Date of Birth Y M D		
(12) Transferee(s) Address for Service 1970 Merivale Road, P.O. Box 5153 LCD Merivale, Nepean, Ontario K2C 3G2				
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.				
Signature Solicitor for Transferor(s) have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.		Signature Date of Signature Y M D	Date of Signature Y M D	
Name and Address of Solicitor		Signature Date of Signature Y M D		
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.				
Name and Address of Solicitor		Signature Date of Signature Y M D		
(15) Assessment Roll Number of Property City Mun. Map Sub. Par.		Not assigned		
(16) Municipal Address of Property Not assigned		(17) Document Prepared by: Bell Baker 500-116 Lisgar Street Ottawa, Ontario K2P 0C2 James R. McIninch		
FOR OFFICE USE ONLY		Fees and Tax Registration Fee Land Transfer Tax Total		

TERMS OF EASEMENT

The Transferor transfers to the Hydro-Electric Commission of the City of Nepean the free uninterrupted and unobstructed right and easement in perpetuity upon, over, under, along and across the land described in Box 5 on Page 1 for the following purposes:

1. To enter on and construct, repair, replace, operate and maintain lines of electricity including all necessary poles, wires, cables (both buried and aerial), markers, fixtures and equipment and all appurtenants thereto as the Commission may, from time to time, or at any time hereafter deem requisite upon, over, under, along and across the lands described in Box 5 on Page 1 for the purpose of furnishing electrical service to the premises of its customers from time to time on the lands described in Box 5 on Page 1, the adjoining lands and the lands in the vicinity of the lands described in Box 5 on Page 1.
2. Together with the right of free and unimpeded access to the Commission of its servants, agents, employees, independent contractors and workmen, together with the vehicles, supplies and equipment at all times and for all purposes necessary for or incidental to the exercise and enjoyment of the rights hereby transferred on and over the lands described in Box 5 on Page 1 and the lands of the Transferor adjacent thereto which may, from time to time, be unencumbered by other buildings or other structures from the highways or lands abutting thereon to and from the premises where any of the said lines of electricity and fixtures or any part or parts thereof are to be constructed, repaired, replaced, operated and maintained.
3. To trim, fell and remove any trees and brush along the said lands so as to keep the wires and cables clear by at least four (4') feet.
4. To erect and set the necessary guys and brace poles and anchors on the said lands described in Box 5 on Page 1 and to attach thereto the necessary guy wires.
5. To attach other wires, cables and accessories and permit the attachment of wires, cables and accessories of any other company or corporation for the purpose of only supplying a public utility service to the various owners, from time to time, of the lands described in Box 5 on Page 1 and adjoining lands.

The rights and easements herein set forth are transferred to the Commission on the condition that the Commission shall be responsible to the Transferor for any damage caused by it or its workmen, servants, agents or employees to the lands described in Box 5 on Page 1 and the adjoining lands and that the Commission shall replace as far as possible at its own expense any soil or turf removed in connection with any of its work herein referred to.

TERMS OF EASEMENT (cont'd)

The Transferor covenants, promises and agrees not to erect on the lands described in Box 5 on Page 1 any buildings, structures, or other obstructions of any nature whatever, except property line fences, and further covenants, promises and agrees not to excavate, plant trees or change the grade of lands described in Box 5 on Page 1 and the lands where the underground cables are located without the prior written consent of the Commission.

In the event that the whole or any part of the lands described in Schedule "A" is subject to a Charge or Mortgage, the Owner shall obtain from each Chargee or Mortgagee an executed Postponement of such Charge or Mortgage in a registerable form such that each such Chargee or Mortgagee shall postpone its interest in the lands described in Schedule "A" to the interest of The Hydro-Electric Commission of the City of Nepean to the extent that this Agreement shall take effect and have priority as if it had been executed and registered before the execution and registration of the document or documents giving to the Mortgagee its interest in the lands described in Schedule "A".

THIS TRANSFER OF EASEMENT and everything herein contained shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

CANADA)	IN THE MATTER OF granting
)	
PROVINCE OF ONTARIO)	of an easement over Parts of Plan 4R-13973
)	
)	
TO WIT:)	and in the matter of The Planning Act, R.S.O. 1990
)	Section 50(5)(c)
)	

I, James R. McIninch, of the City of Ottawa in the Regional Municipality of Ottawa-Carleton DO SOLEMNLY DECLARE:

1. I am the solicitor for THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN and as such have knowledge of the matters hereinafter declared.
2. The easement being acquired by the attached instrument is being acquired for the purpose of the construction of a utility line that supplies a service to the public.

And I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the
 City of Ottawa, in the Regional Municipality
 of Ottawa-Carleton this 27th day of
 January, 1998. 99

 Janet Morehouse
 Commissioner, etc.

_____ }
 James R. McIninch

Janet Adella Morehouse,
 A Commissioner, etc.,
 Regional Municipality of
 Ottawa-Carleton, for
 Bell, Baker, Barristers & Solicitors.
 Expires September 15, 2001.

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lots 28 and 29, Concession 1, Rideau Front, designated as Part 6 on Plan 4R-13973, City of Nepean, Regional Municipality of Ottawa-Carleton

BY (print names of all transferors in full) 9051-5040 Quebec Inc.

TO (see instruction 1 and print names of all transferees in full) The Hydro-Electric Commission Of The City Of Nepean

(see instruction 2 and print name(s) in full) James R. McIninch

MAKE OATH AND SAY THAT:

- I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)
(a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed.
(b) A trustee named in the above-described conveyance to whom the land is being conveyed.
(c) A transferee named in the above-described conveyance.
(d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) The Hydro-Electric Commission Of The City Of Nepean
(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))
(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to

- (To be completed where the value of the consideration for the conveyance exceeds \$400,000. I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance contains at least one and not more than two single family residences.
I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) None

4 THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:
(a) Monies paid or to be paid in cash \$ 1.00
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ Nil
(c) Property transferred in exchange (detail below) \$ Nil
(d) Securities transferred to the value of (detail below) \$ Nil
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ Nil
(f) Other valuable consideration subject to land transfer tax (detail below) \$ Nil
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended) \$ Nil
(i) Other consideration for transaction not included in (g) or (h) above \$ Nil
(j) TOTAL CONSIDERATION \$ 1.00

All Blanks Must Be Filled In, Insert "Nil" Where Applicable

- 5 If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance (see instruction 8) easement to a hydro commission
6 If the consideration is nominal, is the land subject to any encumbrance? no
7 Other remarks and explanations, if necessary n/a

Sworn before me at the City of Ottawa in the Regional Municipality of Ottawa-Carleton this 27th day of January 19 98 99 Janet Morehouse A Commissioner for taking Affidavits, etc

Janet Adella Morehouse, A Commissioner, etc. Regional Municipality of Ottawa-Carleton, for Bell, Baker, Barristers & Solicitors James R. McIninch Expires September 15, 2001. signature(s)

Property Information Record
A Describe nature of instrument Transfer of Easement
B (i) Address of property being conveyed (if available) Not assigned
(ii) Assessment Roll No (if available) Not assigned
C Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 1250 rue Nobel Boucherville, Quebec J4B 5J1
D (i) Registration number for last conveyance of property being conveyed (if available) Not available
(ii) Legal description of property conveyed Same as in D (i) above Yes No Not known
E Name(s) and address(es) of each transferee's solicitor Bell Baker 500-116 Lisgar Street, Ottawa, Ontario, K2P 0C2, James R. McIninch 9805-5204

For Land Registry Office Use Only
Registration No.
Registration Date
Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation
(a) Are all individual transferees Roman Catholic? Yes No
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes No
(c) Do all individual transferees have French Language Education Rights? Yes No



Transfer/Deed of Land

Sortform 41 Wordprocessor Interface

A

Form 1 — Land Registration Reform Act

FOR OFFICE USE ONLY

1 3 2 1 9 0 9

CERTIFICATE OF RECEIPT
CERTIFICAT DE RECEPSSI
OTTAWA - CARLETON (4)

00 SEP 29 16 30

New Property Additional: See Schedule

Executions

EXECUTIONS CLEAR

Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 3 pages

(3) Property Identifier(s) Block Property
Part of 04629 0892 (LT)

(4) Consideration
Three Hundred and Fifty-Four Thousand, Seven Hundred and Ninety-ONE ^{THREE} ^{NINE} _{20/100} Dollars \$354,791.20

(5) Description This is a: Property Division Property Consolidation
Part of Lot 28, Concession 1 (Rideau Front), designated as Parts 1, 2, 3 and 4 on Reference Plan 4R-15594, City of Nepean, Regional Municipality of Ottawa-Carleton.

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee ~~and certain other persons and their heirs, assigns, executors, administrators and assigns.~~

Name(s) 9051-5040 QUEBEC INC.

Signature(s) *Michel Robit*

Date of Signature Y M D 2000 08 19

Per: Name: Michel Robit Title: Vice-President and Secretary

I/We have the authority to bind the Corporation. Per: Name: Title: 2000 08

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction. Name(s) Signature(s) Date of Signature Y M D
N/A

(10) Transferor(s) Address for Service 585 West Hunt Club Road, Nepean, Ontario, K2G 5X6.

(11) Transferee(s) Name(s) Date of Birth Y M D
1427163 ONTARIO INC.

(12) Transferee(s) Address for Service 7 Perrin Avenue, Nepean, Ontario, K2J 2Y7.

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. Date of Signature Y M D

Signature _____ Date of Signature Y M D
Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, the transfer does not contravene that section. I am an Ontario solicitor in good standing.

(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50(22)(c)(ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor _____ Date of Signature Y M D
Signature _____

(15) Assessment Roll Number of Property City, Mun. Map Sub. Par. Not Assigned

(16) Municipal Address of Property Not Assigned

(17) Document Prepared by: BLAKE, CASSELS & GRAYDON LLP
WORLD EXCHANGE PLAZA
20th Floor, 45 O'Connor Street
Ottawa, Canada K1P 1A4
[PEB/LIR]

Shaw 276

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee	50
Land Transfer Tax	3784.82
Total	

[C/M No.: 101214/2]



Schedule

Form 5 -- Land Registration Reform Act, 1984

DYE & DURNHAM CO., LIMITED
Form No. 800

S

Page 2

Additional Property Identifier(s) and/or Other Information

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Nepean (formerly the Township of Nepean), in the Regional Municipality of Ottawa-Carleton, and being composed of part of Lot 28, Concession 1, Rideau Front, now designated as Parts 1, 2, 3 and 4 on a plan of survey of record in the Land Registry Office for the Land Titles Division No. 4 at Ottawa as Number 4R-15594.

THE CORPORATION OF THE CITY OF NEPEAN

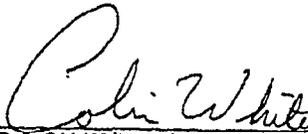
PLANNING ACT

CERTIFICATE OF THE ACTING SECRETARY-TREASURER

B 17/99

Under Subsection 53(42) of the Planning Act, R.S.O. 1990, c.P. 13, I certify that the consent of the Committee of Adjustment of the City of Nepean was given on June 15, 1999 to a conveyance of the above described land.

DATED this 24th day of August, 2000.


Colin S.V. White, Acting, Secretary-Treasurer

FOR OFFICE
USE ONLY

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

Refer to all instructions on reverse side. IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 28, Concession 1, designated as Parts 1, 2, 3 and 4 on Plan 4R-15594

City of Nepean, Regional Municipality of Ottawa-Carleton BY (print names of all transferors in full) 9051-5040 Quebec Inc.

TO (see instruction 1 and print names of all transferees in full) 1427163 Ontario Inc.

1. (see instruction 2 and print name(s) in full) Michael S. Polowin

MAKE OATH AND SAY THAT:

- 1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2) (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed; (b) A trustee named in the above-described conveyance to whom the land is being conveyed; (c) A transferee named in the above-described conveyance; (X) (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) 1427163 Ontario Inc.

(e) The President, Vice-President, Manager, Secretary, Director or Treasurer authorized to act for (insert name(s) of corporation(s))

(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000.) I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

- () contains at least one and not more than two single family residences. Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences. () does not contain a single family residence. () contains more than two single family residences. (see instruction 2)

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

Table with columns for item description and amount. Items include: (a) Monies paid or to be paid in cash \$353,988.76; (b) Mortgages (i) Assumed \$Nil; (c) Property transferred in exchange \$Nil; (d) Securities transferred \$Nil; (e) Liens, legacies, annuities and maintenance charges \$Nil; (f) Other valuable consideration subject to land transfer tax \$Nil; (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$353,988.76; (h) VALUE OF ALL CHATTELS - items of tangible personal property \$Nil; (i) Other consideration for transaction not included in (g) or (h) above \$Nil; (j) TOTAL CONSIDERATION \$353,988.76

All Blanks Must Be Filled In. Insert "Nil" Where Applicable

- 5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 4) n/a
6. If the consideration is nominal, is the land subject to any encumbrance? n/a
7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Ottawa in the Regional Municipality of Ottawa-Carleton this 30 day of September 2000

Signature of Michael S. Polowin, Commissioner for taking Affidavits, etc. Expires October 31, 2000.

Property Information Record form with fields for: A. Describe nature of instrument: Transfer/Deed of Land; B. Address of property being conveyed: 585 West Hunt Club Road, Nepean, Ontario; C. Mailing address(es) for future Notices of Assessment: 585 West Hunt Club Road, Nepean, Ontario; D. Registration number for last conveyance; E. Name(s) and address(es) of each transferee's solicitor: Michael S. Polowin, McCarthy, Tetrault, 40 Elgin Street, Suite 1400, Ottawa, Ontario, K1P 5K6, File 158287-720246

For Land Registry Office Use Only box with Registration No. and Land Registry Office No. fields.

School Tax Support (Voluntary Election) See reverse for explanation. (a) Are all individual transferees Roman Catholic? Yes [] No [] (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes [] No [] (c) Do all individual transferees have French Language Education Rights? Yes [] No [] (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes [] No [] NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (c) and (d).

Properties

PIN 04629 - 0906 LT Interest/Estate Easement Add Easement
 Description SERVIENT LANDS:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
 DESIGNATED AS PARTS 9, 10 AND 11
 ON PLAN 4R29778
 CITY OF OTTAWA

DOMINANT LANDS:

PARTS OF TOWN LOTS 5 AND 6 ON THE NORTH SIDE OF
 ADELAIDE STREET WEST ACCORDING TO THE PLAN OF THE
 TOWN OF YORK AND DESIGNATED AS PARTS 1 AND 2,
 PLAN 63R-545, CITY OF TORONTO

Address OTTAWA

Consideration

Consideration \$1.00

Transferor(s)

The transferor(s) hereby transfers the easement to the transferee(s).

Name 1427163 ONTARIO INC.
 Address for Service 7 Perrin Avenue
 Nepean, ON K2J 2Y7

I, H. William Cuff, President, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name BELL CANADA
 Address for Service 140 Bayfield Street, 2nd Floor
 Barrie, ON L4M 3B1

Statements

The City of Ottawa Committee of Adjustment (File No. D08-01-16/B-00181) has consented to the severance herein. See Schedules
 Schedule: See Schedules

Signed By

Kimberly Lynn Mills 700-427 Laurier Ave. West acting for Signed 2017 02 15
 Ottawa Transferor(s)
 K1R 7Y2

Tel 613-236-0111
 Fax 613-238-8507

I have the authority to sign and register the document on behalf of all parties to the document.

Kimberly Lynn Mills 700-427 Laurier Ave. West acting for Signed 2017 02 15
 Ottawa Transferee(s)
 K1R 7Y2

Tel 613-236-0111
 Fax 613-238-8507

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

SOLOWAY, WRIGHT (2) 700-427 Laurier Ave. West 2017 02 15
 Ottawa
 K1R 7Y2

Tel 613-236-0111
 Fax 613-238-8507

LRO # 4 Transfer Easement

Registered as OC1868150 on 2017 02 15 at 15:35

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 5

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Provincial Land Transfer Tax	\$0.00
Total Paid	\$63.35

File Number

Transferor Client File Number : 43476-1004 - BELL EASEMENT - B-00181

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 04629 - 0906 SERVIENT LANDS:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
DESIGNATED AS PARTS 9, 10 AND 11
ON PLAN 4R29778
CITY OF OTTAWA

DOMINANT LANDS:

PARTS OF TOWN LOTS 5 AND 6 ON THE NORTH SIDE OF
ADELAIDE STREET WEST ACCORDING TO THE PLAN OF THE
TOWN OF YORK AND DESIGNATED AS PARTS 1 AND 2,
PLAN 63R-545, CITY OF TORONTO

BY: 1427163 ONTARIO INC.

TO: BELL CANADA

1. COLIN BONNELL

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for BELL CANADA described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$1.00

4.

Explanation for nominal considerations:

s) other: This instrument conveys only an easement. The total consideration therefore is as set out above. If encumbrances exist they are not being assumed by the grantee. Transfer of Easement for a utility line as defined by the Ontario Energy Board Act, 1998.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 4 Registration No. OC1868150 Date: 2017/02/15

B. Property(s): PIN 04629 - 0906 Address OTTAWA Assessment -
Roll No

C. Address for Service: 140 Bayfield Street, 2nd Floor
Barrie, ON L4M 3B1

D. (i) Last Conveyance(s): PIN 04629 - 0906 Registration No. OC1864294
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Kimberly Lynn Mills
700-427 Laurier Ave. West
Ottawa K1R 7Y2



File No: D08-01-16/B-00181
Transferor – 1427163 Ontario Inc.
Transferee – Bell Canada
Municipal Address: 585 West Hunt Club Road

Form 2

Planning Act

CERTIFICATE OF OFFICIAL

Under subsection 53(42) of the *Planning Act*, I certify that the consent of the **Committee of Adjustment of the City of Ottawa** was given on the:

29th day of July, 2016, to a **Grant of Easement** for the following land:

- SERVIENT LANDS: PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN DESIGNATED AS PARTS 9, 10 AND 11 ON PLAN 4R-29778 CITY OF OTTAWA
- DOMINANT LANDS: PARTS OF TOWN LOTS 5 AND 6 ON THE NORTH SIDE OF ADELAIDE STREET WEST ACCORDING TO THE PLAN OF THE TOWN OF YORK AND DESIGNATED AS PARTS 1 AND 2, PLAN 63R-545, CITY OF TORONTO

.....
Krista Libman
Secretary-Treasurer
Committee of Adjustment

Dated this 16 day of November, 2016

SCHEDULE

WHEREAS the Transferee is the owner in fee simple of those lands and premises (the "Transferee's lands") being composed of Parts of Town Lots 5 and 6 on the North side of Adelaide Street West according to the Plan of the Town of York and designated as Parts 1 and 2, Plan 63R-545, City of Toronto.

WHEREAS the Transferor is the owner in fee simple of lands described as Part of Lot 28, Concession 1, Rideau Front, Nepean designated as Parts 1, 2, 3 and 4 on Plan 4R-15594, City of Ottawa (the "Property").

THE TRANSFEROR grants and transfers to the Transferee, its successors and assigns to be used and enjoyed as appurtenant to the Transferee's lands, a free and unencumbered easement (the "Easement") in perpetuity upon, over, in, under and across lands more particularly described on Page 1 attached (the "Easement Lands"):

1. the right to construct, operate, maintain, repair, replace, renew, or make additions at all times to telecommunications facilities (the "Facilities") or any part thereof forming part of continuous lines between the Transferee's lands and other lands including, without limitation, all necessary buried cable and wires, conduits, conduit structures, markers, maintenance holes, fixtures, equipment, and all appurtenances thereto.
2. the right of free and unimpeded access at all times to the Transferee, its contractors, agents, employees, vehicles, equipment, and supplies to and over the Easement Lands.
3. the right of free and unimpeded access at all times to the Easement Lands from and over the Property or abutting road allowances or abutting rights of way for the purpose of exercising the rights hereby granted.
4. the right to remove, trim, sever, or fell any obstructions such as trees, roots, brush, stumps, boulders or rock encountered during the course of construction or subsequent maintenance of the Facilities.

THE TRANSFEROR shall have the right to fully use and enjoy the Easement Lands provided that without the prior written consent of the Transferee, such consent not to be unreasonably withheld, the Transferor shall not place any buildings or other structures or dig, drill, pave or excavate within the Easement Lands.

THE TRANSFEEE shall:

1. be responsible for any damage caused at any time by its agents or employees to the Property. When practical, the Transferee, after any of its activities, shall restore the Property appropriately. The subsequent maintenance of the Property shall be the responsibility of the Transferor.
2. indemnify and save the Transferor harmless from all actions, causes of actions, suits, claims and demands of every nature and kind whatsoever which may be made against the Transferor relating to or arising out of the placement of the Facilities by the Transferee and for which the Transferee, in law, is responsible.
3. prior to the exercise of its rights hereby granted, obtain approval of the Transferor to the location of Facilities, which approval shall not be unreasonably withheld, and which approval shall be granted by the Transferor's execution of the Transferee's construction plans, or other documentation evidencing the location of the Facilities.

THE TRANSFEROR AND TRANSFEEE acknowledge and agree that the Transferor may request, in writing, that the Transferee relocate the Facilities at the sole expense of the Transferor. If such relocation can be accommodated by the Transferee, the relocation of the Facilities shall be to a location satisfactory to the Transferee, acting reasonably. The Transferor shall provide a new easement to facilitate the relocated Facilities, and, if required, facilitate the acquisition of any required additional easements on third party lands. The Transferee agrees to act reasonably when evaluating a relocation request. The Transferor shall reimburse the Transferee for all costs incurred by the Transferee with respect to such relocation, including, without limitation, survey costs, engineering costs, legal costs, municipal approval and permit fees, easement acquisitions including any consideration to be paid (if required) and the Transferee's reasonable labour and material costs.

NOTWITHSTANDING any rule of law or equity and even though any of the Facilities may become annexed or affixed to the Easement Lands, title to the Facilities shall nevertheless remain in the Transferee.

THIS AGREEMENT including all rights, privileges, and benefits herein contained shall extend to, be binding upon, and enure to the benefit of, the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

THE TRANSFEEE, in the event it grants a release of Easement, may abandon the Facilities annexed/affixed to the Easement Lands at its option.

Properties

PIN 04629 - 0906 LT Interest/Estate Easement Add Easement

Description SERVIENT TENEMENT:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
BEING PARTS 2, 3 AND 4
ON PLAN 4R-29943
CITY OF OTTAWA

DOMINANT LANDS:

PT TWP LOT 92, THLD AS IN AA90798; WELLAND AND
PT LT 6, CON 6RF GLOUCESTER PART 1, 4R-10265 & PART 2,
5R-5963; GLOUCESTER AND
PT W1/2 LT 30, CON 2 MARKHAM AS IN MA49406; RICHMOND HILL

Address OTTAWA

Consideration

Consideration \$2.00

Transferor(s)

The transferor(s) hereby transfers the easement to the transferee(s).

Name 1427163 ONTARIO INC.
Address for Service 7 Perrin Avenue
Nepean, ON K2J 2Y7

I, H. William Cuff, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

Name	Capacity	Share
ENBRIDGE GAS DISTRIBUTION INC.		
Address for Service 500 Consumers Road Toronto, ON M2J 1P8 Attn: Land Services		

Statements

Schedule: See Schedules

Signed By

Kimberly Lynn Mills 700-427 Laurier Ave. West acting for Signed 2017 04 11
Ottawa Transferor(s)
K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

I have the authority to sign and register the document on behalf of the Transferor(s).

Christopher Paul Meilleur 500 Consumers Road, PO Box 650 acting for Signed 2017 04 12
Scarborough Transferee(s)
M1K 5E3

Tel 416-753-6937

Fax 416-753-6941

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

SOLOWAY, WRIGHT (2) 700-427 Laurier Ave. West 2017 04 13
Ottawa
K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

LRO # 4 Transfer Easement

Registered as OC1880904 on 2017 04 13 at 11:20

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 5

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Provincial Land Transfer Tax	\$0.00
Total Paid	\$63.35

File Number

Transferee Client File Number : L30507

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 04629 - 0906 SERVIENT TENEMENT:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
BEING PARTS 2, 3 AND 4
ON PLAN 4R-29943
CITY OF OTTAWA

DOMINANT LANDS:

PT TWP LOT 92, THLD AS IN AA90798; WELLAND AND
PT LT 6, CON 6RF GLOUCESTER PART 1, 4R-10265 & PART 2,
5R-5963; GLOUCESTER AND
PT W1/2 LT 30, CON 2 MARKHAM AS IN MA49406; RICHMOND HILL

BY: 1427163 ONTARIO INC.

TO: ENBRIDGE GAS DISTRIBUTION INC.

1. CHRISTOPHER MEILLEUR

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for ENBRIDGE GAS DISTRIBUTION INC. described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (e) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:

s) other: This Easement is being acquired, for the purpose of a hydrocarbon distribution line or a hydrocarbon transmission line within the meaning of Part VI of the Ontario Energy Board Act, 1998, pursuant to sub-clause 50(3)(d) of the Planning Act (Ontario), as amended.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 4 Registration No. OC1880904 Date: 2017/04/13

B. Property(s): PIN 04629 - 0906 Address OTTAWA Assessment -
Roll No

C. Address for Service: 500 Consumers Road
Toronto, ON
M2J 1P8
Attn: Land Services

D. (i) Last Conveyance(s): PIN 04629 - 0906 Registration No. OC1868150
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Christopher Paul Meilleur
500 Consumers Road, PO Box 650
Scarborough M1K 5E3

INTEREST/ESTATE TRANSFERRED

(1) The Transferors hereby transfer, sell, grant and convey in perpetuity to the Transferee its successors and assigns, a free and unencumbered (except as the records of the land registry office disclose) easement in, over, upon, under and/or through the lands described herein, hereafter referred to as the Easement Lands, to survey, lay, construct, install, operate, use, inspect, remove, renew, replace, alter, enlarge, reconstruct, repair, expand and maintain pipelines and all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment (hereinafter collectively referred to as "Works") which the Transferee may deem necessary or convenient thereto. This transfer of easement shall include the right of the Transferee, its successors, assigns, servants and agents to use the surface of the Easement Lands for ingress and egress on foot and/or with vehicles, supplies, machinery and equipment at any time and from time to time.

(2) The Transferee shall have the right at any time and from time to time to remove any boulder or rock and to sever, fell, remove or control the growth of any roots, trees, stumps, brush or other vegetation on or under the Easement Lands.

(3) The rights of the Transferee herein shall be of the same force and effect as a covenant running with the Easement Lands and shall be appurtenant to the lands and premises described in this Schedule as the Transferee's Lands.

(4) The Transferee shall have the right to assign or transfer its rights hereunder in whole or in part to another gas company and shall not be obligated to give any other party hereto notice of the same.

(5) This Transfer shall extend to, be binding upon and enure to the benefit of the estate trustees, successors and assigns of the parties hereto. If the Transferors are not the sole owners of the said lands, this Transfer shall bind the Transferors to the full extent of their interest therein and shall also extend to any after-acquired interest but all monies payable or paid to the Transferors hereunder shall be paid to the Transferors only in the proportion that their interest in the said lands bears to the entire interest therein. The Transferors hereby agree that all provisions herein are reasonable and valid and if any provision herein is determined to be unenforceable, in whole or in part, it shall be severable from all other provisions and shall not affect or impair the validity of all other provisions.

(6) The Transferors shall have the right to use and enjoy the surface of the Easement Lands except that such use and enjoyment shall not interfere with the rights of the Transferee hereunder. Without limiting the generality of the foregoing, the Transferors shall not, without the prior written consent of the Transferee, place or erect on the Easement Lands any building, structure or fence and shall not excavate, alter the grading, drill, install thereon any pit, well, foundation and/or pavement which will obstruct or prevent the exercise and enjoyment by the Transferee of its rights hereunder.

(7) The Transferors and Transferee acknowledge and agree that the Transferor may request, in writing, that the Transferee relocate the Works at the sole expense of the Transferors. The relocation of the Works shall be to a location satisfactory to the Transferee, acting reasonably. The Transferors shall provide a new easement to facilitate the relocated Works, and, if required, facilitate the acquisition of any required additional easements on third party lands. The Transferee agrees to act reasonably when evaluating a relocation request. The Transferors shall reimburse the Transferee for all costs incurred by the Transferee with respect to such relocation, including, without limitation, survey costs, engineering costs, municipal approval and permit fees, easement acquisitions (if required) and the Transferee's reasonable labour and material costs.

(8) Notwithstanding any rule of law or equity, any Works constructed by the Transferee shall be deemed to be the property of the Transferee even though the same may have become annexed or affixed to the Easement Lands.

(9) The Transferee shall at its own expense as soon as reasonably possible after the construction of any Works or other exercise of its rights hereunder, remove all surplus sub-soil and debris from the Easement Lands and restore them to their former state so far as is reasonably practicable.

**St. Lawrence Testing
& Inspection Co. Ltd.**
Report No. 25C272

Appendix E
Memorandum File PSK-02004 Environmental Inspection Report. Merivale at
Hunt Club, Nepean



Ministry of
Transportation

Ministère
des
Transports

Telephone: (613) 545-4740
Fax: (613) 540-5154

Property Section
355 Counter Street
Postal Bag 4000
Kingston, Ontario
K7L 5A3

13 June 1996

Melron Enterprises
7 Perrin Avenue
Nepean, Ontario
K2J 2Y7

Att'n: H. William Cuff

Dear Sir:

Re: Property Sale K-02004
Environmental Investigation
Lots 28 & 29, Con. 1, Nepean
Hunt Club @ Merivale

Further to our ongoing meetings and site investigations on the above subject, please find attached reports completed by our Environmental and Remote Sensing Sections for your perusal.

The reports outline the Ministry's research into this subject and document our findings. Mr. Moore's report is a chronological review of the subject property through aerial photography since the year 1953. Mr. McRae's report is summation of the environmental investigation completed on the subject property as result of Mr. Moore's findings and our mutual field inspection.

You will note that several loads of non-hazardous solid waste materials together with a large fuel storage tank were removed from the subject and that the investigation was carried out in the accompaniment of your geotechnical advisers. In addition, tests for metal parameters from the fill material indicate that they fall well within the guideline levels for the "Clean-up of Contaminated Sites in Ontario".

In conclusion, it our opinion that the Ministry has made reasonable efforts to identify and analyze the fill material on our site. We are satisfied that potential environmental concerns have been addressed and that the fill and native soils can be considered reasonably clean.

Trusting that these efforts will address and satisfy your concerns in order that we may conclude the agreement between MTO and Melron, I remain

Yours very truly,



W.J. McCoppen
Real Estate Officer

MEMORANDUM

Telephone: (613) 545-4718

Fax: (613) 545-4821

John McCoppen
Property Section
Kingston, Ontario

May 29, 1996

*cc KANJI
D-SILVA*

From: Surveys and Plans Section
Remote Sensing Unit
Eastern Region - Kingston

Re: File PSK-02004, Merivale at Hunt Club
Nepean

This property was analyzed using Remote Sensing methods. In our study we used numerous different years of aerial photography. Each photo was interpreted to show farm activities, buildings and their locations, fill and digging areas, and any other features or activities that could be identified.

Enclosed is the brief analysis of each photo.

R W Moore

R.W. Moore
Supervisor, Remote Sensing

RWM:bd

Encl.

c.c. Gord McRae

M-1

1953 (53-3-4515-104) - Summer - MNR

- active farm
- house, barn and shed
- no fill areas or holes

1958 (A16939-47) - November 13 - EMR

- active farm
- house, barn and shed
- some small mounds on property, could be manure piles

1964 (A18649-15) - Ontario 10 - EMR

- farm not to active
- house, barn and shed
- area at west end of property is being stripped
- no fill areas or holes

* 1964 (A18741-65) - EMR

- farm not to active
- house, barn and shed
- some equipment around shed
- area at west end of property has been stripped
- no fill areas or holes

1965 (659-OT-BR-1-103) - December 11 - MTO

- farm not to active (snow covered)
- house, barn and shed
- stripped area visible
- some small fill areas between barn and stripped area

1967 (679/416-53-8) - April 9 - MTO

- farm not to active
- house, barn and shed
- stripped area visible
- some equipment around shed
- two fill areas between barn and stripped area

1967 (A20308-18) - EMR

- same as above

M-2

1968 (68F8-9/416/Line 1/10) - November 4 - MTO

- farm not to active
- house, barn and shed
- stripped area visible
- some equipment around shed
- two fill areas between barn and stripped area
- small fenced area off NW corner of house with small structure inside
- some material in NW corner of property

1971 (1.71-64-4514-124) - Summer - MNR

- farm not to active
- house, barn and shed
- stripped area starting to grow over
- some equipment around shed
- three large transport trailers SE of barn
- some material visible in NW corner of property

1973 (A23209-175) - May - EMR

- farm not to active
- house, barn and shed
- trailers at front of property near road
- transport trailers in yard
- barn area messy

1973 (A23185-6) - April - EMR

- same as above

* 1975 (A23985-135) - May - EMR

- farm not active
- house, bar, shed and pool
- debris everywhere in barn yard
- hole north end of drive shed
- trailers at front of property near road
- two areas west of barn have been dug up and are being filled in with "material"
- fill area east of drive shed with material on surface

1975 (759/416/79/325 - December 8 - MTO

- same as above
- fill area east of shed

1976 (A24601-26) November 17 - EMR

- farm not active
- house, barn, shed and pool
- fill areas west of barn are covered over
- site tidied up a little bit

M-3

1978 (789/416/2/41 - May 11 - MTO

- same as above
- small hole in stripped area with a trail leading to it from the west

* 1981 (A25702-80) - May - EMR

- house, barn and shed
- pool gone
- large fill area west of barn actively being filled

1982 (A25962-76) - May - EMR

- house, barn and shed
- filling has stopped

1983 (A26224-41) - May - EMR

- house, barn and shed
- some new fill on top of old west of barn

1984 (A26458-149) - May - EMR

- house there
- barn gone and appears that it was pushed out to the south and smoothed over
- not sure about shed

1984 (A26629-41) - October- EMR

- house gone
- area smoothed over

1987 (879/417/64-108) - November 15 - MTO

- similar to above

1991 (91-24-4522-52) - Summer - MNR

- same as above
- area growing over substantially

M-4
end



memorandum

(613) 545-4792
Fax (613) 545-4821

June 12, 1996

TO: John McCoppen
Real Estate Officer
Property Section
Kingston

CC KANJI
D. SILVA

FROM: Gord McRae
Environmental Planner - Waste Management
Regional Environmental Unit
Eastern Region

RE: **File K-02004, Merivale Rd. Near Hunt Club Rd., City of Nepean -
Environmental Inspection Report,**

At the request of the Property Section the above noted property has been reviewed by the Environmental Unit. The review was carried out to identify environmental concerns associated with the sale of the property. The information provided in this report was obtained through inspection and investigation of the property and information passed along by MTO's Remote Sensing Section.

Background

The property is located on Lot 28 & 29, Concession I, in the City of Nepean. It is bordered, generally, by Merivale Road to the east, West Hunt Club Road to the south, an Ontario Hydro Right-of-Way to the west, and residential/parkland property to the north. There is a scrap metal dealer abutting the north-east corner of the property, and commercial sites abutting the south-east and south-west corners of the property.

According to aerial-photography, the land was part of a farm operation in the 1950's. Photos suggest that it has not been actively farmed since approximately 1975, and saw limited activity as far back as 1964. The farm buildings and dwelling were removed by 1984, and the property appears to have been unoccupied since then.

Site Observations

The property was reviewed by means of a walk-through inspection on May 7, 1996, in the company of Mr. J. McCoppen and Terry Sullivan of MTO, Mr. H.W. Cuff of Melron Enterprises, and Mr. C. Da Silva of John D. Patterson and Associates, representing Melron Enterprises. The following was observed:

M-A
~~ST~~

- the south-west quadrant of the site was found to be littered with scrap metal and piles of fill material, all of which appeared to have been imported onto the site - the soil piles appeared to each be the equivalent of a dump truck load;
- the location of the former dwelling was quite evident by the presence of mounded earth in this area;
- to the west of the dwelling site was an abandoned furnace oil tank, and nearby was a 7-cm steel pipe protruding from the ground with an easy-coupler end on it, having the appearance of a tank's fill-pipe;
- several loads of brick and two-three loads of asphalt were located in an area south-east of the dwelling site where the property abuts a former commercial property (previous brick operation) - it appeared to have been pushed out onto the subject property at the time of demolition activities on that site.

The remainder of the site had the appearance of vacant farmland which had been left to return to a wild state: numerous tree growth has taken place throughout.

Based on the findings of this inspection it was decided that test-pitting should be carried out in representative areas where fill material has been placed, to ascertain the characteristics of the materials. Also, that test pits would be placed in areas where potential for impacts were most obvious.

Site Investigation (May 13, 1996)

An investigation was initiated on May 13, 1996. Besides the writer and the contractor, occasional visits were made to the site by C. Deschamps of John D. Paterson & Associates, on behalf of Melron Entrprises. Test pits were dug, using a backhoe, in some of the fill piles. The locations chosen were determined to reasonably represent the various clusters of fill present. A total of eleven test pits were excavated to allow for a visual assessment and some sampling (TP - 1a, 1b, 1c, 2a, 2b, 3a, 3b, 3c, 3d, 4, 8).

Eleven additional test pit excavations were carried out this day: one open-field test pit (TP-5); one in the vicinity of the previously identified steel filler-pipe (TP-6); one in the centre of the house ruins (TP-7); five along the perimeter fence of the scrap metal yard bounding the north-east corner of the property (TP -9, 10, 10-a, 11, 12, 13); one in the area beneath an abandoned furnace oil tank (TP-14); and one in an area where pieces of asphalt were found on the ground surface (TP-15). **(See attached sketch for test pit locations.)**

Composite soil samples were collected from four of the test pits, representing the various clusters of imported fill (TP-1b, TP-2a, TP-3b, TP-4), and composite soil samples were collected from two of the test pits placed adjacent to the scrap metal

operation (TP-11 &12). The samples were screened for soil characteristics as they relate to land-use criteria defined in the "Proposed Guidelines for the Clean-up of Contaminated Sites in Ontario", July 1994: the parameters tested represent the standard metal groups used to identify levels of soil contamination.

The following table represents the visual observations made during the May 13, 1996 investigations. Sample results for the various metals examined are also attached.

Table-1

ID	TEST PIT SOIL CHARACTERISTICS (May 13, 1996)
TP-1a	dark brown silty clay fill to 1.0-metre depth, no visual evidence of contamination, no suspect odour.
TP-1b	dark brown silty clay fill to 1.1-metre depth, no visual evidence of contamination, no suspect odour (sample taken).
TP-1c	dark brown silty clay fill to 1.5-metre depth, water table at 1.6-metre depth, no visual evidence of contamination, no suspect odour.
TP-2a	sandy fill to 1.45-metre depth, no visual evidence of contamination, no suspect odour (sample taken).
TP-2b	silty sand fill to 0.8-metre depth plus silty clay fill to 1.6-metre depth, no visual evidence of contamination, no suspect odour.
TP-3a	dark brown clay fill to 1.0-metre depth, no visual evidence of contamination, no suspect odour.
TP-3b	grey-brown silty sand fill with some clay to 1.2-metre depth, no visual evidence of contamination, no suspect odour (sample taken).
TP-3c	fine brown sandy fill to 1.0-metre depth, no visual evidence of contamination, no suspect odour.
TP-3d	light brown sandy fill to 1.5-metre depth, no visual evidence of contamination, no suspect odour.
TP-4	grey-brown silty sand and gravel to 0.3-metre depth, evidence of a small quantity of waste wood, metal, plastic, glass and asphalt shingles mixed in with soil fill, a tar-like odour was detectable (sample taken).
TP-5	sand overburden with 25-centimetre depth of grey clay on top (may be a fill material spread out), one plastic lid from a 20-litre plastic container was found in the surface soil, no suspect odour.

TP-6	steel underground storage tank (2.1-metre diameter X 5.5-metre length) with a 7-centimetre standpipe in one end and an open threaded-orifice in the centre, no visual evidence of contamination in the area, the interior of the tank smelled of weathered diesel fuel - approximately 5-centimetres of residue remained in the tank.
TP-7	pieces of brick, rock, concrete, and steel roofing were observed (typical of building demolition materials and likely from the previous dwelling located there).
TP-8	grey clay soil mixed with building bricks to a 1.5-metre depth, no visual evidence of contamination, no suspect odour.
TP-9	native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour (trench length approximately 3.6-metres).
TP-10	native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour (trench length approximately 2.4-metres).
TP-10a	native fine sand soil extending beyond the 25-centimetre excavation (abuts a small surface spill of tar-like material from the scrap yard property), no visual evidence of contamination, no suspect odour.
TP-11	native fine sand soil extending beyond the 1-metre trench depth, a small quantity of brick material and a piece of steel were found, no suspect odour.
TP-12	native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour.
TP-13	native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour.
TP-14	silty clay to 0.6-metre depth, miscellaneous non-hazardous solid waste materials from 0.6 to 2.7 metre depth (metal, glass, 1-drum, bike frame, asphalt shingles, carpet remnants....), no suspect odour, waste was encountered at 2.1-metre depth.
TP-15	clay with silt and gravel to 25-centimetre depth with sandy silt extending beyond 0.76-metre trench depth, no visual evidence of contamination even though pieces of asphalt were present on ground surface, no suspect odour.

Site Investigation (cont'd) and Remedial Activity (May 23, 1996)

Following the identification of an under-ground fuel tank (TP-6) and the presents of buried waste materials (TP-14), and following a more extensive review of aerial-photography for the area, a further site investigation was carried out on May 23, 1996. Persons present at this time were: J. McCoppen, L. Lough and the writer representing MTO, plus the contractor; Marc Darcy of John D. Paterson and Associates representing Melron Enterprises, and a brief appearance by H. W. Cuff, of Melron Enterprises. The following account of findings and activities is offered.

- A 22,000 litre diesel fuel tank was removed, and hauled off-site, from the area identified as TP-6, and approximately 60-litres of residual diesel fuel were hauled away for disposal, as a liquid industrial waste (221L), via waste manifest number Z 86686-3 (attached). Although there was no evidence of soil contamination, soil was imported to fill the void left by the tank.
- Further excavation was carried out in the area of TP-14, to determine the extent of the waste material present. The water previously encountered at this location was no longer present, suggesting that it was not representative of the ground-water table but, rather, a perched water-table condition (the area was previously the site of a swimming pool which may have contributed to water being held in this area). It was decided that arrangements would be made to remove the waste materials to a waste disposal site.
- Based on the information gathered from aerial-photography, a test pit was placed north of the barn site area near a former out-building (TP-16), five more were placed north-west of the former barn site (TP's - 17, 18, 19, 20, 21): the aerial-photos revealed suspect excavation and deposition activities in these areas. Test-pits in the areas identified as TP-17&18, revealed the presents of non-hazardous solid waste materials (i.e., asphalt shingles, metal pieces, plastics, and cloth). A trench (TP-19) was dug in a north-south alignment through this general area (approximately 26 metres in length) to assess the extent of waste dumping; only native soils were found. A test pit (TP-21) was placed in an area where a stretch of asphalt had been laid down; only native soils were found. One further excavation was made (TP-22) in a mounded area south of the former barn site. The materials there proved to be typical of barn materials (i.e., concrete, steel roof-sheeting and wooden beams) and are believed to be material pushed out following the demolition of the barn. **(To locate the test pits mentioned, see the attached sketch.)**

Site Remedial Activity (May 28, 1996)

The removal of non-hazardous solid waste materials, previously identified during test pit excavation activities, was carried out on this day by a local contractor under the supervision of L. Lough of MTO and the writer: five loads of waste material mixed with earth, with an average weight of 13 tonne, were removed from the area identified as TP-14, to an Approved waste disposal site at Carp. The five loads represented the extent of the waste materials found at this location.

Three loads of non-hazardous solid waste material mixed with soil were removed the following day from the test pit excavations previously identified as TP-17&18, under the supervision of Mr. L. Lough of MTO. Mr. Lough indicated that the three loads represented the extent of waste materials found in the two test pit areas.

Discussion

Soil samples collected from representative excavations were, as mentioned, tested for metal parameters. The concentrations of metals were compared to maximum concentrations laid out in the Proposed Guideline for the Clean-up of Contaminated Sites in Ontario, 1994 (table "B:" - "surface soil and groundwater clean-up criteria for two land uses (residential/parkland and industrial/commercial) in a non-potable groundwater situation"). Non of the samples exceeded the criteria; the metal concentrations tested were well below the criteria maximum limits.

As previously explained, eight truck-loads of non-hazardous solid waste mixed with major quantities of soil were removed from excavations where wastes were found during excavation activities. Removal was initiated to allow for proper disposal of the identified waste materials.

The site continues to have scattered remnants of metal, asphalt, and brick materials; however, these items are not considered an environmental impact in the present context since they are on the surface and quite inert in characteristic. Waste dumping does not appear to be occurring at this point in time.

An exhaustive search of the property was not carried out. The activities as discussed here-in, however, are thought to be a reasonable attempt at identifying and addressing what seen as the most significant environmental concerns.



Gord McRae

cc - correspondence file

ACCUTEST LABORATORIES LTD.

REPORT OF ANALYSIS

Client: Ministry of Transportation
 Attention: Mr. Gord McRae

Report Number: A6-1866
Date: May 22, 1996
Date Submitted: May 13, 1996
Date Collected: May 13, 1996
Project: PO#4001-U-94

Matrix: SOIL

PARAMETER	UNITS	MDL	sample	sample	sample	sample	sample
			TP-1 B	TP-2 A	TP-3 B	TP-4	TP-11
pH			7.5	7.9	7.2	7.2	5.7
EC	mS/cm	0.01	0.25	0.26	0.15	0.30	0.20
SAR		0.01	0.29	0.14	0.20	0.12	0.40
As	ppm	1	1	ND	ND	ND	1
Cd	ppm	1	ND	ND	ND	ND	ND
Cr (VI)	ppm	1	ND	ND	ND	ND	ND
Cr (Total)	ppm	1	69	12	15	31	7
Co	ppm	1	8	5	5	9	2
Cu	ppm	1	32	9	7	11	3
Pb	ppm	1	23	10	15	24	11
Hg	ppm	0.1	ND	ND	ND	ND	ND
Mo	ppm	1	ND	ND	ND	2	ND
Ni	ppm	1	38	8	9	17	5
Total Kjeldahl Nitrogen	%	0.01	0.02	0.01	0.06	0.11	0.10
Oil & Grease	%	0.01	ND	ND	ND	ND	ND
Se	ppm	1	ND	ND	ND	ND	ND
Ag	ppm	1	1	ND	ND	ND	ND
Zn	ppm	1	65	20	30	69	24
Sb	ppm	1	ND	ND	ND	ND	ND
Ba	ppm	1	179	46	53	112	43
Be	ppm	1	1	ND	ND	ND	ND
V	ppm	1	85	22	25	44	14

MDL=Method Detection Limit

ND=Not Detected

Comment: This is a Correction Certificate and supercedes all previous copies of the report.
 The results have been corrected.

ANALYST: _____



M-G

ACCUTEST LABORATORIES LTD.

REPORT OF ANALYSIS

Client:	Ministry of Transportation	Report Number:	A6-1866
	Attention: Mr. Gord McRae	Date:	May 22, 1996
		Date Submitted:	May 13, 1996
		Date Collected:	May 13, 1996
		Project:	PO#4001-U-94

Matrix: SOIL

PARAMETER	UNITS	MDL	sample	sample	sample	sample	sample
			TP-12				
pH			5.3				
EC	mS/cm	0.01	0.18				
SAR		0.01	0.39				
As	ppm	1	ND				
Cd	ppm	1	ND				
Cr (VI)	ppm	1	ND				
Cr (Total)	ppm	1	8				
Co	ppm	1	5				
Cu	ppm	1	3				
Pb	ppm	1	7				
Hg	ppm	0.1	ND				
Mo	ppm	1	ND				
Ni	ppm	1	6				
Total Kjeldahl Nitrogen	%	0.01	0.10				
Oil & Grease	%	0.01	ND				
Se	ppm	1	ND				
Ag	ppm	1	ND				
Zn	ppm	1	29				
Sb	ppm	1	ND				
Ba	ppm	1	36				
Be	ppm	1	ND				
V	ppm	1	22				

MDL=Method Detection Limit

ND=Not Detected

Comment:

ANALYST: _____



M-H

From: Proposed Guidelines for the Clean-up of Contaminated Sites in Ont.

TABLE B: Surface Soil and Groundwater Clean-up Criteria for Two Land Uses (Residential/Parkland and Industrial/Commercial) in a Non-Potable Groundwater Situation.

1994.

SOIL CRITERIA FOR INORGANICS IN THIS TABLE APPLY ONLY WHERE SOIL pH IS 5.0 TO 9.0			
TABLE B:	Soil Clean-up Criteria (ug/g)		Groundwater Criteria (ug/L)
	Chemical Compound	Residential Parkland Land Use	Industrial Commercial Land Use
ACENAPHTHENE	1000	1300	1700
ACENAPHTHYLENE	100	840	2000
ACETONE	3.8	3.8	3300
ALDRIN	0.05	0.05	0.2
ANTHRACENE	28	28	12
ANTIMONY	13	40	16000
ARSENIC	20	20	480
BARIUM	750	1500	23000
BENZENE	0.05	0.5	1900
BENZO(a) ANTHRACENE	120	170	5
BENZO(a) PYRENE	1.2	1.9	1.9
BENZO(b) FLUORANTHENE	12	19	7
BENZO(g, h, i) PERYLENE	35	35	0.2
BENZO(k) FLUORANTHENE	12	19	0.4
BERYLLIUM	2.5	2.5	53
BIPHENYL, 1,1-	4.3	4.3	1700
BIS(2-CHLOROETHYL) ETHER	0.66	0.66	110
BIS(2-CHLOROISOPROPYL) ETHER	1.9	2.6	430
BIS(2-ETHYLHEXYL) PHTHALATE	130	330	30
BORON	1.5	2.0	50000
BROMODICHLOROMETHANE	14	25	50000
BROMOFORM	19	19	840
BROMOMETHANE	4.5	4.5	3.7
CADMIUM	12	12	11
CARBON TETRACHLORIDE	3.3	3.3	17
CHLORDANE	0.29	0.29	0.04
CHLOROANILINE, p-	1.3	1.3	100
CHLOROBENZENE	30	30	500

M-I

SOIL CRITERIA FOR INORGANICS IN THIS TABLE APPLY ONLY WHERE SOIL pH IS 5.0 TO 9.0

TABLE B: Chemical Compound	Soil Clean-up Criteria (ug/g)		Groundwater Criteria (ug/L)
	Residential Parkland Land Use	Industrial Commercial Land Use	Both Land Use Categories
CHLOROFORM	11	11	430
CHLOROPHENOL, 2-	10	10	44000
CHROMIUM (TOTAL)	750	750	2000
CHROMIUM (VI)	8	8	110
CHRYSENE	12	19	3
COBALT	40	60	100
COPPER	225	225	23
CYANIDE	100	100	52
DIBENZO (a, h) ANTHRACENE	1.2	1.9	0.25
DIBROMOCHLOROMETHANE	10	18	50000
DICHLOROBENZENE, 1,2- (o-DCB)	30	30	7600
DICHLOROBENZENE, 1,3- (m-DCB)	30	30	7600
DICHLOROBENZENE, 1,4- (p-DCB)	30	30	7600
DICHLOROBENZIDINE, 3,3'-	1.3	1.3	1600
DOD	2.2	3.5	6
DDE	1.6	2.4	20
DDT	1.6	2	0.05
DICHLOROETHANE, 1,1-	100	390	9000
DICHLOROETHANE, 1,2-	0.16	0.16	17
DICHLOROETHYLENE, 1,1-	0.07	0.07	0.66
DICHLOROETHYLENE, CIS-1,2-	2.3	2.3	70
DICHLOROETHYLENE, TRANS-1,2-	4.1	4.1	100
DICHLOROPHENOL, 2,4-	10	10	3700
DICHLOROPROPANE, 1,2-	0.23	0.23	9.3
DICHLOROPROPENE, 1,3-	0.1	0.1	3.8
DIEDRIN	0.05	0.05	0.02
DIETHYL PHTHALATE	0.71	0.71	30
DIMETHYL PHTHALATE	0.66	0.66	30
DIMETHYLBENZO(a)PHTHALENE	13	13	2100
DINITROPHENOL, 2,4-	4.1	4.1	1500
DINITROTOLUENE, 2,4-	1.1	1.8	4300

M-J-L

SOIL CRITERIA FOR INORGANICS IN THIS TABLE APPLY ONLY WHERE SOIL pH IS 5.0 TO 9.0

TABLE B: Chemical Compound	Soil Clean-up Criteria (ug/g)		Groundwater Criteria (ug/L)
	Residential Parkland Land Use	Industrial Commercial Land Use	Both Land Use Categories
DIOXIN/FURAN (ng TEQ/g soil)	1	1	0.000015
ENDOSULFAN	0.29	0.29	0.56
ENDRIN	0.05	0.05	0.05
ETHYLBENZENE	0.5	5	28000
ETHYLENE DIBROMIDE	0.01	0.02	3.3
FLUORANTHENE	40	40	130
FLUORENE	350	350	290
HEPTACHLOR	0.12	0.15	0.04
HEPTACHLOR EPOXIDE	0.06	0.09	6.0
HEXACHLOROBENZENE	0.66	0.76	0.62
HEXACHLOROBUTADIENE	4.3	4.3	0.87
HEXACHLOROCYCLOHEXANE, GAMMA	0.41	0.49	0.8
HEXACHLOROETHANE	6.3	13	12
INDENO(1,2,3-cd)PYRENE	12	19	0.27
LEAD	200	1000	32
MERCURY	10	10	0.12
METHOXYCHLOR	4	4	0.3
METHYL ETHYL KETONE	38	38	50000
METHYL ISOBUTYL KETONE	68	68	50000
METHYL MERCURY	6.8	10	0.12
METHYL TERT BUTYL ETHER	100	210	50000
METHYLENE CHLORIDE	120	200	50000
METHYLNAPHTHALENE, 2-	30	30	13000
MOLYBDENUM	5	40	7300
NAPHTHALENE	40	40	5900
NICKEL	150	150	1600
PENTACHLOROPHENOL	5	5	130
PETROLEUM HYDROCARBONS (gas/diesel)	100	1000	50000
PETROLEUM HYDROCARBONS (heavy oils)	1000	5000	50000
PERMANTHRENE	40	40	63
PHENOL	40	40	26000

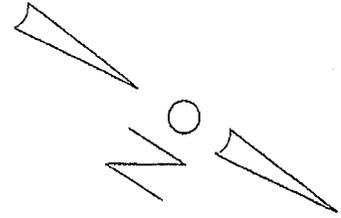
M-L-K

SOIL CRITERIA FOR INORGANICS IN THIS TABLE APPLY ONLY WHERE SOIL pH IS 5.0 TO 9.0

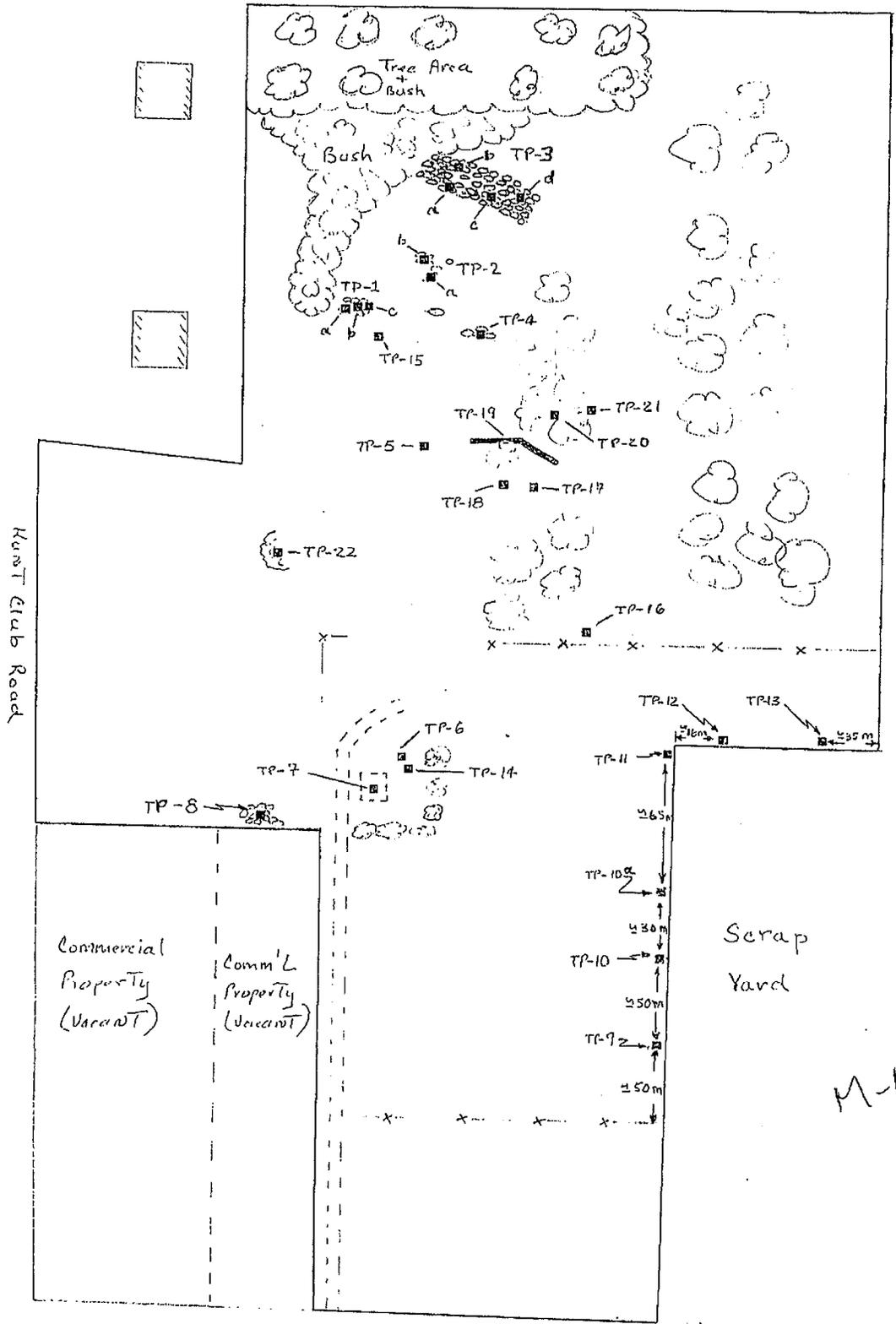
TABLE B: Chemical Compound	Soil Clean-up Criteria (ug/g)		Groundwater Criteria (ug/L)
	Residential Parkland Land Use	Industrial Commercial Land Use	Both Land Use Categories
POLYCHLORINATED BIPHENYLS	5	25	0.2
PYRENE	3.5	3.5	0.2
SELENIUM	2	10	50
SILVER	20	40	1.2
STYRENE	16	16	940
TETRACHLOROETHANE, 1,1,1,2-	0.46	0.46	6
TETRACHLOROETHANE, 1,1,2,2-	0.22	0.22	22
TETRACHLOROETHYLENE	0.45	0.45	5
THALLIUM	4.1	32	400
TOLUENE	1	10	5900
TRICHLOROBENZENE, 1,2,4-	30	30	500
TRICHLOROETHANE, 1,1,1-	34	34	200
TRICHLOROETHANE, 1,1,2-	2.3	3.1	16000
TRICHLOROETHYLENE	0.39	0.39	50
TRICHLOROPHENOL, 2,4,5-	10	10	630
TRICHLOROPHENOL 2,4,6-	10	10	9700
VANADIUM	200	200	200
VINYL CHLORIDE	0.09	0.09	0.5
XYLENES	1	5	5600
ZINC	600	600	1100
ELECTRICAL CONDUCTIVITY (mS/cm)	0.70	1.4	N/A
CHLORIDE	N/V	N/V	12000
NITROGEN (TOTAL %)	0.5	0.6	N/V
NITRATE	N/V	N/V	N/V
NITRITE	N/V	N/V	2000
SODIUM ADSORPTION RATIO (SAR)	5	12	N/A
SODIUM	N/V	N/V	8000

* Boron Soil Criterion based on Hot Water Extract. N/A = Not applicable. N/V = No Value.

M-L



NOT To Scale



**St. Lawrence Testing
& Inspection Co. Ltd.**
Report No. 25C272

Appendix F
Phase 1 Environmental Assessment
Report #25C110



**St. Lawrence Testing
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1
814 Second Street W., Phone (613) 938-2521
E-mail: gib@stlawrencetesting.com Fax (613) 938-7395

May 20, 2025

Mr. Jordan Lupovici
Halo Car Wash
1010 Ontario Street
Stratford, ON
N5A 6Z3

**RE: Property located at PT LT 28, CON 1, PIN 04629-0906, Nepean, ON
Phase 1 Environmental Assessment
Report No. 25C110**

Dear Mr. Lupovici:

In accordance with verbal and emailed instructions received from you, this report is submitted, outlining the results of a Phase 1 Environmental Site Assessment carried out for a commercial property located at Pt Lt 28, Con 1, with the property identification number (PIN) of 04629-0906 in Nepean, Ontario.

1.0 EXECUTIVE SUMMARY & INTRODUCTION

A Phase 1 Environmental Site Assessment (ESA) was undertaken by St. Lawrence Testing & Inspection Co. Ltd. (St. Lawrence Testing) for a commercial property located PT LT 28, Con 1 with the PIN of 04629-0906 in Nepean, Ontario at your request.

St. Lawrence Testing was advised that the purpose of this Phase I ESA was to assess the potential issues of environmental concern related to the current and

past uses of the property along with any environmental concerns that may have resulted from adjoining and neighbouring properties.

This Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document "Phase I Environmental Site Assessment, CSA Standard Z768-01", November 2001 (reaffirmed 2016 with no changes). Subject to the limitations outlined in Section 8.0 of this report, the scope of work included:

- Site visits were performed that included a visual inspection of the property on February 10, 2025 and on May 13, 2025 after the snow had melted. Observations of the adjoining and neighbouring properties were carried out from the Phase 1 property boundaries and from publicly accessible areas.
- A request was submitted to the City of Ottawa Planning Department for Historical Land Use Inventory report.
- A records review of available documents pertaining to the property included an Environmental Risk Information Services (ERIS) report, historical aerial photographs, satellite images, well records, insurance records and fire insurance plans available.
- A telephone interview with Mr. H. William Cuff representing the current owner of the Phase 1 property (1427163 Ontario Inc. c/o Melron Property Enterprises Inc.) was attempted over 3 separate occasions.
- A title search was ordered to determine the Phase 1 property ownership from the Crown patent to the present owner.

- A summary of any environmental concerns and the evaluation of these concerns are finalized in this report; all subject to the limitations outlined in Section 8.0 of this report.

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. The Phase 1 property is located at the east side of Lancelot Drive. Lancelot Drive originates off West Hunt Club Road that is located approximately 70 m south from the Phase 1 property.

The Phase 1 property was snow covered during the site assessment conducted in February 2025. An assessment of the grounds was conducted again on May 13, 2025 after the snow had melted. The Phase 1 property is an asphalted parking lot with no structures present. There were no mounds of fill materials present, and no observations of fuel spillage were noted.

The Phase 1 property originally operated as an agricultural farm with a house, barn and sheds present until approximately 1984 when the house, barn and shed were removed/demolished. The Phase 1 property remained vacant for several years after that. The Phase 1 property was commercially developed around 1997 as an exterior storage area for a large retail store located at 585 West Hunt Club Road. It eventually became a parking lot and has remained so to this day.

The Phase 1 property is subject to easements in favour of The Hydro Electric Commission of the City of Nepean, Bell Canada and Enbridge Gas Distribution Inc.

The adjoining property to the south and located at 575 West Hunt Club Road is a commercial building containing the offices for Van Houtte Coffee Services along with Peak Investment Services Inc. and the Bariatric Medical Institute.

The neighbouring property to the southeast and located at 545 West Hunt Club Road is a vacant retail home furnishing building. This property was occupied by Upper Room Home Furnishings and closed in September 2024. The neighbouring property to the east and across an access laneway is an LCBO store located at 543 West Hunt Club Road. The neighbouring property to the north and across an access laneway is a RONA hardware store located at 585 West Hunt Club Road. The neighbouring property to the west and across Lancelot Drive is an asphalt covered exterior storage area for RONA. To the southwest and located at 595 West Hunt Club Road is a commercial building occupied by a safety store (The Safety House), a Smoke FX Vape Shop along with a massage unit (Massage Addict). No visual indications of above ground fuel storage tanks were found at these properties.

On the basis of the programme conducted, St. Lawrence Testing has determined:

- The Phase 1 property has operated as a commercial property since 1997. Prior to this the Phase 1 property operated as a farm then became vacant.
- A second site visit to the Phase 1 property was conducted on May 13, 2025 after the snow had melted. This visit found no mounds of soil or areas of fuel spillage anywhere on the Phase 1 property.

- No visual evidence of any above or below ground fuel storage tanks were found on the Phase 1 property or at the adjoining property to the south.
- The City of Ottawa Planning Department issued a Historical Land Use Inventory report centered around the Phase 1 property. The City of Ottawa had no environmental records for this property.
- The adjoining and neighbouring properties pose a low environmental risk of subsurface contamination to the Phase 1 property. No above ground fuel tanks were observed on these properties.

St. Lawrence Testing determined that there are no areas of potential environmental concern associated with the Phase 1 property (hereafter referred to as the "Site" or "Site property"). No further environmental work is required.

2.0 SITE DESCRIPTION

2.1 Site Location

The Site does not have a municipal address at this time. It is located within a developed commercial area north of West Hunt Club Road and west of Merivale Road in Nepean (Ottawa), Ontario. The Site is to the south of 585 West Hunt Club Road, directly west of 543 West Hunt Club Road and directly north of 575 West Hunt Club Road. Access onto the Site property is made of Lancelot Drive at the west side or from a shared lane found on the east side.

The Site is approximately 75 m north of West Hunt Club Road and approximately 360 m west of Merivale Road. Highway 416 is located approximately 6.1 Km west traveling along West Hunt Club Road.

2.2 Site Operations

The Site property is currently a 3,639.46 m² asphalt covered parking lot. Prior to this, the Site was rural/agricultural in use with a house, barn and sheds until 1984. The Site became vacant in 1984 and was commercial around 1997 as an exterior storage area for 585 West Hunt Club Road then became a parking lot.

2.3 Topographic, Geologic and Hydrogeologic Setting

According to the Physical Settings Report prepared by Environmental Risk Information Services (ERIS), the Site is approximately 88.2 m above sea level with a general slope direction to the south southeast.

The bedrock is composed of limestone, dolostone and sandstone of the Beekmantown Group of the Ordovician period. The glacial deposit is composed of undifferentiated silty sandy till on Paleozoic terrain having low to medium permeability. The soil characterization for the Site property was not provided in the Physical Settings report; however, the soil to the west of Lancelot Drive is described as a silty clay with poor drainage and has a high run-off potential.

The inferred groundwater flow will be towards the Nepean Creek located approximately 380 m northeast of the Site property.

The Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property. This area also contains swampy locations.

3.0 RECORDS REVIEW

3.1 Aerial Photographs

Historical aerial photographs for the Site were obtained through ERIS for the years 1925, 1936, 1946, 1953, 1965, 1976, 1985, and 1994. In addition to these, satellite images viewed using Google Earth from the years 2004, 2007, 2008, 2014, 2018, 2021 and 2024 were also reviewed.

The aerial photograph taken in 1925 shows the Site property as agricultural in use. There is a house, a barn and outbuildings present to the northeast of the Site. The adjoining and neighbouring properties appear agricultural in use. Merivale Road is present further to the east of the Site.

The aerial photograph taken in 1936 shows no significant changes in the use of the Site property or on the adjoining and neighbouring properties since the 1925 photograph was taken.

The aerial photograph taken in 1946 shows no significant changes to the Site property since the 1936 photo was taken. The surrounding properties appear agricultural or rural in use.

The aerial photograph taken in 1953 shows no significant changes in the use of the Site property and at the surrounding properties since the 1946 photo was taken. Further to the east and across Merivale Road are large above ground storage tanks now present.

The aerial photograph taken in 1965 shows the Site property as rural/agricultural in use. There appears to be development present further to the east and to the northeast of the Site along the west side of Merivale Road. The adjoining properties to the north, west and south appear agricultural in use.

The aerial photograph taken in 1976 shows the Site property as rural in use. There is further development to the east and northeast of the Site. The adjoining properties to the north, west and south remain agricultural or undeveloped. West Hunt Club Road is not present along the south side of the Site property.

The aerial photograph taken in 1985 shows the Site property as undeveloped. The buildings once located to the northeast of the Site property are now absent. The adjoining properties to the east, west and south remain undeveloped. West Hunt Club Road is not present. The property located further to the east is developed and appears commercial in use.

The aerial photograph taken in 1994 shows the Site property as undeveloped. There is now a large structure located to the south of the Site property. West Hunt Club Road is present further to the south and

there is a short access road where Lancelot Drive will eventually be located. The adjoining properties to the north, east and west remain undeveloped.

The satellite image taken in 2004 shows the Site property as developed. The Site is covered with asphalt and appears to operate as an exterior storage area as there are numerous objects located along the north side. The Site is bound by laneways along the east, north and west sides. The adjoining property located to the south contains a large irregular shaped commercial building. The neighbouring properties located to the north and west are asphalt covered parking lots. The neighbouring property located to the southwest contains an irregular shaped commercial building. The neighbouring property located to the east contains a large irregular shaped building. Another irregular shaped building is present to the southeast.

The satellite image taken in 2007 shows the Site property operating as an exterior storage area with many objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.

The satellite image taken in 2008 shows the Site property as vacant with no objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.

The satellite image taken in 2014 shows no significant changes in the use of the Site property since the 2008 image was recorded except for a vehicle located at the centre of the Site. The adjoining property located

to the south appears unchanged in use since the 2008 image. The neighbouring property located to the west now appears to operate as an exterior storage area. The neighbouring properties located to the north and east have remained similar in use since the 2008 image.

The satellite image taken in 2018 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2014 image was recorded.

The satellite image taken in 2021 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2018 image was recorded.

The satellite image taken in 2024 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 20121 image was recorded.

3.2 Property-Use Records

A search for fire insurance plans was undertaken by ERIS/Verisk. There was no fire insurance plans available covering the Site property.

3.3 Insurance Inspection Reports

A search for insurance inspection reports was undertaken by ERIS/Verisk. There were no insurance reports available for the Site property.

3.4 Municipal Records

A request was submitted on February 13, 2025 to the City of Ottawa for a Historical Land Use Inventory report to provide any information the City of Ottawa may have regarding the Site property. The City of Ottawa sent a reply on March 11, 2025. The response stated that the Environmental Remediation Unit for the City of Ottawa did not have any environmental records with respect to the Site property. No records were found involving the Sewer Use Program or the Solid Waste Services.

3.5 Title Search

The legal description of the Site property is Part of Lot 28 Concession 1, Rideau Front, Nepean being Parts 1, 2, 3 and 4 on Plan 4R-15594, Ottawa. Subject to an Easement in Favour of the Hydro-Electric Commission of the City of Nepean over Part 2 on Plan 4R-15594 as in LT1176238; Subject to an Easement over Parts 9, 10 and 11 on 4R29778 as in OC1868150; Subject to an Easement as in OC1880904; Together with an Easement over PT 5 4R13839, PTS 1, 2 & 3 4R29778 as in OC1894191; Together with an Easement over PTS 6, 7 & 8 4R29778 as in OC1894192; Together with and Easement over PTS 10-24 4R25818 as in OC1894193; Subject to an Easement over PTS 9, 10 & 11 4R29778 in favour of PT 2 4R13593, PTS 1-10 4R13839, PTS 1-9 25 4R25818, PTS 3, 4, 5 4R13165 Except PTS 1-9, 25 4R25818, PT 1 4R13165 Except PTS 1-4 4R15594 as in O1894194; Together with an Easement over PT 3 4R14613 as in OC1894195; Together with an Easement over PT 5 4R29778 as in OC 1894196; Together with an

Easement over PTS 12-16 4R29778 as in OC1894197; City of Ottawa.

The Property Identification Number is 04629-0906.

The following table lists the title chain from the Crown patent to the current owner.

Instrument #	Doc. Type	Date	Party From	Party To
	Patent	Nov 26, 1846	Crown	Robert Nesbit (PT LT 28, CON 1)
R026724	Will	June 6, 1866	Robert Nesbitt	James Nesbitt
NP19100	Will	Nov 20, 1901	James Nesbitt	Robert A. Nesbitt
3638GR	Probate	Oct 1, 1902	Robert A Nesbitt	Wm. N. Nesbitt
410491	Release	Jan 11, 1960	Wm. N. Nesbitt	Thomas D. Nesbitt
569879	Deed	Jan 5, 1970	James R. Nesbitt, Charles M. Nesbitt	The Crown
LT1073225	Transfer	Sept 10, 1997	Her Majesty The Queen in Right of the Province of Ontario	1204325 Ontario Limited
LT1076373	Transfer	Sept 24, 1997	1204325 Ontario Limited	9051-5040 Quebec Inc.
LT1176238	Easement	Jan 27, 1999	9051-5040 Quebec Inc.	The Hydro Electric Commission of the City of Nepean
4R15594			R-Plan	
LT1321909	Transfer	Sept 28, 2000	9051-5040 Quebec Inc.	1427163 Ontario Inc. (Current Owner)
OC1868150	Transfer Easement	Feb 15, 2017	1427163 Ontario Ltd.	Bell Canada
OC1880904	Transfer Easement	April 13, 2017	1427163 Ontario Ltd.	Enbridge Gas Distribution Inc.

No Rights of Way were identified in the chain of title; however, several easements are associated with the Site property in favour of The Hydro Electric Commission of the City of Nepean, Bell Canada along with Enbridge Gas Distribution Inc.

3.6 Prior Environmental Assessment Reports

An Environmental Investigation report prepared by the Ministry of Transportation in 1996 was reviewed that involved a property located at 585 West Hunt Club Road. The Site was part of this property at that time.

A review of available aerial photographs carried out indicated that the Site was originally a farm from 1953 to 1958. The Site was no longer used as a farm, but a barn structure remained present until 1984. In 1984 only a house remained. After 1984 the Site property was vacant.

Another report prepared by the MTO in 1996 summarized a subsurface investigation on the property located at 585 West Hunt Club Road. This work also included the Site property. Twenty-two test pits (TP 1 to TP 22) were dug, and soil samples were collected from selected test pit locations (TP1, TP 2, TP 3, TP 4, TP 11 and TP 12) for metal analysis. The test results were compared to the standards used in 1996. St. Lawrence Testing compared the available results with the standards listed in Ontario Regulation 153/04, Table 3 for a commercial property with coarse soil and non-potable groundwater and found that they satisfied these standards.

The location of TP 6 was to the north of the Site property. This test pit contained a 22,000 L steel underground diesel fuel storage tank that was present. This tank was removed, and no soil contamination was noted in the report. However, the soil was not analyzed for petroleum hydrocarbons to confirm their opinion of the soil at this location.

The sketch provided suggests that TP 8 and TP 22 were located on or very close to the Site property. The soil at TP 8 was described as a 'grey clay soil mixed with building bricks to a 1.5-meter depth with no visual evidence of contamination, no suspect odour'. The description of the soil located at TP 22 was noted as 'typical barn materials (i.e. concrete, steel roof-sheeting and wooden beams)'. Unfortunately, no analyses of the soil were conducted at TP 8 and TP 22.

3.7 Company Records

No company records were available for review.

3.8 Regulatory Information

St. Lawrence Testing submitted a request to Environmental Risk Information Services (ERIS) for a review of available Federal, Provincial and Private Sector databases.

There were no records found associated with the Site property in the ERIS Historical Searches database; however, there were 55 records for the properties within a 250 m radius of the Site boundaries.

Database	On-Site	Within a 250 m radius
Borehole	0	1
Certificates of Approval	0	7
Delisted Fuel Tanks	0	1
Environmental Registry	0	4
Environmental Compliance Approval	0	1
ERIS Historical Searches	0	8
Ontario Reg. 347 Waste Generators Summary	0	20
Pesticide Registry	0	7
Scott's Manufacturing Directory	0	3
Ontario Spills	0	1
Water Well Information System	0	2

There was 1 record found in the Borehole database. This database includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. The record involved a geotechnical investigation in 1971 that was located approximately 153 m south of the Site. This work would not have posed an environmental risk to the Site property.

There were 7 records found in the Certificates of Approval database. The Ministry of the Environment Conservation and Parks (MOECP) states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable

water supplies, stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. The first record involved a property located approximately 177 m northwest at 585 West Hunt Club Road. In 2008 an approval was granted for the release of substances into the air. The specifics of the approval were not provided in the record. This approval would pose a low environmental risk to the Site as any releases into the air would readily disperse and be diluted in the atmosphere. The second record involved municipal sewage works that occurred in 1993 and located approximately 115 m southwest at West Hunt Club Road and Lancelot Drive. This work would have posed a low environmental risk as this location is at a lower elevation to the Site. The final 3 records all involved a fiber optic company located approximately 150 m east of the Site. Four approvals were granted in 1995, 1998, 1998 and 1999 for releases into the air. The 5th record involved the cancellation of an approval for the release into the air. These approvals involved the release of acetone, ethyl alcohol, into the air and the use of exhaust hoods. These approvals would pose a low environmental risk to the Site as any releases into the air would readily disperse and be diluted in the atmosphere.

There was 1 record found in the Delisted Fuel Tanks database. This record involved a former liquid propane tank located approximately 177 m northwest at 585 West Hunt Club Road. The presence of a liquid propane tank at this location would pose a low environmental risk to the Site as any releases of propane would evaporate into the air and be diluted before reaching the Site property.

There were 4 records found in the Environmental Registry database. This database lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. The first record involved a property located approximately 117 m northwest at 585 West Hunt Club Road. In 2008, an approval was granted for the discharge into the natural environment other than water (i.e. air). This approval would have posed a low environmental risk to the Site as any releases into the air would be dispersed and diluted before reaching the Site. The next record involved a permit in 2020 for activities to achieve an overall benefit to a species. This concerned a proposed residential development to be located approximately 227 m south of the Site where Butternut trees were found. This would not have posed an environmental risk to the Site property. The last 2 records concerning two approvals in 1998 & 2001 for the discharge into the natural environment other than water (i.e. air) by JDS Uniphase Inc. located approximately 245 m southeast. These approvals would have posed a low environmental risk to the Site as any releases into the air would be dispersed and diluted before reaching the Site.

There was 1 record found in the Environmental Compliance Approval database. On October 31, 2011, a 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. A single ECA addresses all of a business's emissions, discharges and wastes. This record concerned the Rona

Home & Garden located approximately 117 m northwest at 585 West Hunt Club Road. In 2008, an approval was granted for the use of a natural gas fueled heaters, a standby diesel fueled generator along with a dust collection system. This approval would have posed a low environmental risk to the Site as any releases into the air from the exhaust and escaping dusts would be dispersed and diluted before reaching the Site.

There were 8 records found in the ERIS Historical Searches database. This database lists 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. There were 2 records involving 585 West Hunt Club Road, 2 records for 565 West Hunt Club Road, 2 records for 595 West Hunt Club Road, one record involving a location at 570 West Hunt Club Road & 159 Cleopatra Drive and one record for a property located at 174 Cleopatra Drive. These would not have posed an environmental risk to the Site.

There were 20 records found in the Ontario Regulation 347 Waste Generators Summary database. 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.

Location	Distance from Site/Elevation	Wastes Generated
<p>Rona Home & Garden 585 West Hunt Club Road</p>	<p>117 m NW / ↑</p>	<p>Waste detergents & soaps were generated in 2016. Waste compressed gases & cylinders, waste crankcase oils & lubricants, organic and inorganic wastes, organic non-halogenated pesticides & herbicides, inorganic sludges, slurries & solids, halogenated pesticides & herbicides, detergents & soaps, aliphatic solvents along with light fuels in 2018, 2020, 2021 and 2022.</p>
<p>Simplex Intl Time Equipment Co. Ltd. 575 Heston Drive</p>	<p>56 m SE / ↓</p>	<p>Alkaline waste-heavy metals were generated from 1993 to 2001.</p>
<p>Ottawa Catholic School Board 570 West Hunt Club Road</p>	<p>153 m SSE / ↓</p>	<p>Paint, pigments & coating residues, petroleum distillates, PCBs, waste oils & lubricants along with waste compressed gases were generated in 2002. Paint, pigments & coating residues were generated from 2014 to 2018 and 2020. Paint, pigments & coating residues along with aliphatic solvents were produced in 2021 and 2022.</p>
<p>JDS Uniphase Corporation 570 West Hunt Club Road</p>	<p>153 m SSE / ↓</p>	<p>Waste oils & lubricants, organic and inorganic waste, aliphatic solvents and halogenated solvents in 1992, 1993, 1996, 1997 & 1998. Aliphatic solvents were produced in 1994 & 1995. Halogenated solvents, waste oils & lubricants, aliphatic solvents, organic & inorganic laboratory chemicals along with inorganic acid waste from 1999 to 2001.</p>

		Organic & inorganic waste, waste oils & lubricants, aliphatic solvents, oil skimmings & sludges along with waste compressed gases from 2002 to 2004.
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As the handling, storage and disposal of these wastes are regulated, the waste generated at these locations would pose a low environmental risk to the Site property.

There were 7 records found in the Pesticide Registry database. The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides. All 7 records involved Rona Home & Garden located approximately 117 m northwest at 585 West Hunt Club Road. The records indicated that this location is a limited vendor of pesticides for retail. Considering the small volumes of pesticides available at this location, these pesticides would pose a low environmental risk to the Site property.

There were 3 records found in the Scott's Manufacturing Directory database. This database lists information on over 200,000 manufacturers across Canada. All 3 records involved JDS Uniphase Ltd. located approximately 150 m southeast at 570 West Hunt Club Road. This business manufactures optical instruments and lenses along with measuring and controlling devices. The presence of this business would pose a low environmental risk to the Site property.

There was 1 record found in the Ontario Spills database. This database lists spills and incidents made available by the Ministry of the

Environment, Conservation and Parks. There was one spill that occurred on the Site property. There was a 3 L hydraulic oil spill onto the concrete at 585 West Hunt Club Road in November 2024. The spill was contained and cleaned up. The record indicated the environmental consequences were low and would not have resulted in sub-surface contamination onto the Site property.

There were 2 records found in the Water Well Information System database. This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. The first record involved a domestic water supply well located approximately 153 m northeast. The Ontario Well Records described this well as being drilled in 1975. The presence of a domestic water supply well at this location would pose a low environmental risk to the Site. The next record involved an abandoned monitoring well located approximately 165 m south southwest at 162 Cleopatra Drive. This well was installed in 2006. The presence of a monitoring well at this location would pose a low environmental risk as this location is at a lower elevation to that of the Site property.

4.0 SITE VISIT

A Site visit was performed by Mr. Steven Rowland of St. Lawrence Testing on February 10, 2025. The Site property was covered with deep snow at the time of this visit. Mr. Rowland performed a thorough visual inspection of the Site where access was safe to walk over. Only visual observations were noted.

An additional assessment of the Site property was conducted on May 13, 2025 after the snow had melted.

4.1 General Observations

The Site property was snow covered at the time of the Site visit in February 2025. The Site is located on the east side of Lancelot Drive. Lancelot Drive originates off West Hunt Club Road. Vehicular access onto the Site was not available due to the deep snow. However, satellite images of the Site property show that there are vehicular access locations at the east and west sides.

The second Site visit conducted on May 13, 2025, determined that the Site property is an asphalted parking lot with no structures present. There were no mounds of fill materials present, and no observations of fuel spillage were noted.

Hazardous Materials

No hazardous materials were observed.

Unidentified Substances

No unidentified substances were observed.

Storage Tanks

The Site property is a parking lot. No storage tanks are suspected to be present.

Odours

No unusual odours were detected during the Site visit.

Potable Water Supply

The Site property is a parking lot. Potable water may be available to the Nepean Crossroads Centre.

Special Attention Items

Polychlorinated Biphenyls (PCBs)

The Site property is a parking lot. No PCB containing materials are suspected to be present.

Asbestos-Containing Materials (ACMs)

The Site property is a parking lot. No asbestos-containing materials are suspected to be present.

Lead

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act. Lead is also associated with plumbing solder and old pipes as well as other lead-based products such as wall shielding (x-ray rooms).

The Site property is a parking lot. No lead containing materials are suspected to be present.

Ozone-Depleting Substances

No ozone-depleting substances were observed.

Urea Foam Formaldehyde Insulation (UFFI)

The Site property is a parking lot. No UFFI is suspected to be present.

Radon

Radon is an odourless, invisible gas that occurs in soils upon the decay of naturally found uranium. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings in the basement floor. The guideline from Health Canada for radon is 200 Bq/m³.

The Eastern Ontario District Health Unit conducted a study of 99 homes within the region. The survey found that 93.9% of the homes in the survey had radon levels below the 200 Bq/m³ guideline.

As the underlying bedrock geology consists of limestone, dolostone, shale, arkose and sandstone, the possibility of radon being present at a concentration that would cause illness is small. However, radon cannot be detected without specialized equipment and testing for radon is outside the scope of this report.

Mold

No mold was observed on the Site property.

Noise & Vibration

A handheld sound meter was used to measure the noise levels near the northeast corner of the Site property. The decibel reading varied from 54.7 db. to 68.3 db. as traffic passed by. No noticeable vibrations were felt during the Site visit.

Electric and Magnetic Fields

We tested for the presence of both electric and magnetic fields using a portable electromagnetic radiation meter near the east side of the Site property where overhead electrical distribution lines were observed. An electromagnetic field was detected. This field is believed to emanate from the ground mounted transformer located on the neighbouring property (LCBO) located to the east. This field dissipated with distance. There is also another ground mounted transformer located near the southwest corner of the Site property. No electromagnetic field was detected at this transformer.

4.2 External Observations

General Description of Site Structures

The Site property is a parking lot. No structures are present.

Observations of Adjoining Properties

A visual observation of adjoining properties was performed from the Site boundary and from the surrounding public roads. The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area.

The adjoining property to the south and located at 575 West Hunt Club Road is a commercial building containing the offices for Van Houtte Coffee Services along with Peak Investment Services Inc. and the Bariatric Medical Institute.

The neighbouring property to the southeast and located at 545 West Hunt Club Road is a vacant retail home furnishing building. This property was occupied by Upper Room Home Furnishings until it closed in September 2024. The neighbouring property to the east and across an access laneway is an LCBO store located at 543 West Hunt Club Road. This property contains a large ground mounted electrical transformer located near the northwest corner of the building. The neighbouring property to the north and across an access laneway is a RONA hardware store located at 585 West Hunt Club Road. The neighbouring property to the west and across Lancelot Drive is an asphalt covered exterior storage area for RONA. To the southwest and located at 595 West Hunt Club Road is a commercial building occupied by a safety store (The Safety House), a Smoke FX Vape Shop along with a massage unit (Massage Addict). No visual indications of above ground fuel storage tanks were found at these properties.

The Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property. This area also contains swampy locations.

Wells

There were no wells observed on the Site property. No well records were found on the Ontario Well Records website involving the Site property.

Sewage Disposal

The Site property is a parking lot. Sewage disposal may be available to the Nepean Crossroads Centre.

Pits and Lagoons

No pits or lagoons were observed on the Site.

Stained Material

The second visit to the Site property found no staining on the asphalt.

Fill

No fill material was observed.

Stressed Vegetation

The Site property is a parking lot and devoid of vegetation. The second Site visit did not find any stressed vegetation on the adjoining properties.

Wastewater

Surface wastewater would travel to a catch basin located along the east access laneway. A satellite image taken of the Site property shows a catch basin located within the parking lot.

Watercourses, Ditches, or Standing Water

The Nepean Creek located approximately 380 m northeast of the Site property. No ditches or standing water were observed on the Site property.

Roads, Rights of Way and Parking Facilities

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. Lancelot Drive is a 2-

lane, asphalted roadway that travels north and south along the west side of the Site property. Lancelot Drive originates off West Hunt Club Road that is located approximately 70 m to the south of the Site property. There are 2 asphalted travel lanes that are found along the north and east sides of the Site property. These permit vehicular traffic within the Nepean Crossroads Centre.

There were no rights of way found in the chain of title; however, the Site property is subject to easements in favour of The Hydro Electric Commission of the City of Nepean, Bell Canada and Enbridge Gas Distribution Inc.

The Site property was last utilized as a parking lot for patrons of the Nepean Crossroads Centre.

4.3 Interior Observations

The Site property is a parking lot. No structures are present.

Heating and Cooling Systems

The Site property is a parking lot. There are no heating or cooling systems present.

Drains and Sumps

A satellite image taken of the Site property shows a catch basin located within the parking lot. No other drains were found directly on the Site property.

Mechanical Equipment

The Site property is a parking lot. No mechanical equipment is present.

5.0 INTERVIEWS

A telephone interview with Mr. H. William Cuff, representative for the current owner of the Site property, was attempted on 3 individual days using the contact information provided on the Melron Property Enterprises Inc. letterhead. No one answered the telephone, and no voice mail prompt was provided to leave a message. The address for Melron Property Enterprises Inc. is a private residence and it is possible that Mr. Cuff may be away for the winter months.

6.0 FINDINGS and EVALUATION OF FINDINGS

St. Lawrence Testing has determined the following from the information and Site assessment observations obtained:

- The Site property has operated as a commercial property since 1997. Prior to this the Site property operated as a farm then became vacant.
- The exterior grounds were covered with snow and could not be assessed accurately during the Site visit in February 2025.
- A second visit to the Site property was conducted on May 13, 2025 after the snow had melted. This visit found no mounds of soil or areas of fuel spillage anywhere on the Site property.
- No visual evidence of any above or below ground fuel storage tanks were found on the Site property or at the adjoining property to the south.

- The City of Ottawa Planning Department issued a Historical Land Use Inventory report centered around the Site property. The City of Ottawa had no environmental records concerning the Site.
- The adjoining and neighbouring properties pose a low environmental risk of subsurface contamination to the Site property. No above ground fuel tanks were observed on these properties.

7.0 CONCLUSIONS

We have completed a Phase 1 Environmental Assessment in general accordance with CSA Z768-01 on the Site property located at PT LT 28, Con 1 with the PIN of 04629-0906 in Nepean, Ontario.

On the basis of the programme conducted, St. Lawrence Testing determined that there are no areas of potential environmental concern associated with the Site property. No further environmental work necessary.

8.0 STANDARD LIMITATIONS

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice

we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions in the building on the subject property. The conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of Halo Car Wash as per the agreement and terms of reference between Halo Car Wash and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

9.0 QUALIFICATIONS OF THE ASSESSOR

Mr. Gilbert G. McIntee, P.Eng: Mr. McIntee has been conducting environmental assessments and remediation for over 25 years and is a QP (Qualified Person).

Mr. Steven Rowland, B.Sc.: Mr. Rowland has a post graduate diploma in Environmental Science and has worked at St Lawrence Testing for 14 years as an environmental technician. Prior to this, he worked in pharmaceutical research and has designed and inspected research facilities in Canada and the United States.

10.0 REFERENCES

Phase 1 Environmental Site Assessment. CSA Standards, Z768-01, (reaffirmed without change, 2016).

Environmental Investigation, Lots 28 & 29, Con 1, Nepean, Hunt Club @ Merivale. Prepared for Melron Enterprises in 1996 by the Ministry of Transportation.

Respectfully submitted,

ST. LAWRENCE TESTING & INSPECTION CO. LTD.

G.G. McIntee, P. Eng.

GGM:sr

Attachments

**St. Lawrence Testing
& Inspection Co. Ltd.**
Report No. 25C272

Appendix G
Geotechnical Subsurface Investigation. Halo Car Wash 585 West Hunt Club
Rd., Nepean, Ontario



**St. Lawrence Testing
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1
814 Second Street W., Phone (613) 938-2521
E-mail: gib@stlawrencetesting.com Fax (613) 938-7395

March 24, 2024

Mr. Jordan Lupovici
Halo Car Wash
1010 Ontario Street
Stratford, ON
N5A 6Z3

**RE: Halo Car Wash 585 West Hunt Club Rd., Nepean, Ontario
Geotechnical Subsurface Investigation
Report No. 25C038**

Dear Mr. Lupovici:

As requested by you, this report is submitted on the geotechnical subsurface investigation at the property just North of West Hunt Club Rd. in Ottawa, Ontario.

A) DESCRIPTION OF FIELD WORK

Prior to starting the field drilling, locates were requested through Ontario One Call. When we initially visited the site, the whole site was covered with more than 300 mm of snow throughout.

The drilling was done on March 18, 2025. At the time of drilling, a lot of the snow had melted but there were still drifts of snow over close to half of the site. The drill was from Eastern Ontario Diamond Drilling or Hawkesbury, Ontario. Supervision was by the undersigned geotechnical engineer.

A total of 4 boreholes were put down at the site. The boreholes were advanced by split spoon sampling. Standard Penetration tests were carried out along with

the split spoon sampling. The recovered samples were placed in glass jars while on the site. The jars were returned to our lab for later detailed lab examination and one gradation test. While on site we paid close attention for potential fuel contamination odours. None were noted.

A sketch showing the borehole locations is attached to this report.

B) STRATIGRAPHY

The stratigraphy at the 4 boreholes is fairly similar.

The surface is covered with 50 mm of asphalt. Below the asphalt is gravel fill that extends between 0.48 to 0.53 m.

Below the gravel is a brown, moist, compact silty sand. With depth the brown becomes grey brown, generally around 1.5 m and grey, generally around 2.3 m. The moisture becomes very moist generally between 1.8 m to 2.3 m. The silty sand was noted to be wet between 2.3 m to 3.0 m at Boreholes 2, 3 and 4.

We hit bedrock at 3.28 m at Borehole 2 and 2.44 m at Borehole 3.

For the specific information at each borehole, the borehole logs should be referred to.

C) GEOTECHNICAL DISCUSSION

1. General

It is our understanding that a one storey car wash building is to be built near the centre of the lot in an East West direction.

2. Foundations

The foundations for the building can be footings designed with a bearing capacity of 150 KPa S.L.S. and 225 KPa U.L.S. The seismic factor is Site Class C. The building design frost depth in this area is 1.5 m below the final exterior surface.

3. Slab on Grade

The soil conditions are acceptable for a normal slab on grade.

The upper asphalt should be removed. The upper gravel should also be lowered.

The gravel below the new slab should be 150 mm of Granular "A" compacted to 95% Standard Proctor Density. If the loading will exceed 25 KPa S.L.S. the compaction should be to 100% Standard Proctor Density.

4. New Sewers and Watermain

The bedrock depths at Boreholes 2 and 3 should be noted in case the sewers or watermains are coming in from the West end. The frost design depth in asphalted areas is 2.3 m.

For any new sewers and watermains, the sewers and watermains must be just below 2.3 m.

The bedding for the services should be 150 mm of Granular "A" compacted to 95% Standard Proctor Density. The cover material should be 150 mm of Granular "A" compacted to 95% Standard Proctor Density.

The backfill for the trench can be the site silty sand. This should be compacted in maximum 300 mm lifts to 95% Standard Proctor Density.

When it is time to restore the gravel subbase and base in the trench areas, the subgrade should be recompact to 95% Standard Proctor Density prior to applying the subbase course.

The subbase, base and asphalt should match what now exists. The subbase should be the total gravel thickness less 150 mm and should be Granular "B" Type 2 compacted to 100% Standard Proctor Density. The base should consist of 150 mm of Granular "A" compacted to 100% Standard Proctor Density. The asphalt should consist of 50 mm of HL3 compacted to 96% Marshall Density.

D) CONSTRUCTION CONTROL

In order to ensure that the recommendations for footings, backfill and compaction are adhered to, it is recommended that our firm be retained to inspect, test and report accordingly.

Respectfully submitted,

ST. LAWRENCE TESTING & INSPECTION CO. LTD.

G.G. McIntee, P. Eng.

GGM:mm

Appendix H
MOECP FOI Response

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

Ministère de l'Environnement, de la
Protection de la nature et des Parcs

Direction des services généraux
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



November 3, 2025

Steven Rowland
St. Lawrence Testing
814 Second Street West
Cornwall, Ontario K6J 1H6
steve@stlawrencetesting.com

Dear Steven Rowland:

RE: MECP FOI A-2025-06813 – Decision Letter

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

Part of Lot 28 Concession 1, Rideau Front, Nepean (see map)

Timeframe: January 1, 1975 to October 3, 2025

After a thorough search through the ministry files, records were located in response to your request. The final decision has been made to provide partial access to the requested information. The official responsible for making the access decision on your request is the undersigned.

Some of the information has been severed or withheld under the following sections of the Act:

- s.17(1) Corporate information supplied to the ministry in confidence for the protection of third-party records
- s.22(a) Records that are publicly available as follows:
 - For corporate ownership (ONBIS records, Articles of Incorporation, Articles of Amendment) download forms ON00242E and 5310E to search for a public record available from Service Ontario at <https://www.ontario.ca/page/ontario-business-registry-all-services>. Go to “33. Searching the Public Record” to locate the forms.
- Records or information that are not relevant to the request (e.g., records that are blank, outside of the date range or do not relate directly to the subject matter) have been removed and marked “Not Responsive” or ‘N/R’.

Section 57 of the Act authorizes certain fees to be charged for processing a request. Our charges for processing this request are:

Search Time 0.83 hours @ \$30/hour	\$25.00
o Time taken to locate and retrieve records	

Total	\$25.00
--------------	----------------

In order to receive a copy of the records please forward this amount in Canadian dollars to our office. Payment(s) may be made by **December 3, 2025**. If payment has not been received by this date, the file will be closed and you will be required to submit a new request.

The ministry's Environmental Assessment and Permissions Division (EAPD) has advised that there are inactive records in the Records Centre, Mississauga, and below is a description of these records:

- - 3-0082-98-006, Municipal and Private Sewage Works (MPSW), Mobius Development Ltd., Approved, Offsite, NA, 1998

If you would like us to retrieve these files, **please submit a new request** and inform the analyst below. In the request description section, indicate you are seeking records from the Record Centre in relation to file number A-2025-06813. The \$5 application fee for your new request will be applied towards any costs incurred with the retrieval of the records from the Records Centre.

Payment(s) may be made in Canadian dollars by one of the following options:

- Pay online through the Freedom of Information Request for Property Information Form: <https://forms.mgcs.gov.on.ca/en/dataset/012-2146>. Both the pdf download or "HTML" versions provide access to the payment option.
- Mail money order or cheque made payable to the "Minister of Finance (FOI)".

Please **do not** mail cash or send your payment information via email.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you decide to pursue this request after the deadline has passed, please contact the analyst below to discuss options that are available.

If you have any questions, please contact Amina Shah at 437-339-1251 or amina.shah@ontario.ca.

Yours truly,

A. Sheh.

for
Josephine DeSouza
Manager, Access and Privacy Office

Appendix I
ERIS Database Report



DATABASE REPORT

Project Property: *Parking lot south of 585 Hunt Club Road,
Ottawa
Parking lot south of 585 West Hunt Club
Road
Ottawa ON K2G 5X6*

Project No:

Report Type: *Standard Report*

Order No: *25021200500*

Requested by: *St. Lawrence Testing & Inspection Co. Ltd.*

Date Completed: *February 18, 2025*

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

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Executive Summary

Property Information:

Project Property: *Parking lot south of 585 Hunt Club Road, Ottawa
Parking lot south of 585 West Hunt Club Road Ottawa ON K2G 5X6*

Project No:

Coordinates:

Latitude: 45.3339562
Longitude: -75.7287581
UTM Northing: 5,020,309.08
UTM Easting: 442,897.19
UTM Zone: UTM Zone 18T

Elevation: 289 FT
88.18 M

Order Information:

Order No: 25021200500
Date Requested: February 12, 2025
Requested by: St. Lawrence Testing & Inspection Co. Ltd.
Report Type: Standard Report

Historical/Products:

Aerial Photographs *Aerials - National Collection*
ERIS Xplorer [ERIS Xplorer](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*
Physical Setting Report (PSR) *Physical Setting Report (PSR)*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	1	1
CA	<i>Certificates of Approval</i>	Y	0	7	7
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	1	1
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	4	4
ECA	<i>Environmental Compliance Approval</i>	Y	0	1	1
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	8	8
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	20	20
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPR2	<i>National Pollutant Release Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory - Historic</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	7	7
PFAS	<i>Ontario PFAS Spills</i>	Y	0	0	0
PFCH	<i>NPRI Reporters - PFAS Substances</i>	Y	0	0	0
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	0	0
PPHA	<i>Potential PFAS Handlers from EASR</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	3	3
SPL	<i>Ontario Spills</i>	Y	0	1	1
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	2	2

Database

Name

Searched

*Project
Property*

Within 0.25 km

Total

Total:

0

55

55

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	GEN	Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	ESE/6.3	-0.11	23
2	EHS		585 Hunt Club Rd W Ottawa ON	E/25.5	-0.23	31
3	EHS		565 West Hunt Club Rd Ottawa ON	E/49.7	-1.00	31
4	GEN	SIMPLEX INT. TIME EQUIPMENT CO. LTD.	575 HESTON DRIVE NEPEAN ON K2G 5W5	SE/56.5	-1.28	31
4	GEN	SIMPLEX INTL TIME EQUIPMENT CO LIMITED	575 HESTON DRIVE NEPEAN ON K2G 5W5	SE/56.5	-1.28	31
5	SPL		585 West Hunt Club Rd, Nipigon OTTAWA ON	WNW/108.5	1.69	32
6	EHS		595 Hunt Club Rd W Ottawa ON K2G5X6	SW/108.9	-0.99	33
7	CA	NEPEAN CITY	HUNT CLUB RD./LANCELOT DR. NEPEAN CITY ON	SSW/114.5	-1.31	33
8	EHS		585 W Hunt Club Rd Nepean ON K2G 5X6	WNW/122.4	1.69	33
9	EHS		595 HUNT CLUB ROAD OTTAWA ON	SW/124.2	-1.00	33
10	CA	JDS FITEL INC.	570 WEST HUNT CLUB RD, BLDG.C NEPEAN ON K2G 3R4	SE/149.9	-3.00	33
10	CA	JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 3R4	SE/149.9	-3.00	34

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
10	SCT	J D S FITEL INC.	570 WEST HUNT CLUB RD NEPEAN ON K2G 5W8	SE/149.9	-3.00	34
10	SCT	JDS UNIPHASE	570 West Hunt Club Rd Nepean ON K2G 5W8	SE/149.9	-3.00	34
10	SCT	JDS Uniphase Ltd.	570 West Hunt Club Rd Nepean ON K2G 3R4	SE/149.9	-3.00	35
10	CA	JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN CITY ON K2G 3R4	SE/149.9	-3.00	35
10	CA	JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN CITY ON K2G 3R4	SE/149.9	-3.00	35
10	CA		570 West Hunt Club Road Nepean ON K2G 3R4	SE/149.9	-3.00	35
10	EHS		570 West Hunt Club and 159 Cleopatra Drive Ottawa ON	SE/149.9	-3.00	36
11	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SSE/152.7	-2.62	36
12	BORE		ON	S/152.8	-2.39	39
13	WWIS		lot 28 con 1 ON Well ID: 1515062	NE/152.9	-0.22	40
14	WWIS		162 CLEOPATRA DR OTTAWA ON Well ID: 7038486	SSW/165.3	-1.59	43
15	GEN	JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE/174.1	-3.31	46
15	GEN	JDS FITEL INC. 22-422	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE/174.1	-3.31	47

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
15	GEN	JDS UNIPHASE CORPORATION	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE/174.1	-3.31	47
15	GEN	JDS UNIPHASE Inc.	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE/174.1	-3.31	48
15	GEN	Ottawa-Carleton Catholic School Board	570 West Hunt Club Road Nepean ON K2G 5W8	SE/174.1	-3.31	49
15	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE/174.1	-3.31	50
15	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE/174.1	-3.31	50
15	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE/174.1	-3.31	51
15	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE/174.1	-3.31	51
15	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE/174.1	-3.31	51
15	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE/174.1	-3.31	52
15	GEN	Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE/174.1	-3.31	52
16	PES	RONA HOME & GARDEN	585 HUNT CLUB WEST NEPEAN ON K2G 5X6	NW/176.8	1.69	52
16	EBR	9051-5040 Quebec Inc.	585 West Hunt Club Road Ottawa CITY OF OTTAWA ON	NW/176.8	1.69	53
16	PES	RONA HOME & GARDEN	585 HUNT CLUB WEST NEPEAN ON K2G5X6	NW/176.8	1.69	53

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
16	CA	9051-5040 QuTbec Inc.	585 West Hunt Club Rd Ottawa ON	NW/176.8	1.69	54
16	DTNK	RONA HOME & GARDEN ATTN WAYNE BENT (STORE MANAGER)	585 WEST HUNT CLUB RD NEPEAN ON	NW/176.8	1.69	54
16	PES	RONA HOME & GARDEN	585 HUNT CLUB W NEPEAN ON K2G 5X6	NW/176.8	1.69	55
16	PES	RONA INC.	585 HUNT CLUB W NEPEAN ON K2G5X6	NW/176.8	1.69	55
16	ECA	9051-5040 Quebec Inc.	585 West Hunt Club Rd Ottawa ON J4B 8H7	NW/176.8	1.69	55
16	GEN	Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW/176.8	1.69	56
16	GEN	Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW/176.8	1.69	56
16	PES	RONA INC.	585 HUNT CLUB W NEPEAN ON K2G5X6	NW/176.8	1.69	57
16	PES	RONA INC.	585 HUNT CLUB W NEPEAN ON K2G5X6	NW/176.8	1.69	58
16	GEN	Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW/176.8	1.69	58
16	GEN	Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW/176.8	1.69	60
16	PES	RONA INC.	585 WEST HUNT CLUB RD NEPEAN ON K2G 5X6	NW/176.8	1.69	61
17	EHS		565 West Hunt Club Road Ottawa ON K2G 5W5	N/209.5	1.69	61

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
18	EBR	Tartan JTJ Homes Inc.	Ottawa., ON Canada ON	S/227.1	-3.15	62
19	EHS		174 Cleopatra Drive Nepean ON K2G 5X2	S/243.9	-3.39	62
20	EBR	JDS Fitel Inc.	570 WEST HUNT CLUB ROAD, NEPEAN CITY NEPEAN ON	SE/244.7	-2.61	62
20	EBR	JDS Uniphase Inc.	570 West Hunt Club Road Nepean Ontario K2G 5W8 Nepean ON	SE/244.7	-2.61	63

Executive Summary: Summary By Data Source

BORE - Borehole

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	S	152.78	<u>12</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 7 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
9051-5040 QuTbec Inc.	585 West Hunt Club Rd Ottawa ON	NW	176.84	<u>16</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
NEPEAN CITY	HUNT CLUB RD./LANCELOT DR. NEPEAN CITY ON	SSW	114.49	<u>7</u>
JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 3R4	SE	149.95	<u>10</u>
JDS FITEL INC.	570 WEST HUNT CLUB RD, BLDG.C NEPEAN ON K2G 3R4	SE	149.95	<u>10</u>
JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN CITY ON K2G 3R4	SE	149.95	<u>10</u>
	570 West Hunt Club Road Nepean ON K2G 3R4	SE	149.95	<u>10</u>

JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN CITY ON K2G 3R4	SE	149.95	10
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DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Oct 2023 has found that there are 1 DTNK site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
RONA HOME & GARDEN ATTN WAYNE BENT (STORE MANAGER)	585 WEST HUNT CLUB RD NEPEAN ON	NW	176.84	16

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Dec 31, 2024 has found that there are 4 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
9051-5040 Quebec Inc.	585 West Hunt Club Road Ottawa CITY OF OTTAWA ON	NW	176.84	16

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Tartan JTJ Homes Inc.	Ottawa., ON Canada ON	S	227.12	18

JDS Uniphase Inc.	570 West Hunt Club Road Nepean Ontario K2G 5W8 Nepean ON	SE	244.66	20
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JDS Fitel Inc.	570 WEST HUNT CLUB ROAD, NEPEAN CITY NEPEAN ON	SE	244.66	20
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ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Oct 31, 2024 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
9051-5040 Quebec Inc.	585 West Hunt Club Rd Ottawa ON J4B 8H7	NW	176.84	<u>16</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 8 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	585 W Hunt Club Rd Nepean ON K2G 5X6	WNW	122.45	<u>8</u>
	565 West Hunt Club Road Ottawa ON K2G 5W5	N	209.55	<u>17</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	585 Hunt Club Rd W Ottawa ON	E	25.54	<u>2</u>
	565 West Hunt Club Rd Ottawa ON	E	49.70	<u>3</u>
	595 Hunt Club Rd W Ottawa ON K2G5X6	SW	108.91	<u>6</u>
	595 HUNT CLUB ROAD OTTAWA ON	SW	124.22	<u>9</u>
	570 West Hunt Club and 159 Cleopatra Drive Ottawa ON	SE	149.95	<u>10</u>
	174 Cleopatra Drive Nepean ON K2G 5X2	S	243.89	<u>19</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2022 has found that there are 20 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW	176.84	<u>16</u>
Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW	176.84	<u>16</u>
Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW	176.84	<u>16</u>
Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	NW	176.84	<u>16</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Rona inc.	585 West Hunt Club rd Nepean ON K2G 5X6	ESE	6.30	<u>1</u>
SIMPLEX INTL TIME EQUIPMENT CO LIMITED	575 HESTON DRIVE NEPEAN ON K2G 5W5	SE	56.48	<u>4</u>
SIMPLEX INT. TIME EQUIPMENT CO. LTD.	575 HESTON DRIVE NEPEAN ON K2G 5W5	SE	56.48	<u>4</u>
Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SSE	152.67	<u>11</u>
JDS FITEL INC. 22-422	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE	174.11	<u>15</u>
JDS UNIPHASE CORPORATION	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE	174.11	<u>15</u>
Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE	174.11	<u>15</u>

Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE	174.11	15
Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE	174.11	15
Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE	174.11	15
Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE	174.11	15
Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE	174.11	15
JDS FITEL INC.	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE	174.11	15
Ottawa Catholic District School Board	570 West Hunt Club Road Ottawa ON K2G 3R4	SE	174.11	15
JDS UNIPHASE Inc.	570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	SE	174.11	15
Ottawa-Carleton Catholic School Board	570 West Hunt Club Road Nepean ON K2G 5W8	SE	174.11	15

PES - Pesticide Register

A search of the PES database, dated Oct 2011-Oct 31, 2024 has found that there are 7 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
RONA INC.	585 HUNT CLUB W NEPEAN ON K2G5X6	NW	176.84	16

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
RONA HOME & GARDEN	585 HUNT CLUB WEST NEPEAN ON K2G 5X6	NW	176.84	16
RONA HOME & GARDEN	585 HUNT CLUB WEST NEPEAN ON K2G5X6	NW	176.84	16
RONA HOME & GARDEN	585 HUNT CLUB W NEPEAN ON K2G 5X6	NW	176.84	16
RONA INC.	585 HUNT CLUB W NEPEAN ON K2G5X6	NW	176.84	16
RONA INC.	585 HUNT CLUB W NEPEAN ON K2G5X6	NW	176.84	16
RONA INC.	585 WEST HUNT CLUB RD NEPEAN ON K2G 5X6	NW	176.84	16

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
J D S FITEL INC.	570 WEST HUNT CLUB RD NEPEAN ON K2G 5W8	SE	149.95	10
JDS UNIPHASE	570 West Hunt Club Rd Nepean ON K2G 5W8	SE	149.95	10
JDS Uniphase Ltd.	570 West Hunt Club Rd Nepean ON K2G 3R4	SE	149.95	10

SPL - Ontario Spills

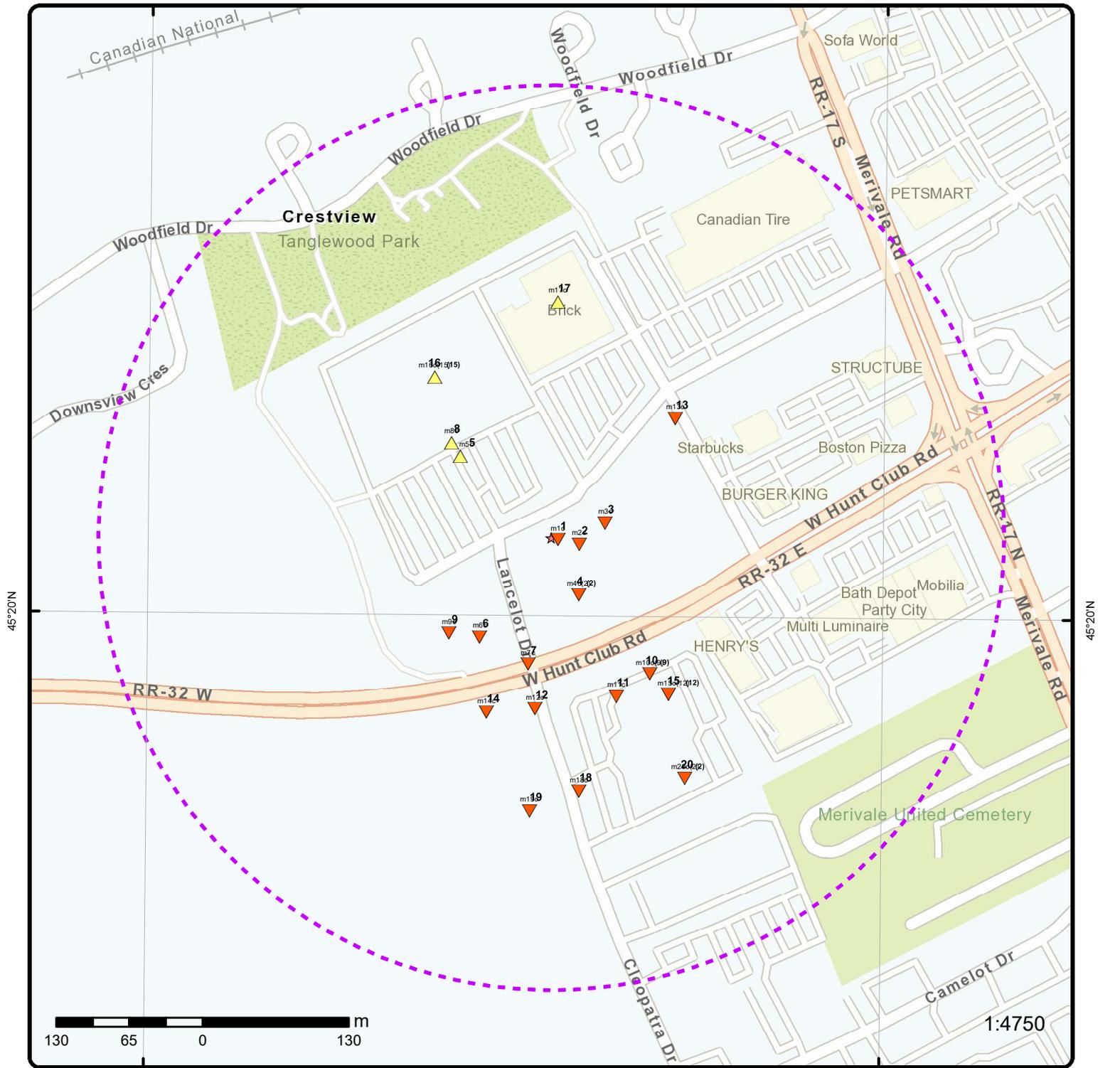
A search of the SPL database, dated 1988-Jun 2024; Aug 2024; Oct-Nov 2024 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	585 West Hunt Club Rd, Nipigon OTTAWA ON	WNW	108.50	5

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31 2023 has found that there are 2 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 28 con 1 ON <i>Well ID:</i> 1515062	NE	152.95	13
	162 CLEOPATRA DR OTTAWA ON <i>Well ID:</i> 7038486	SSW	165.35	14



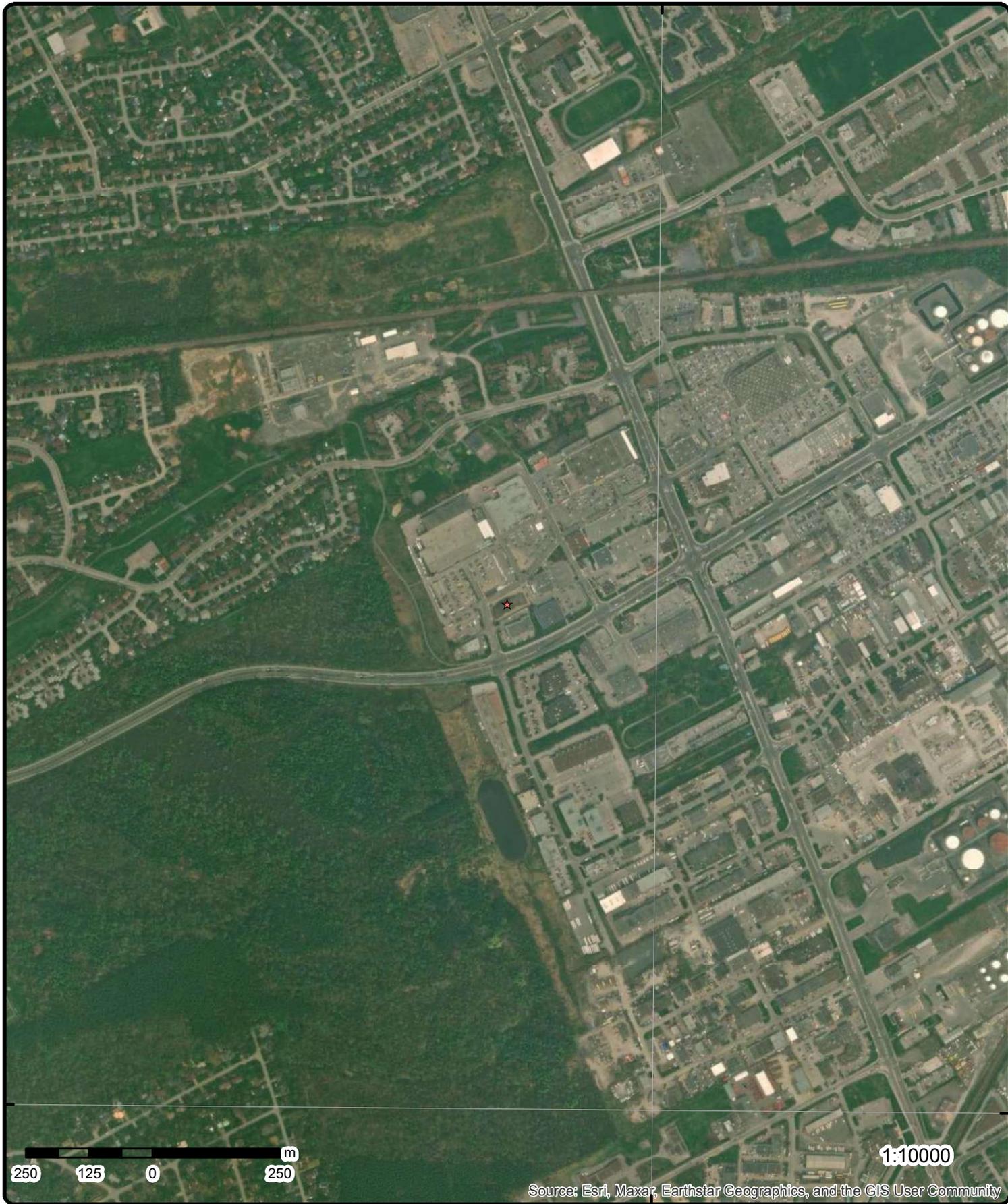
Map: 0.25 Kilometer Radius

Order Number: 25021200500

Address: Parking lot south of 585 West Hunt Club Road, Ottawa, ON



★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⬡ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
○ Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



Aerial Year: 2023

Order Number: 25021200500

Address: Parking lot south of 585 West Hunt Club Road, Ottawa, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

75°45'W

75°43'30"W

75°42'W

45°21'N

45°21'N

45°19'30"N

45°19'30"N



Topographic Map

Order Number: 25021200500

Address: Parking lot south of 585 West Hunt Club Road, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	ESE/6.3	88.1 / -0.11	Rona inc. 585 West Hunt Club rd Nepean ON K2G 5X6	GEN

Generator Info

<p>Generator No: ON4368444 Approval Years: As of Oct 2022 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description:</p>	<p>Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:</p>
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Waste Detail(s)

Waste Class: 221 I
Waste Class Name: LIGHT FUELS

Waste Detail(s)

Waste Class: 212 I
Waste Class Name: ALIPHATIC SOLVENTS

Waste Detail(s)

Waste Class: 242 T
Waste Class Name: HALOGENATED PESTICIDES

Waste Detail(s)

Waste Class: 148 I
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Detail(s)

Waste Class: 145 I
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Detail(s)

Waste Class: 262 L
Waste Class Name: DETERGENTS/SOAPS

Waste Detail(s)

Waste Class: 148 A

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		263 L			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		263 A			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		331 I			
Waste Class Name:		WASTE COMPRESSED GASES			
<u>Waste Detail(s)</u>					
Waste Class:		331 L			
Waste Class Name:		WASTE COMPRESSED GASES			
<u>Waste Detail(s)</u>					
Waste Class:		146 T			
Waste Class Name:		OTHER SPECIFIED INORGANICS			
<u>Waste Detail(s)</u>					
Waste Class:		269 T			
Waste Class Name:		NON-HALOGENATED PESTICIDES			
<u>Waste Detail(s)</u>					
Waste Class:		252 L			
Waste Class Name:		WASTE OILS & LUBRICANTS			
<u>2017 Generator Info</u>					
Gen No:	ON4368444	Choice of Contact:	CO_ADMIN		
ID:	17391	Phone No Official:	514 599-5900 Ext.5764		
Contaminated Fac:	N	Phone No Admin:	514 599-5900 Ext.8053		
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)		
NAICS Code1:	444110	County Out:			
NAICS Code2:	444130	District:	402		
NAICS Code3:	444220				
Gen Name:	Rona inc.				
Gen Div:					
Gen Op Name:	Rona inc.				
Gen Op Div:					
Site Adrs1:	585 West Hunt Club rd				
Site Bldg:	55550				
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	Nepean				
Province Out:					
Site Postal Code:	K2G 5X6				
Site Country:	Canada				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Co Official:		Serge Mercier			
Co Admin:		Michelle Perret			
<u>2017 Generator Manifest</u>					
ID:	40827			Sum Received Qty:	113.0
Generator No:	ON4368444			Waste Class Name:	ORGANIC LABORATORY CHEMICALS
Receiver Type:	030			Count Manifests:	2
Waste Char:	L			District:	402
Waste Code:	263				
<u>2017 Generator Manifest</u>					
ID:	40829			Sum Received Qty:	639.0
Generator No:	ON4368444			Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030			Count Manifests:	3
Waste Char:	L			District:	402
Waste Code:	331				
<u>2017 Generator Manifest</u>					
ID:	40826			Sum Received Qty:	353.0
Generator No:	ON4368444			Waste Class Name:	ORGANIC LABORATORY CHEMICALS
Receiver Type:	030			Count Manifests:	2
Waste Char:	A			District:	402
Waste Code:	263				
<u>2017 Generator Manifest</u>					
ID:	40828			Sum Received Qty:	64.0
Generator No:	ON4368444			Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030			Count Manifests:	3
Waste Char:	I			District:	402
Waste Code:	331				
<u>2017 Generator Manifest</u>					
ID:	40825			Sum Received Qty:	122.0
Generator No:	ON4368444			Waste Class Name:	INORGANIC LABORATORY CHEMICALS
Receiver Type:	030			Count Manifests:	3
Waste Char:	A			District:	402
Waste Code:	148				
<u>2017 Generator Manifest</u>					
ID:	40830			Sum Received Qty:	13.0
Generator No:	ON4368444			Waste Class Name:	INORGANIC LABORATORY CHEMICALS
Receiver Type:	040			Count Manifests:	1
Waste Char:	I			District:	805
Waste Code:	148				
<u>2018 Generator Info</u>					
Gen No:	ON4368444			Choice of Contact:	CO_ADMIN
ID:	17410			Phone No Official:	514 599-5900 Ext.6848
Contaminated Fac:	N			Phone No Admin:	514 599-5900 Ext.8053
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	444110			County Out:	
NAICS Code2:	444130			District:	402
NAICS Code3:	444220				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Gen Name:		Rona inc.			
Gen Div:					
Gen Op Name:		Rona inc.			
Gen Op Div:					
Site Adrs1:		585 West Hunt Club rd			
Site Bldg:		55550			
Site Pobox:					
Province In:		ONTARIO			
Site Adrs2:					
Site City:		Nepean			
Province Out:					
Site Postal Code:		K2G 5X6			
Site Country:		Canada			
Co Official:		Heloise Pelletier			
Co Admin:		Michelle Perret			

2018 Generator Manifest

ID:	40714	Sum Received Qty:	246.0
Generator No:	ON4368444	Waste Class Name:	ORGANIC LABORATORY CHEMICALS
Receiver Type:	030	Count Manifests:	1
Waste Char:	A	District:	402
Waste Code:	263		

2018 Generator Manifest

ID:	40713	Sum Received Qty:	68.0
Generator No:	ON4368444	Waste Class Name:	HALOGENATED PESTICIDES
Receiver Type:	030	Count Manifests:	3
Waste Char:	T	District:	402
Waste Code:	242		

2018 Generator Manifest

ID:	40715	Sum Received Qty:	300.0
Generator No:	ON4368444	Waste Class Name:	ORGANIC LABORATORY CHEMICALS
Receiver Type:	030	Count Manifests:	3
Waste Char:	L	District:	402
Waste Code:	263		

2018 Generator Manifest

ID:	40711	Sum Received Qty:	17.0
Generator No:	ON4368444	Waste Class Name:	INORGANIC LABORATORY CHEMICALS
Receiver Type:	030	Count Manifests:	1
Waste Char:	C	District:	402
Waste Code:	148		

2018 Generator Manifest

ID:	40710	Sum Received Qty:	195.0
Generator No:	ON4368444	Waste Class Name:	INORGANIC LABORATORY CHEMICALS
Receiver Type:	030	Count Manifests:	8
Waste Char:	A	District:	402
Waste Code:	148		

2018 Generator Manifest

ID:	40716	Sum Received Qty:	75.0
Generator No:	ON4368444	Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030	Count Manifests:	7

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Char:	I			District:	402
Waste Code:	331				
<u>2018 Generator Manifest</u>					
ID:	40712			Sum Received Qty:	701.0
Generator No:	ON4368444			Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	030			Count Manifests:	2
Waste Char:	I			District:	402
Waste Code:	212				
<u>2018 Generator Manifest</u>					
ID:	40717			Sum Received Qty:	92.0
Generator No:	ON4368444			Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030			Count Manifests:	3
Waste Char:	L			District:	402
Waste Code:	331				
<u>2019 Generator Info</u>					
Gen No:	ON4368444			Choice of Contact:	CO_ADMIN
ID:	17300			Phone No Official:	514 599-5900 Ext.6848
Contaminated Fac:	N			Phone No Admin:	514 599-5900 Ext.8053
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	444110			County Out:	
NAICS Code2:	444130			District:	402
NAICS Code3:	444220				
Gen Name:	Rona inc.				
Gen Div:					
Gen Op Name:	Rona inc.				
Gen Op Div:					
Site Adrs1:	585 West Hunt Club rd				
Site Bldg:	55550				
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	Nepean				
Province Out:					
Site Postal Code:	K2G 5X6				
Site Country:	Canada				
Co Official:	Heloise Pelletier				
Co Admin:	Michelle Perret				
<u>2019 Generator Manifest</u>					
ID:	40018			Sum Received Qty:	320.0
Generator No:	ON4368444			Waste Class Name:	INORGANIC LABORATORY CHEMICALS
Receiver Type:	030			Count Manifests:	10
Waste Char:	A			District:	402
Waste Code:	148				
<u>2019 Generator Manifest</u>					
ID:	40022			Sum Received Qty:	201.0
Generator No:	ON4368444			Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030			Count Manifests:	6
Waste Char:	I			District:	402
Waste Code:	331				
<u>2019 Generator Manifest</u>					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
ID:	40019			Sum Received Qty:	495.0
Generator No:	ON4368444			Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	030			Count Manifests:	5
Waste Char:	I			District:	402
Waste Code:	212				
<u>2019 Generator Manifest</u>					
ID:	40020			Sum Received Qty:	34.0
Generator No:	ON4368444			Waste Class Name:	HALOGENATED PESTICIDES
Receiver Type:	030			Count Manifests:	3
Waste Char:	T			District:	402
Waste Code:	242				
<u>2019 Generator Manifest</u>					
ID:	40021			Sum Received Qty:	743.0
Generator No:	ON4368444			Waste Class Name:	ORGANIC LABORATORY CHEMICALS
Receiver Type:	030			Count Manifests:	5
Waste Char:	L			District:	402
Waste Code:	263				
<u>2019 Generator Manifest</u>					
ID:	40023			Sum Received Qty:	20.0
Generator No:	ON4368444			Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030			Count Manifests:	1
Waste Char:	L			District:	402
Waste Code:	331				
<u>2020 Generator Info</u>					
Gen No:	ON4368444			Choice of Contact:	CO_ADMIN
ID:	17000			Phone No Official:	514 599-5900 Ext.6848
Contaminated Fac:	N			Phone No Admin:	514 599-5900 Ext.6848
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	444110			County Out:	
NAICS Code2:	444130			District:	402
NAICS Code3:	444220				
Gen Name:	Rona inc.				
Gen Div:					
Gen Op Name:	Rona inc.				
Gen Op Div:					
Site Adrs1:	585 West Hunt Club rd				
Site Bldg:	55550				
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	Nepean				
Province Out:					
Site Postal Code:	K2G 5X6				
Site Country:	Canada				
Co Official:	Heloise Pelletier				
Co Admin:	Heloise Pelletier				
<u>2020 Generator Manifest</u>					
ID:	36903			Sum Received Qty:	46.0
Generator No:	ON4368444			Waste Class Name:	HALOGENATED PESTICIDES
Receiver Type:	030			Count Manifests:	3
Waste Char:	T			District:	402

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Code:	242				
<u>2020 Generator Manifest</u>					
ID:	36904			Sum Received Qty:	311.0
Generator No:	ON4368444			Waste Class Name:	ORGANIC LABORATORY CHEMICALS
Receiver Type:	030			Count Manifests:	3
Waste Char:	L			District:	402
Waste Code:	263				
<u>2020 Generator Manifest</u>					
ID:	36901			Sum Received Qty:	393.0
Generator No:	ON4368444			Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	030			Count Manifests:	4
Waste Char:	I			District:	402
Waste Code:	212				
<u>2020 Generator Manifest</u>					
ID:	36902			Sum Received Qty:	139.0
Generator No:	ON4368444			Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	030			Count Manifests:	1
Waste Char:	L			District:	402
Waste Code:	212				
<u>2020 Generator Manifest</u>					
ID:	36906			Sum Received Qty:	104.0
Generator No:	ON4368444			Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030			Count Manifests:	4
Waste Char:	L			District:	402
Waste Code:	331				
<u>2020 Generator Manifest</u>					
ID:	36900			Sum Received Qty:	73.0
Generator No:	ON4368444			Waste Class Name:	INORGANIC LABORATORY CHEMICALS
Receiver Type:	030			Count Manifests:	6
Waste Char:	A			District:	402
Waste Code:	148				
<u>2020 Generator Manifest</u>					
ID:	36905			Sum Received Qty:	63.0
Generator No:	ON4368444			Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030			Count Manifests:	4
Waste Char:	I			District:	402
Waste Code:	331				
<u>2021 Generator Info</u>					
Gen No:	ON4368444			Choice of Contact:	CO_ADMIN
ID:	17058			Phone No Official:	514 599-5900 Ext.6848
Contaminated Fac:	N			Phone No Admin:	514 599-5900 Ext.6848
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	444110			County Out:	
NAICS Code2:	444130			District:	402
NAICS Code3:	444220				
Gen Name:	Rona inc.				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Gen Div:					
Gen Op Name:		Rona inc.			
Gen Op Div:					
Site Adrs1:		585 West Hunt Club rd			
Site Bldg:		55550			
Site Pobox:					
Province In:		ONTARIO			
Site Adrs2:					
Site City:		Nepean			
Province Out:					
Site Postal Code:		K2G 5X6			
Site Country:		Canada			
Co Official:		Heloise Pelletier			
Co Admin:		Heloise Pelletier			

2021 Generator Manifest

ID:	38041	Sum Received Qty:	156.0
Generator No:	ON4368444	Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	030	Count Manifests:	3
Waste Char:	I	District:	402
Waste Code:	212		

2021 Generator Manifest

ID:	38044	Sum Received Qty:	66.0
Generator No:	ON4368444	Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030	Count Manifests:	3
Waste Char:	I	District:	402
Waste Code:	331		

2021 Generator Manifest

ID:	38045	Sum Received Qty:	107.0
Generator No:	ON4368444	Waste Class Name:	WASTE COMPRESSED GASES
Receiver Type:	030	Count Manifests:	6
Waste Char:	L	District:	402
Waste Code:	331		

2021 Generator Manifest

ID:	38042	Sum Received Qty:	27.0
Generator No:	ON4368444	Waste Class Name:	HALOGENATED PESTICIDES
Receiver Type:	030	Count Manifests:	3
Waste Char:	T	District:	402
Waste Code:	242		

2021 Generator Manifest

ID:	38040	Sum Received Qty:	113.0
Generator No:	ON4368444	Waste Class Name:	INORGANIC LABORATORY CHEMICALS
Receiver Type:	030	Count Manifests:	7
Waste Char:	A	District:	402
Waste Code:	148		

2021 Generator Manifest

ID:	38043	Sum Received Qty:	204.0
Generator No:	ON4368444	Waste Class Name:	ORGANIC LABORATORY CHEMICALS
Receiver Type:	030	Count Manifests:	3
Waste Char:	L	District:	402

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Code:		263			
<u>2</u>	1 of 1	E/25.5	88.0 / -0.23	585 Hunt Club Rd W Ottawa ON	EHS
Order No:	20121230001	Nearest Intersection:			
Status:	C	Municipality:			
Report Type:	Custom Report	Client Prov/State:		ON	
Report Date:	04-JAN-13	Search Radius (km):		.25	
Date Received:	30-DEC-12	X:		-75.72844	
Previous Site Name:		Y:		45.333906	
Lot/Building Size:					
Additional Info Ordered:					
<u>3</u>	1 of 1	E/49.7	87.2 / -1.00	565 West Hunt Club Rd Ottawa ON	EHS
Order No:	20141114055	Nearest Intersection:			
Status:	C	Municipality:			
Report Type:	Custom Report	Client Prov/State:		ON	
Report Date:	20-NOV-14	Search Radius (km):		.25	
Date Received:	14-NOV-14	X:		-75.728147	
Previous Site Name:		Y:		45.334076	
Lot/Building Size:					
Additional Info Ordered:					
<u>4</u>	1 of 2	SE/56.5	86.9 / -1.28	SIMPLEX INT. TIME EQUIPMENT CO. LTD. 575 HESTON DRIVE NEPEAN ON K2G 5W5	GEN
Generator Info					
Generator No:	ON0034601	Choice of Contact:			
Approval Years:	93,94,95,96,97	Contaminated Fac:			
Status:		MHSW Facility:			
PO Box No:		SIC Code:		3369	
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	OTHER OFFICE, ETC.				
Waste Detail(s)					
Waste Class:	121				
Waste Class Name:	ALKALINE WASTES - HEAVY METALS				
<u>4</u>	2 of 2	SE/56.5	86.9 / -1.28	SIMPLEX INTL TIME EQUIPMENT CO LIMITED 575 HESTON DRIVE NEPEAN ON K2G 5W5	GEN
Generator Info					
Generator No:	ON0034601	Choice of Contact:			
Approval Years:	98,99,00,01	Contaminated Fac:			
Status:		MHSW Facility:			
PO Box No:		SIC Code:		3369	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Country: Co Admin: Phone No Admin: SIC Description: OTHER OFFICE, ETC.					
<u>Waste Detail(s)</u>					
Waste Class: 121 Waste Class Name: ALKALINE WASTES - HEAVY METALS					

<u>5</u>	1 of 1	WNW/108.5	89.9 / 1.69	585 West Hunt Club Rd, Nipigon OTTAWA ON	SPL
Ref No:	1-D2CTYE			Municipality No:	
Year:				Nature of Damage:	
Incident Dt:	Nov 05,2024 12:00:30 PM			Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:	Nov 06,2024 05:41:31 PM			Impact to Health:	
Dt Document Closed:	Nov 07,2024 04:40:17 PM			Agency Involved:	
Site No:					
MOE Response:	Desktop Response				
Site County/District:					
Site Geo Ref Meth:					
Site District Office:	Ottawa District Office				
Nearest Watercourse:					
Site Name:					
Site Address:	585 West Hunt Club Rd, Nipigon				
Site Region:					
Site Municipality:	OTTAWA				
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:					
Easting:					
Entity Operating Name:					
Client Name:					
Client Type:					
Source Type:	Valve/Fitting/Piping				
Incident Cause:					
Incident Preceding Spill:	Accident/Collision				
Incident Reason:	Equipment failure/malfunction				
Incident Summary:	GHD: 3L hydraulic oil to concrete, RONA; cntd & clng				
Environment Impact:					
Health Env Consequence:	Low				
Nature of Impact:					
Contaminant Qty:	3 litre (L)				
Contaminant Qty 1:					
Contaminant Unit:					
Contaminant Code:					
Contaminant Name:	HYDRAULIC OIL				
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Receiving Medium:	Land				
Activity Preceding Spill:	Normal operations				
Property 2nd Watershed:	Lower Ottawa				
Property Tertiary Watershed:	02KF - Central Ottawa - Mississippi				
Sector Type:	ALL OTHER MISCELLANEOUS STORE RETAILERS (EXCEPT BEER AND WINE-MAKING SUPPLIES STORES)				
SAC Action Class:					
Call Report Locatn Geodata:	{ "integration_ids": ["PR00003823107"], "wkts": ["POINT (-75.7301233000 45.3351497000)", "POINT (-75.7301233000 45.3351497000)"], "creation_date": "2024-11-06" }				
Time Reported:					
System Facility Address:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	1 of 1	SW/108.9	87.2 / -0.99	595 Hunt Club Rd W Ottawa ON K2G5X6	EHS
Order No:	20140716062			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	22-JUL-14			Search Radius (km):	.25
Date Received:	16-JUL-14			X:	-75.729557
Previous Site Name:				Y:	45.333154
Lot/Building Size:					
Additional Info Ordered:					
7	1 of 1	SSW/114.5	86.9 / -1.31	NEPEAN CITY HUNT CLUB RD./LANCELOT DR. NEPEAN CITY ON	CA
Certificate #:	3-0256-93-				
Application Year:	93				
Issue Date:	3/26/1993				
Approval Type:	Municipal sewage				
Status:	Approved				
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
8	1 of 1	WNW/122.4	89.9 / 1.69	585 W Hunt Club Rd Nepean ON K2G 5X6	EHS
Order No:	22112100217			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	24-NOV-22			Search Radius (km):	.25
Date Received:	21-NOV-22			X:	-75.72989767
Previous Site Name:				Y:	45.33471031
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
9	1 of 1	SW/124.2	87.2 / -1.00	595 HUNT CLUB ROAD OTTAWA ON	EHS
Order No:	20070529034			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	CAN - Custom Report			Client Prov/State:	
Report Date:	6/7/2007			Search Radius (km):	0.25
Date Received:	5/29/2007			X:	-75.729906
Previous Site Name:				Y:	45.333185
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps And /or Site Plans				
10	1 of 9	SE/149.9	85.2 / -3.00	JDS FITEL INC. 570 WEST HUNT CLUB RD, BLDG.C	CA

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
NEPEAN ON K2G 3R4					
				Certificate #: 8-4035-98- Application Year: 98 Issue Date: 4/7/1998 Approval Type: Industrial air Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: BUILDING C, SECOND FLOOR EXHAUST Contaminants: Isopropyl Alcohol, Other Contaminant, Odour/Fumes Emission Control: No Controls	
10	2 of 9	SE/149.9	85.2 / -3.00	JDS FITEL INC. 570 WEST HUNT CLUB ROAD NEPEAN ON K2G 3R4	CA
				Certificate #: 8-4021-98- Application Year: 98 Issue Date: 4/15/1998 Approval Type: Industrial air Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: BUILDING A, SECOND FLOOR EXHAUST Contaminants: Emission Control:	
10	3 of 9	SE/149.9	85.2 / -3.00	J D S FITEL INC. 570 WEST HUNT CLUB RD NEPEAN ON K2G 5W8	SCT
				Established: 1981 Plant Size (ft²): 0 Employment: 700 --Details-- Description: OPTICAL INSTRUMENTS AND LENSES SIC/NAICS Code: 3827 Description: MEASURING AND CONTROLLING DEVICES, NOT ELSEWHERE CLASSIFIED SIC/NAICS Code: 3829	
10	4 of 9	SE/149.9	85.2 / -3.00	JDS UNIPHASE 570 West Hunt Club Rd Nepean ON K2G 5W8	SCT
				Established: 1982 Plant Size (ft²): 0 Employment: 2400 --Details--	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Description:		Commercial and Service Industry Machinery Manufacturing			
SIC/NAICS Code:		333310			
Description:		Measuring, Medical and Controlling Devices Manufacturing			
SIC/NAICS Code:		334512			
10	5 of 9	SE/149.9	85.2 / -3.00	JDS Uniphase Ltd. 570 West Hunt Club Rd Nepean ON K2G 3R4	SCT
Established:		1982			
Plant Size (ft²):		400			
Employment:					
10	6 of 9	SE/149.9	85.2 / -3.00	JDS FITEL INC. 570 WEST HUNT CLUB ROAD NEPEAN CITY ON K2G 3R4	CA
Certificate #:		8-4021-98-997			
Application Year:		98			
Issue Date:		1/20/99			
Approval Type:		Industrial air			
Status:		First Ammendment in 1999			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:		LOAD FIBRE OPTIC CABLE WITH HYDROGEN			
Contaminants:					
Emission Control:					
10	7 of 9	SE/149.9	85.2 / -3.00	JDS FITEL INC. 570 WEST HUNT CLUB ROAD NEPEAN CITY ON K2G 3R4	CA
Certificate #:		8-4196-95-006			
Application Year:		95			
Issue Date:		12/11/95			
Approval Type:		Industrial air			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:		MFG. FIBER OPTIC COMP./INSTRUMENTATION			
Contaminants:		Ethyl Alcohol,Denat,D, Acetone			
Emission Control:		No Controls			
10	8 of 9	SE/149.9	85.2 / -3.00	570 West Hunt Club Road Nepean ON K2G 3R4	CA
Certificate #:		02			
Application Year:		8/22/02			
Issue Date:		8/22/02			
Approval Type:		Industrial air			
Status:		Cancelled			
Application Type:		New Certificate of Approval			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Client Name:		JDS Uniphase Inc.			
Client Address:		570 West Hunt Club Road			
Client City:		Nepean			
Client Postal Code:		K2G 5W8			
Project Description:		This application is for a Certificate of Approval for a limited flexible CofA (Air) for all processes with the building that discharges to the atmosphere, including ovens, fumehoods, and HVAC equipment. Various components are manufactured at this facility for Fibre Optic Networks.			
Contaminants:					
Emission Control:					

10	9 of 9	SE/149.9	85.2 / -3.00	570 West Hunt Club and 159 Cleopatra Drive Ottawa ON	EHS
Order No:	20010921041			Nearest Intersection:	West Hunt Club Rd. and Cleopatra
Status:	C			Municipality:	Ottawa
Report Type:	Basic Report			Client Prov/State:	ON
Report Date:	10/1/01			Search Radius (km):	0.40
Date Received:	9/21/01			X:	-75.728104
Previous Site Name:				Y:	45.33198
Lot/Building Size:	unsure				
Additional Info Ordered:					

11	1 of 1	SSE/152.7	85.6 / -2.62	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
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Generator Info

Generator No:	ON8555885	Choice of Contact:	
Approval Years:	As of Oct 2022	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class:	145 L
Waste Class Name:	PAINT/PIGMENT/COATING RESIDUES

Waste Detail(s)

Waste Class:	212 B
Waste Class Name:	ALIPHATIC SOLVENTS

2017 Generator Info

Gen No:	ON8555885	Choice of Contact:	CO_OFFICIAL
ID:	33495	Phone No Official:	613 224-4455 Ext.2640
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	611110	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Ottawa Catholic District School Board		
Gen Div:			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
Gen Op Name:		Ottawa Catholic School Board			
Gen Op Div:					
Site Adrs1:		570 West Hunt Club Road			
Site Bldg:		Catholic Education Centre			
Site Pobox:					
Province In:		ONTARIO			
Site Adrs2:					
Site City:		Ottawa			
Province Out:					
Site Postal Code:		K2G 3R4			
Site Country:		Canada			
Co Official:		Chantal Mazerolle			
Co Admin:					

2018 Generator Info

Gen No:	ON8555885	Choice of Contact:	CO_OFFICIAL
ID:	34121	Phone No Official:	613 224-4455 Ext.2640
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	611110	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Ottawa Catholic District School Board		
Gen Div:			
Gen Op Name:	Ottawa Catholic School Board		
Gen Op Div:			
Site Adrs1:	570 West Hunt Club Road		
Site Bldg:	Catholic Education Centre		
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2G 3R4		
Site Country:	Canada		
Co Official:	Chantal Mazerolle		
Co Admin:			

2019 Generator Info

Gen No:	ON8555885	Choice of Contact:	CO_OFFICIAL
ID:	34516	Phone No Official:	613 224-4455 Ext.2640
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	611110	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Ottawa Catholic District School Board		
Gen Div:			
Gen Op Name:	Ottawa Catholic School Board		
Gen Op Div:			
Site Adrs1:	570 West Hunt Club Road		
Site Bldg:	Catholic Education Centre		
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2G 3R4		
Site Country:	Canada		
Co Official:	Chantal Mazerolle		
Co Admin:			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
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2020 Generator Info

Gen No:	ON8555885	Choice of Contact:	CO_OFFICIAL
ID:	34242	Phone No Official:	613 224-4455 Ext.2640
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	611110	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Ottawa Catholic District School Board		
Gen Div:			
Gen Op Name:	Ottawa Catholic School Board		
Gen Op Div:			
Site Adrs1:	570 West Hunt Club Road		
Site Bldg:	Catholic Education Centre		
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2G 3R4		
Site Country:	Canada		
Co Official:	Chantal Mazerolle		
Co Admin:			

2020 Generator Manifest

ID:	57744	Sum Received Qty:	18.0
Generator No:	ON8555885	Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	035	Count Manifests:	1
Waste Char:	B	District:	201
Waste Code:	212		

2021 Generator Info

Gen No:	ON8555885	Choice of Contact:	CO_OFFICIAL
ID:	35064	Phone No Official:	613 224-4455 Ext.2640
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	611110	County Out:	
NAICS Code2:		District:	402
NAICS Code3:			
Gen Name:	Ottawa Catholic District School Board		
Gen Div:			
Gen Op Name:	Ottawa Catholic School Board		
Gen Op Div:			
Site Adrs1:	570 West Hunt Club Road		
Site Bldg:	Catholic Education Centre		
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Ottawa		
Province Out:			
Site Postal Code:	K2G 3R4		
Site Country:	Canada		
Co Official:	Chantal Mazerolle		
Co Admin:			

2021 Generator Manifest

ID:	60248	Sum Received Qty:	5.0
Generator No:	ON8555885	Waste Class Name:	ALIPHATIC SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Receiver Type:	035			Count Manifests:	1
Waste Char:	B			District:	201
Waste Code:	212				

12 1 of 1 S/152.8 85.8 / -2.39 ON **BORE**

Borehole ID:	847719	Inclin FLG:	No
OGF ID:	215589376	SP Status:	Initial Entry
Status:	Decommissioned	Surv Elev:	No
Type:	Borehole	Piezometer:	No
Use:	Geotechnical/Geological Investigation	Primary Name:	
Completion Date:	26-MAY-1971	Municipality:	
Static Water Level:	1.0	Lot:	LOT 28
Primary Water Use:		Township:	NEPEAN
Sec. Water Use:		Latitude DD:	45.332586
Total Depth m:	12	Longitude DD:	-75.728924
Depth Ref:	Ground Surface	UTM Zone:	18
Depth Elev:		Easting:	442883
Drill Method:	Diamond Drill	Northing:	5020156
Orig Ground Elev m:	86.3	Location Accuracy:	
Elev Reliabil Note:		Accuracy:	Within 50 metres
DEM Ground Elev m:	86.2		
Concession:	CON 1		
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	6558673	Mat Consistency:	
Top Depth:	7.9	Material Moisture:	
Bottom Depth:	12	Material Texture:	
Material Color:	Grey	Non Geo Mat Type:	
Material 1:	Bedrock	Geologic Formation:	
Material 2:	Dolomite	Geologic Group:	
Material 3:	Gypsum	Geologic Period:	
Material 4:		Depositional Gen:	
Gsc Material Description:			
Stratum Description:	FRACTURED DOLOMITE BEDROCK GYPSUM INCLUSIONS GREY SOUND **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	6558670	Mat Consistency:	
Top Depth:	0	Material Moisture:	
Bottom Depth:	1.4	Material Texture:	
Material Color:		Non Geo Mat Type:	
Material 1:	Topsoil	Geologic Formation:	
Material 2:	Silt	Geologic Group:	
Material 3:	Clay	Geologic Period:	
Material 4:	Sand	Depositional Gen:	
Gsc Material Description:			
Stratum Description:	TOPSOIL CLAYEY SILT OCCASIONAL SAND SEAMS 3in. THICK **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	6558671	Mat Consistency:	Compact
Top Depth:	1.4	Material Moisture:	
Bottom Depth:	4.3	Material Texture:	
Material Color:	Brown-Grey	Non Geo Mat Type:	
Material 1:	Sand	Geologic Formation:	
Material 2:	Silt	Geologic Group:	
Material 3:	Gravel	Geologic Period:	
Material 4:		Depositional Gen:	
Gsc Material Description:			
Stratum Description:	SILTY SAND TRACE TO SOME GRAVEL BROWN TO GREY COMPACT **Note: Many records provided by the		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
department have a truncated [Stratum Description] field.					
Geology Stratum ID:	6558672			Mat Consistency:	Very Dense
Top Depth:	4.3			Material Moisture:	
Bottom Depth:	7.9			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Till			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Sand - Gravel			Geologic Period:	
Material 4:	Clay			Depositional Gen:	glacial
Gsc Material Description:					
Stratum Description:	HET MIXT OF SILT SAND AND GRAVEL WITH SOME CLAY GLACIAL TILL BOULDERS UP TO 6in. IN SIZE VERY DENSE **Note: Many records provided by the department have a truncated [Stratum Description] field.				

13	1 of 1	NE/152.9	88.0 / -0.22	lot 28 con 1 ON	WWIS
Well ID:	1515062			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Domestic			Data Entry Status:	
Use 2nd:	0			Data Src:	1
Final Well Status:	Water Supply			Date Received:	12/16/1975
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:				Contractor:	1558
Tag:				Form Version:	1
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliabilty:				Lot:	028
Depth to Bedrock:				Concession:	01
Well Depth:				Concession Name:	RF
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:	NEPEAN TOWNSHIP				
Site Info:					

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/151\1515062.pdf

Additional Detail(s) (Map)

Well Completed Date:	10/06/1975
Year Completed:	1975
Depth (m):	64.6176
Latitude:	45.3349185622975
Longitude:	-75.7273623193564
X:	-75.72736215782768
Y:	45.33491855524183
Path:	151\1515062.pdf

Bore Hole Information

Bore Hole ID:	10037025	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	443007.70
Code OB Desc:		North83:	5020414.00
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	4
Date Completed:	10/06/1975	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	p4
Location Method Desc:	Original Pre1985 UTM Rel Code 4: margin of error : 30 m - 100 m		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<i>Elevrc Desc:</i>					
<i>Location Source Date:</i>					
<i>Improvement Location Source:</i>					
<i>Improvement Location Method:</i>					
<i>Source Revision Comment:</i>					
<i>Supplier Comment:</i>					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
<i>Formation ID:</i>		931028109			
<i>Layer:</i>		2			
<i>Color:</i>		2			
<i>General Color:</i>		GREY			
<i>Material 1:</i>		15			
<i>Material 1 Desc:</i>		LIMESTONE			
<i>Material 2:</i>					
<i>Material 2 Desc:</i>					
<i>Material 3:</i>					
<i>Material 3 Desc:</i>					
<i>Formation Top Depth:</i>		24.0			
<i>Formation End Depth:</i>		165.0			
<i>Formation End Depth UOM:</i>		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
<i>Formation ID:</i>		931028110			
<i>Layer:</i>		3			
<i>Color:</i>		2			
<i>General Color:</i>		GREY			
<i>Material 1:</i>		18			
<i>Material 1 Desc:</i>		SANDSTONE			
<i>Material 2:</i>		15			
<i>Material 2 Desc:</i>		LIMESTONE			
<i>Material 3:</i>		74			
<i>Material 3 Desc:</i>		LAYERED			
<i>Formation Top Depth:</i>		165.0			
<i>Formation End Depth:</i>		185.0			
<i>Formation End Depth UOM:</i>		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
<i>Formation ID:</i>		931028108			
<i>Layer:</i>		1			
<i>Color:</i>		6			
<i>General Color:</i>		BROWN			
<i>Material 1:</i>		28			
<i>Material 1 Desc:</i>		SAND			
<i>Material 2:</i>		13			
<i>Material 2 Desc:</i>		BOULDERS			
<i>Material 3:</i>					
<i>Material 3 Desc:</i>					
<i>Formation Top Depth:</i>		0.0			
<i>Formation End Depth:</i>		24.0			
<i>Formation End Depth UOM:</i>		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
<i>Formation ID:</i>		931028111			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Layer:		4			
Color:		1			
General Color:		WHITE			
Material 1:		18			
Material 1 Desc:		SANDSTONE			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		185.0			
Formation End Depth:		212.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		961515062			
Method Construction Code:		5			
Method Construction:		Air Percussion			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10585595			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930065457			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		25.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930065458			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		212.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		PUMP			
Pump Test ID:		991515062			
Pump Set At:					
Static Level:		50.0			
Final Level After Pumping:		100.0			
Recommended Pump Depth:		125.0			
Pumping Rate:		20.0			
Flowing Rate:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Recommended Pump Rate:		5.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		No			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934099885			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		100.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934384709			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		100.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934645691			
Test Type:		Draw Down			
Test Duration:		45			
Test Level:		100.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934894397			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		100.0			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		933471068			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		210.0			
Water Found Depth UOM:		ft			

[14](#)

1 of 1

SSW/165.3

86.6 / -1.59

162 CLEOPATRA DR
OTTAWA ON

WWIS

Well ID: 7038486
Construction Date:
Use 1st:
Use 2nd:
Final Well Status: Abandoned-Other
Water Type:
Casing Material:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src:
Date Received: 12/18/2006
Selected Flag: TRUE
Abandonment Rec: Yes

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Audit No:	Z51925			Contractor:	7241
Tag:	A053770			Form Version:	3
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliability:				Lot:	
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		OTTAWA CITY			
Site Info:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/703\7038486.pdf			

Additional Detail(s) (Map)

Well Completed Date: 09/26/2006
Year Completed: 2006
Depth (m): 7.32
Latitude: 45.3325557387429
Longitude: -75.7294722496506
X: -75.72947208882711
Y: 45.33255573243275
Path: 703\7038486.pdf

Bore Hole Information

Bore Hole ID:	11761318	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	442840.00
Code OB Desc:		North83:	5020153.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	3
Date Completed:	09/26/2006	UTMRC Desc:	margin of error : 10 - 30 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 933085983
Layer: 3
Color: 6
General Color: BROWN
Material 1: 28
Material 1 Desc: SAND
Material 2: 06
Material 2 Desc: SILT
Material 3:
Material 3 Desc:
Formation Top Depth: 3.0999999046325684
Formation End Depth: 7.320000171661377
Formation End Depth UOM: m

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933085981			
Layer:		1			
Color:		6			
General Color:		BROWN			
Material 1:		01			
Material 1 Desc:		FILL			
Material 2:		28			
Material 2 Desc:		SAND			
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		0.9100000262260437			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933085982			
Layer:		2			
Color:		6			
General Color:		BROWN			
Material 1:		28			
Material 1 Desc:		SAND			
Material 2:		06			
Material 2 Desc:		SILT			
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.9100000262260437			
Formation End Depth:		3.0999999046325684			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933310666			
Layer:		2			
Plug From:		0.30000001192092896			
Plug To:		3.9600000381469727			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933310665			
Layer:		1			
Plug From:		0.0			
Plug To:		0.30000001192092896			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933310667			
Layer:		3			
Plug From:		3.9600000381469727			
Plug To:		7.320000171661377			
Plug Depth UOM:		m			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Method of Construction & Well Use</u>					
Method Construction ID:		967038486			
Method Construction Code:		B			
Method Construction:		Other Method			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11769008			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930893538			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		4.269999980926514			
Casing Diameter:		3.809999942779541			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		933422345			
Layer:		1			
Slot:		10			
Screen Top Depth:		4.269999980926514			
Screen End Depth:		7.320000171661377			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		3.6700000762939453			
<u>Hole Diameter</u>					
Hole ID:		11847236			
Diameter:		8.25			
Depth From:		0.0			
Depth To:		7.320000171661377			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			

<u>15</u>	1 of 12	SE/174.1	84.9 / -3.31	JDS FITEL INC. 570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	GEN
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Generator Info

Generator No:	ON1312000	Choice of Contact:	
Approval Years:	92,93,96,97,98	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	3359
Country:			
Co Admin:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Phone No Admin:
SIC Description: OTHER COMMUN. & ELE.

Waste Detail(s)

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Waste Detail(s)

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

Waste Detail(s)

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Detail(s)

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Detail(s)

Waste Class: 241
Waste Class Name: HALOGENATED SOLVENTS

<u>15</u>	2 of 12	SE/174.1	84.9 / -3.31	JDS FITEL INC. 22-422 570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	GEN
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Generator Info

Generator No:	ON1312000	Choice of Contact:	
Approval Years:	94,95	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	3359
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:	OTHER COMMUN. & ELE.		

Waste Detail(s)

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

<u>15</u>	3 of 12	SE/174.1	84.9 / -3.31	JDS UNIPHASE CORPORATION 570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	GEN
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Generator Info

Generator No:	ON1312000	Choice of Contact:	
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Years: 99,00,01 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: OTHER COMMUN. & ELE.		Contaminated Fac: MHSW Facility: SIC Code: 3359			
<u>Waste Detail(s)</u>					
Waste Class: 241 Waste Class Name: HALOGENATED SOLVENTS					
<u>Waste Detail(s)</u>					
Waste Class: 252 Waste Class Name: WASTE OILS & LUBRICANTS					
<u>Waste Detail(s)</u>					
Waste Class: 212 Waste Class Name: ALIPHATIC SOLVENTS					
<u>Waste Detail(s)</u>					
Waste Class: 263 Waste Class Name: ORGANIC LABORATORY CHEMICALS					
<u>Waste Detail(s)</u>					
Waste Class: 148 Waste Class Name: INORGANIC LABORATORY CHEMICALS					
<u>Waste Detail(s)</u>					
Waste Class: 114 Waste Class Name: OTHER INORGANIC ACID WASTES					

15	4 of 12	SE/174.1	84.9 / -3.31	JDS UNIPHASE Inc. 570 WEST HUNT CLUB ROAD NEPEAN ON K2G 5W8	GEN
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Generator Info

Generator No: ON1312000 Approval Years: 02,03,04 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description: Other Telecommunications	Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: 513390
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Waste Detail(s)

Waste Class: 146 Waste Class Name: OTHER SPECIFIED INORGANICS	
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<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
<u>Waste Detail(s)</u>					
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
<u>Waste Detail(s)</u>					
Waste Class:		251			
Waste Class Name:		OIL SKIMMINGS & SLUDGES			
<u>Waste Detail(s)</u>					
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			

15	5 of 12	SE/174.1	84.9 / -3.31	Ottawa-Carleton Catholic School Board 570 West Hunt Club Road Nepean ON K2G 5W8	GEN
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Generator Info

Generator No:	ON3313828	Choice of Contact:
Approval Years:	02	Contaminated Fac:
Status:		MHSW Facility:
PO Box No:		SIC Code:
Country:		
Co Admin:		
Phone No Admin:		
SIC Description:		

Waste Detail(s)

Waste Class:	145
Waste Class Name:	PAINT/PIGMENT/COATING RESIDUES

Waste Detail(s)

Waste Class:	148
Waste Class Name:	INORGANIC LABORATORY CHEMICALS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Waste Detail(s)</u>					
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
<u>Waste Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
<u>Waste Detail(s)</u>					
Waste Class:		243			
Waste Class Name:		PCB'S			
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
<u>Waste Detail(s)</u>					
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			

15	6 of 12	SE/174.1	84.9 / -3.31	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
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Generator Info

Generator No:	ON8555885	Choice of Contact:	
Approval Years:	2011	Contaminated Fac:	
Status:		MHSW Facility:	
PO Box No:		SIC Code:	611110
Country:			
Co Admin:			
Phone No Admin:			
SIC Description:			

15	7 of 12	SE/174.1	84.9 / -3.31	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
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Generator Info

Generator No:	ON8555885	Choice of Contact:	CO_OFFICIAL
Approval Years:	2016	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	611110
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS		

Waste Detail(s)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			

15	8 of 12	SE/174.1	84.9 / -3.31	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
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Generator Info

Generator No:	ON8555885	Choice of Contact:	CO_OFFICIAL
Approval Years:	2015	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	611110
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS		

Waste Detail(s)

Waste Class:	145
Waste Class Name:	PAINT/PIGMENT/COATING RESIDUES

15	9 of 12	SE/174.1	84.9 / -3.31	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
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Generator Info

Generator No:	ON8555885	Choice of Contact:	CO_OFFICIAL
Approval Years:	2014	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	611110
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS		

Waste Detail(s)

Waste Class:	145
Waste Class Name:	PAINT/PIGMENT/COATING RESIDUES

15	10 of 12	SE/174.1	84.9 / -3.31	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
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Generator Info

Generator No:	ON8555885	Choice of Contact:	
Approval Years:	As of Dec 2018	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Phone No Admin:					
SIC Description:					
Waste Detail(s)					
Waste Class:		145 L			
Waste Class Name:		Wastes from the use of pigments, coatings and paints			
15	11 of 12	SE/174.1	84.9 / -3.31	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
Generator Info					
Generator No:		ON8555885		Choice of Contact:	
Approval Years:		As of Jul 2020		Contaminated Fac:	
Status:		Registered		MHSW Facility:	
PO Box No:				SIC Code:	
Country:		Canada			
Co Admin:					
Phone No Admin:					
SIC Description:					
Waste Detail(s)					
Waste Class:		145 L			
Waste Class Name:		Wastes from the use of pigments, coatings and paints			
15	12 of 12	SE/174.1	84.9 / -3.31	Ottawa Catholic District School Board 570 West Hunt Club Road Ottawa ON K2G 3R4	GEN
Generator Info					
Generator No:		ON8555885		Choice of Contact:	
Approval Years:		As of Nov 2021		Contaminated Fac:	
Status:		Registered		MHSW Facility:	
PO Box No:				SIC Code:	
Country:		Canada			
Co Admin:					
Phone No Admin:					
SIC Description:					
Waste Detail(s)					
Waste Class:		212 B			
Waste Class Name:		Aliphatic solvents and residues			
Waste Detail(s)					
Waste Class:		145 L			
Waste Class Name:		Wastes from the use of pigments, coatings and paints			
16	1 of 15	NW/176.8	89.9 / 1.69	RONA HOME & GARDEN 585 HUNT CLUB WEST NEPEAN ON K2G 5X6	PES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Detail Licence No: Licence No: Status: Approval Date: Report Source: Licence Type: Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF URL:	23-01-11284-0 11284	Limited Vendor		Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	

[16](#) 2 of 15 NW/176.8 89.9 / 1.69 9051-5040 Quebec Inc.
585 West Hunt Club Road Ottawa CITY OF OTTAWA ON EBR

EBR Registry No: 010-4051
Ministry Ref No: 8216-76CSMQ
Notice Type: Instrument Decision
Notice Stage:
Notice Date: August 18, 2008
Proposal Date: July 02, 2008
Year: 2008
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Off Instrument Name:
Posted By:
Company Name: 9051-5040 Québec Inc.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 220 chemin du Tremblay Path, Boucherville Quebec, Canada J4B 8H7
Comment Period:
URL:
Summary:

Site Location Details:

585 West Hunt Club Road Ottawa CITY OF OTTAWA

[16](#) 3 of 15 NW/176.8 89.9 / 1.69 RONA HOME & GARDEN
585 HUNT CLUB WEST NEPEAN ON K2G5X6 PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Vendor
Licence Type Code:
Licence Class:
Licence Control:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF URL:				Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	

16	4 of 15	NW/176.8	89.9 / 1.69	9051-5040 QuTbec Inc. 585 West Hunt Club Rd Ottawa ON	CA
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Certificate #: 1182-7FKNM4
Application Year: 2008
Issue Date: 8/8/2008
Approval Type: Air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

16	5 of 15	NW/176.8	89.9 / 1.69	RONA HOME & GARDEN ATTN WAYNE BENT (STORE MANAGER) 585 WEST HUNT CLUB RD NEPEAN ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No: 11607158 Status: EXPIRED Instance ID: 93923 Instance Type: FS Propane Tank Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance:	Expired Date: Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source:
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
TSSA Program Area: TSSA Program Area 2: Description: FS Propane Tank Original Source: EXP Record Date: Up to Mar 2012					
16	6 of 15	NW/176.8	89.9 / 1.69	RONA HOME & GARDEN 585 HUNT CLUB W NEPEAN ON K2G 5X6	PES
Detail Licence No:	23-01-16520-0			Operator Box:	
Licence No:				Operator Class:	
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:				Oper Area Code:	
Licence Type:	LIMITED			Oper Phone No:	
Licence Type Code:				Operator Ext:	
Licence Class:				Operator Lot:	
Licence Control:				Oper Concession:	
Latitude:				Operator Region:	
Longitude:				Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF URL:					
16	7 of 15	NW/176.8	89.9 / 1.69	RONA INC. 585 HUNT CLUB W NEPEAN ON K2G5X6	PES
Detail Licence No:				Operator Box:	
Licence No:	16520			Operator Class:	
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:	Legacy Licenses (Excluding TS)			Oper Area Code:	613
Licence Type:	Limited Vendor			Oper Phone No:	2265636
Licence Type Code:	23			Operator Ext:	
Licence Class:	01			Operator Lot:	
Licence Control:				Oper Concession:	
Latitude:				Operator Region:	
Longitude:				Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF URL:					
16	8 of 15	NW/176.8	89.9 / 1.69	9051-5040 Quebec Inc. 585 West Hunt Club Rd Ottawa ON J4B 8H7	ECA
Approval No:	1182-7FKNM4			MOE District:	Ottawa
Approval Date:	2008-08-08			City:	
Status:	Approved			Longitude:	-75.72993
Record Type:	ECA			Latitude:	45.334618
Link Source:	IDS			Geometry X:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SWP Area Name: Rideau Valley Approval Type: ECA-AIR Project Type: AIR Business Name: 9051-5040 Québec Inc. Address: 585 West Hunt Club Rd Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/8216-76CSMQ-13.pdf PDF Site Location:					

16	9 of 15	NW/176.8	89.9 / 1.69	Rona inc. 585 West Hunt Club rd Nepean ON K2G 5X6	GEN
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Generator Info

Generator No:	ON4368444	Choice of Contact:	CO_OFFICIAL
Approval Years:	2016	Contaminated Fac:	No
Status:		MHSW Facility:	No
PO Box No:		SIC Code:	444110, 444130, 444220
Country:	Canada		
Co Admin:	Michelle Perret		
Phone No Admin:	514 599-5900 Ext.8053		
SIC Description:	HOME CENTRES, HARDWARE STORES, NURSERY AND GARDEN CENTRES, NURSERY STORES AND GARDEN CENTRES		

Waste Detail(s)

Waste Class:	262
Waste Class Name:	DETERGENTS/SOAPS

16	10 of 15	NW/176.8	89.9 / 1.69	Rona inc. 585 West Hunt Club rd Nepean ON K2G 5X6	GEN
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Generator Info

Generator No:	ON4368444	Choice of Contact:	
Approval Years:	As of Dec 2018	Contaminated Fac:	
Status:	Registered	MHSW Facility:	
PO Box No:		SIC Code:	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

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

Waste Detail(s)

Waste Class:	262 L
Waste Class Name:	Detergents and soaps

Waste Detail(s)

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
			263 A		
			Misc. waste organic chemicals		
<u>Waste Detail(s)</u>					
			263 L		
			Misc. waste organic chemicals		
<u>Waste Detail(s)</u>					
			331 L		
			Waste compressed gases including cylinders		
<u>Waste Detail(s)</u>					
			148 I		
			Misc. wastes and inorganic chemicals		
<u>Waste Detail(s)</u>					
			212 I		
			Aliphatic solvents and residues		
<u>Waste Detail(s)</u>					
			148 A		
			Misc. wastes and inorganic chemicals		
<u>Waste Detail(s)</u>					
			221 I		
			Light fuels		
<u>Waste Detail(s)</u>					
			242 T		
			Halogenated pesticides and herbicides		
<u>Waste Detail(s)</u>					
			146 T		
			Other specified inorganic sludges, slurries or solids		
<u>Waste Detail(s)</u>					
			269 T		
			Organic non-halogenated pesticide and herbicide wastes		
<u>Waste Detail(s)</u>					
			331 I		
			Waste compressed gases including cylinders		
16	11 of 15	NW/176.8	89.9 / 1.69	RONA INC. 585 HUNT CLUB W	PES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
NEPEAN ON K2G5X6					
Detail Licence No:				Operator Box:	
Licence No:	11284			Operator Class:	
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:	Legacy Licenses (Excluding TS)			Oper Area Code:	613
Licence Type:	Retail Vendor Class 03			Oper Phone No:	2265636
Licence Type Code:	21			Operator Ext:	
Licence Class:	03			Operator Lot:	
Licence Control:				Oper Concession:	
Latitude:				Operator Region:	
Longitude:				Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF URL:					

16	12 of 15	NW/176.8	89.9 / 1.69	RONA INC. 585 HUNT CLUB W NEPEAN ON K2G5X6	PES
Detail Licence No:	23-01-11284-0			Operator Box:	
Licence No:	11284			Operator Class:	
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:	Legacy Licenses (Excluding TS)			Oper Area Code:	613
Licence Type:	Limited Vendor			Oper Phone No:	2265636
Licence Type Code:	23			Operator Ext:	
Licence Class:	01			Operator Lot:	
Licence Control:	0			Oper Concession:	
Latitude:				Operator Region:	4
Longitude:				Operator District:	
Lot:				Operator County:	15
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF URL:					

16	13 of 15	NW/176.8	89.9 / 1.69	Rona inc. 585 West Hunt Club rd Nepean ON K2G 5X6	GEN
<u>Generator Info</u>					
Generator No:	ON4368444			Choice of Contact:	
Approval Years:	As of Jul 2020			Contaminated Fac:	
Status:	Registered			MHSW Facility:	
PO Box No:				SIC Code:	
Country:	Canada				
Co Admin:					
Phone No Admin:					
SIC Description:					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<u>Waste Detail(s)</u>					
Waste Class:			212 I		
Waste Class Name:			Aliphatic solvents and residues		
<u>Waste Detail(s)</u>					
Waste Class:			269 T		
Waste Class Name:			Organic non-halogenated pesticide and herbicide wastes		
<u>Waste Detail(s)</u>					
Waste Class:			263 L		
Waste Class Name:			Misc. waste organic chemicals		
<u>Waste Detail(s)</u>					
Waste Class:			331 L		
Waste Class Name:			Waste compressed gases including cylinders		
<u>Waste Detail(s)</u>					
Waste Class:			146 T		
Waste Class Name:			Other specified inorganic sludges, slurries or solids		
<u>Waste Detail(s)</u>					
Waste Class:			262 L		
Waste Class Name:			Detergents and soaps		
<u>Waste Detail(s)</u>					
Waste Class:			148 A		
Waste Class Name:			Misc. wastes and inorganic chemicals		
<u>Waste Detail(s)</u>					
Waste Class:			263 A		
Waste Class Name:			Misc. waste organic chemicals		
<u>Waste Detail(s)</u>					
Waste Class:			221 I		
Waste Class Name:			Light fuels		
<u>Waste Detail(s)</u>					
Waste Class:			252 L		
Waste Class Name:			Waste crankcase oils and lubricants		
<u>Waste Detail(s)</u>					
Waste Class:			242 T		
Waste Class Name:			Halogenated pesticides and herbicides		
<u>Waste Detail(s)</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Waste Class: 331 I
Waste Class Name: Waste compressed gases including cylinders

Waste Detail(s)

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

<u>16</u>	14 of 15	NW/176.8	89.9 / 1.69	Rona inc. 585 West Hunt Club rd Nepean ON K2G 5X6	GEN
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Generator Info

Generator No: ON4368444	Choice of Contact:
Approval Years: As of Nov 2021	Contaminated Fac:
Status: Registered	MHSW Facility:
PO Box No:	SIC Code:
Country: Canada	
Co Admin:	
Phone No Admin:	
SIC Description:	

Waste Detail(s)

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

Waste Detail(s)

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

Waste Detail(s)

Waste Class: 263 A
Waste Class Name: Misc. waste organic chemicals

Waste Detail(s)

Waste Class: 269 T
Waste Class Name: Organic non-halogenated pesticide and herbicide wastes

Waste Detail(s)

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

Waste Detail(s)

Waste Class: 242 T
Waste Class Name: Halogenated pesticides and herbicides

Waste Detail(s)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Waste Class:		148 A			
Waste Class Name:		Misc. wastes and inorganic chemicals			
<u>Waste Detail(s)</u>					
Waste Class:		262 L			
Waste Class Name:		Detergents and soaps			
<u>Waste Detail(s)</u>					
Waste Class:		263 L			
Waste Class Name:		Misc. waste organic chemicals			
<u>Waste Detail(s)</u>					
Waste Class:		331 L			
Waste Class Name:		Waste compressed gases including cylinders			
<u>Waste Detail(s)</u>					
Waste Class:		148 I			
Waste Class Name:		Misc. wastes and inorganic chemicals			
<u>Waste Detail(s)</u>					
Waste Class:		212 I			
Waste Class Name:		Aliphatic solvents and residues			
<u>Waste Detail(s)</u>					
Waste Class:		221 I			
Waste Class Name:		Light fuels			
<hr/>					
<u>16</u>	15 of 15	NW/176.8	89.9 / 1.69	RONA INC. 585 WEST HUNT CLUB RD NEPEAN ON K2G 5X6	PES
Detail Licence No:				Operator Box:	
Licence No:	L-232-2226593190			Operator Class:	
Status:	Active			Operator No:	
Approval Date:	May 3, 2023			Operator Type:	
Report Source:	PEST-Limited Vendor			Oper Area Code:	
Licence Type:	Limited Vendor			Oper Phone No:	
Licence Type Code:				Operator Ext:	
Licence Class:				Operator Lot:	
Licence Control:				Oper Concession:	
Latitude:	45.33472222			Operator Region:	
Longitude:	-75.73			Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	Ottawa
County:				SWP Area Name:	Rideau Valley
Trade Name:					
PDF URL:	http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2949804				
<hr/>					
<u>17</u>	1 of 1	N/209.5	89.9 / 1.69	565 West Hunt Club Road Ottawa ON K2G 5W5	EHS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Order No: 20180417149 Status: C Report Type: RSC Report (Urban) Report Date: 24-APR-18 Date Received: 17-APR-18 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .3 X: -75.728707 Y: 45.335842					
18	1 of 1	S/227.1	85.0 / -3.15	Tartan JTJ Homes Inc. Ottawa., ON Canada ON	EBR
EBR Registry No: 019-1504 Ministry Ref No: ER-C-005-19 Notice Type: Instrument Notice Stage: Proposal Updated Notice Date: Proposal Date: May 22, 2020 Year: 2020 Instrument Type: Permit for activities to achieve an overall benefit to a species Off Instrument Name: Permit for activities with conditions to achieve overall benefit to the species (ESA s.17(2) (c)) Posted By: Ministry of the Environment, Conservation and Parks Company Name: Site Address: Ottawa., ON Canada Location Other: Proponent Name: Tartan JTJ Homes Inc. Proponent Address: Tartan JTJ Homes Inc. 237 Somerset Street West Ottawa, ON K2P 0J3 Canada Comment Period: May 22, 2020 - June 21, 2020 (30 days) Closed URL: https://ero.ontario.ca/notice/019-1504 Summary: Site Location Details: Lot 13, Concession 2, Nepean Geographic Township.					
Decision Posted: Exception Posted: Section: Section 17 (2) (c) Act 1: Endangered Species Act , R.S.O. 2007 Act 2: Endangered Species Act, 2007 Site Location Map: 45.331926,-75.728418					
19	1 of 1	S/243.9	84.8 / -3.39	174 Cleopatra Drive Nepean ON K2G 5X2	EHS
Order No: 23081600182 Status: C Report Type: Standard Report Report Date: 21-AUG-23 Date Received: 16-AUG-23 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; City Directory					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.7289768 Y: 45.3317664					
20	1 of 2	SE/244.7	85.6 / -2.61	JDS Fitel Inc. 570 WEST HUNT CLUB ROAD, NEPEAN CITY NEPEAN ON	EBR
EBR Registry No: IA8E0227 Ministry Ref No: 8402198 19980203 Notice Type: Instrument Decision Notice Stage: Notice Date: April 14, 1998 Proposal Date: February 25, 1998					
Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
	1998				
Year:					
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)					
Off Instrument Name:					
Posted By:					
Company Name: JDS Fitel Inc.					
Site Address:					
Location Other:					
Proponent Name:					
Proponent Address: 570 West Hunt Club Road, Nepean Ontario, K2G 5W8					
Comment Period:					
URL:					
Summary:					
Site Location Details:					
570 WEST HUNT CLUB ROAD, NEPEAN CITY NEPEAN					

20	2 of 2	SE/244.7	85.6 / -2.61	JDS Uniphase Inc. 570 West Hunt Club Road Nepean Ontario K2G 5W8 Nepean ON	EBR
EBR Registry No: IA01E0897					
Ministry Ref No: 8922-4Y2LAM					
Notice Type: Instrument Decision					
Notice Stage:					
Notice Date: August 29, 2002					
Proposal Date: June 25, 2001					
Year: 2001					
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)					
Off Instrument Name:					
Posted By:					
Company Name: JDS Uniphase Inc.					
Site Address:					
Location Other:					
Proponent Name:					
Proponent Address: 2445 St. Laurent Boulevard, Ottawa Ontario, K1G 6C3					
Comment Period:					
URL:					
Summary:					
Site Location Details:					
570 West Hunt Club Road Nepean Ontario K2G 5W8 Nepean					

Unplottable Summary

Total: 27 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	NEPEAN CITY	HUNT CLUB RD. EXTN. (SWM)	NEPEAN CITY ON	
CA	OTTAWA CITY	HUNT CLUB RD./S.E. TRANSITWAY	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB RD.	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON RIDEAU HEIGHTS	HUNT CLUB RD.	NEPEAN CITY ON	
CA	RICHCRAFT HOMES LTD.-LOT. 6, CONC. 4	HUNT CLUB RD./LORRY GREENBERG	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON STORMWATER DETEN	HUNT CLUB RD. RIDEAU BRIDGE E	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB ROAD	NEPEAN CITY ON	
CA	TRANSPORATION DEPT. R.M. OF OTTAWA-CARLE	HUNT CLUB RIDEAU BRIDGE EAST	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON RIDEAU HEIGHTS	HUNT CLUB RD. EXT.	NEPEAN CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB ROAD	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB RD.,PT.LOT 30/CON.3	NEPEAN CITY n/a sent 9/13/94 ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB RD./MCLELLAN RD.	NEPEAN CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB ROAD FEEDERMAIN	OTTAWA CITY ON	
CA	TRANS-NORTHERN PIPELINES INC.	HUNT CLUB ROAD	NEPEAN CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB ROAD	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB ROAD	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB ROAD	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB ROAD	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	HUNT CLUB RD.	NEPEAN CITY ON	

CA	ESSO PETROLEUM CANADA- NS 05/14/92	HUNT CLUB RD. EXTN./MERIVALE	NEPEAN CITY ON	
GEN	OTTAWA FLYING CLUB 29-334	HUNT CLUB ROAD CONCESSION 2, RFN. PART LOT 6	OTTAWA ON	
PRT	JIM ROMBOUGH OTTAWA FLYING CLUB	HUNT CLUB RD	OTTAWA ON	K1V8S6
PRT	IMPERIAL OIL ATTN L MCCAMBLEY	HUNT CLUB RD	OTTAWA ON	K1V8S6
PRT	HUNTCLUB ESSO K BASSETT	HUNT CLUB RD	OTTAWA ON	K1V8S6
SPL	SHELL CANADA PRODUCTS LTD.	HUNT CLUB RD. PIPELINE	NEPEAN CITY ON	
SPL	Enbridge Gas Distribution Inc.; contractor R. B. Somerville Ltd<UNOFFICIAL>	West Hunt Club Road	Ottawa ON	
SPL		Hunt Club Road	Ottawa ON	
SPL		Hunt Club Drive West near Hawthorne	Ottawa ON	

Unplottable Report

Site: NEPEAN CITY
HUNT CLUB RD. EXTN. (SWM) NEPEAN CITY ON

Database:
CA

Certificate #: 3-0353-94-
Application Year: 94
Issue Date: 6/1/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: OTTAWA CITY
HUNT CLUB RD./S.E. TRANSITWAY OTTAWA CITY ON

Database:
CA

Certificate #: 3-0498-94-
Application Year: 94
Issue Date: 5/19/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB RD. OTTAWA CITY ON

Database:
CA

Certificate #: 7-1643-89-
Application Year: 89
Issue Date: 10/17/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON RIDEAU HEIGHTS
HUNT CLUB RD. NEPEAN CITY ON

Database:
CA

Certificate #: 7-1783-88-
Application Year: 88

Issue Date: 11/3/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: RICHCRAFT HOMES LTD.-LOT. 6, CONC. 4
HUNT CLUB RD./LORRY GREENBERG OTTAWA CITY ON

Database:
CA

Certificate #: 3-0112-92-
Application Year: 92
Issue Date: 2/14/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON STORMWATER DETEN
HUNT CLUB RD. RIDEAU BRIDGE E OTTAWA CITY ON

Database:
CA

Certificate #: 3-0028-89-
Application Year: 89
Issue Date: 2/24/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB ROAD NEPEAN CITY ON

Database:
CA

Certificate #: 3-2283-88-
Application Year: 88
Issue Date: 6/9/1989
Approval Type: Municipal sewage
Status: Approved in 1989
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: TRANSPORTATION DEPT. R.M. OF OTTAWA-CARLE
HUNT CLUB RIDEAU BRIDGE EAST OTTAWA CITY ON

Database:
CA

Certificate #: 3-0565-88-
Application Year: 88
Issue Date: 5/26/1989
Approval Type: Municipal sewage
Status: Preliminary approval
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON RIDEAU HEIGHTS
HUNT CLUB RD. EXT. NEPEAN CITY ON

Database:
CA

Certificate #: 3-2103-88-
Application Year: 88
Issue Date: 11/3/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB ROAD OTTAWA CITY ON

Database:
CA

Certificate #: 3-1277-88-
Application Year: 88
Issue Date: 7/27/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB RD.,PT.LOT 30/CON.3 NEPEAN CITY n/a sent 9/13/94 ON

Database:
CA

Certificate #: 3-0792-94-
Application Year: 94
Issue Date: 7/21/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:

Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB RD./MCLELLAN RD. NEPEAN CITY ON

Database:
CA

Certificate #: 7-1011-94-
Application Year: 94
Issue Date: 10/21/1994
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB ROAD FEEDERMAIN OTTAWA CITY ON

Database:
CA

Certificate #: 7-1021-94-
Application Year: 94
Issue Date: 10/26/1994
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: TRANS-NORTHERN PIPELINES INC.
HUNT CLUB ROAD NEPEAN CITY ON

Database:
CA

Certificate #: 4-0117-91-
Application Year: 91
Issue Date: 2/3/1992
Approval Type: Industrial wastewater
Status: Preliminary approval
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: INTERIM GROUND WATER TREATMENT
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB ROAD OTTAWA CITY ON

Database:
CA

Certificate #: 3-1395-89-
Application Year: 89
Issue Date: 7/24/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:

Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB ROAD OTTAWA CITY ON

Database:
CA

Certificate #: 7-1112-88-
Application Year: 88
Issue Date: 7/27/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB ROAD OTTAWA CITY ON

Database:
CA

Certificate #: 7-1158-89-
Application Year: 89
Issue Date: 7/24/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF OTTAWA-CARLETON
HUNT CLUB RD. NEPEAN CITY ON

Database:
CA

Certificate #: 3-1664-86-
Application Year: 86
Issue Date: 11/4/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ESSO PETROLEUM CANADA-NS 05/14/92
HUNT CLUB RD. EXTN./MERIVALE NEPEAN CITY ON

Database:
CA

Certificate #: 8-4021-92-

Application Year: 92
Issue Date: 2/18/1992
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: CARBON FILTER FOR GROUND WATER TREATMENT
Contaminants: Benzene (Carcinogen Requires Bact), Toluene(Pentyl Methane)(Methyl Benzene), Xylene, Ethyl Benzene
Emission Control: Act. Charcoal Filter

Site: OTTAWA FLYING CLUB 29-334
HUNT CLUB ROAD CONCESSION 2, RFN. PART LOT 6 OTTAWA ON

Database:
GEN

Generator Info

Generator No: ON1004700
Approval Years: 95,96
Status:
PO Box No:
Country:
Co Admin:
Phone No Admin:
SIC Description: OTHER SPORT/REC.

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code: 9659

Waste Detail(s)

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Waste Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Detail(s)

Waste Class: 221
Waste Class Name: LIGHT FUELS

Site: JIM ROMBOUGH OTTAWA FLYING CLUB
HUNT CLUB RD OTTAWA ON K1V8S6

Database:
PRT

Location ID: 10954
Type: retail
Expiry Date: 1995-06-30
Capacity (L): 0
Licence #: 0020409001

Site: IMPERIAL OIL ATTN L MCCAMBLEY
HUNT CLUB RD OTTAWA ON K1V8S6

Database:
PRT

Location ID: 10954
Type: retail
Expiry Date: 1995-01-31
Capacity (L): 136200
Licence #: 0076408079

Site: HUNTCLUB ESSO K BASSETT
HUNT CLUB RD OTTAWA ON K1V8S6

Database:
PRT

Location ID: 10954
Type: retail
Expiry Date: 1996-02-29
Capacity (L): 136200
Licence #: 0076435098

Site: SHELL CANADA PRODUCTS LTD.
HUNT CLUB RD. PIPELINE NEPEAN CITY ON

Database:
SPL

Ref No: 65137
Year:
Incident Dt: 12/11/1991
Dt MOE Arvl on Scn:
MOE Reported Dt: 12/11/1991
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Site Region:
Site Municipality: NEPEAN CITY
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name:
Client Type:
Source Type:
Incident Cause: PIPE/HOSE LEAK
Incident Preceding Spill:
Incident Reason: EQUIPMENT FAILURE
Incident Summary: SHELL: 180-225 L OILY H2O TO GRND DUE TO RUPTURED RECOVERY WELL LINE.
Environment Impact: CONFIRMED
Health Env Consequence:
Nature of Impact: Soil Contamination
Contaminant Qty:
Contaminant Qty 1:
Contaminant Unit:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: LAND
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

Municipality No: 20104
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health:
Agency Involved:

Site: Enbridge Gas Distribution Inc.; contractor R. B. Somerville Ltd<UNOFFICIAL>
West Hunt Club Road Ottawa ON

Database:
SPL

Ref No: 8138-9A7MZ3
Municipality No:

Year:
Incident Dt: 2013/08/01
Dt MOE Arvl on Scn:
MOE Reported Dt: 2013/08/02
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name: road allowance - 200 M east of Cedarview Rd<UNOFFICIAL>
Site Address: West Hunt Club Road
Site Region:
Site Municipality: Ottawa
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name: Enbridge Gas Distribution Inc.; contractor R. B. Somerville Ltd<UNOFFICIAL>
Client Type:
Source Type:
Incident Cause: Unknown / N/A
Incident Preceding Spill:
Incident Reason: Unknown / N/A
Incident Summary: Enbridge: ~ 3000 L bentonite to grnd; cntnd & clnd
Environment Impact: Not Anticipated
Health Env Consequence:
Nature of Impact: Surface Water Pollution
Contaminant Qty: 2840 L
Contaminant Qty 1: 2840
Contaminant Unit: L
Contaminant Code: 99
Contaminant Name: BENTONITE
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Other
SAC Action Class: Primary Assessment of Spills
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

Site: **Hunt Club Road Ottawa ON**

Database:
SPL

Ref No: 4700-BQXLPC
Year:
Incident Dt: 2020/06/25
Dt MOE Arvl on Scn:
MOE Reported Dt: 2020/06/26
Dt Document Closed: 2020/07/17
Site No: NA
MOE Response: No
Site County/District:
Site Geo Ref Meth:
Site District Office: Ottawa
Nearest Watercourse:
Site Name: Roadway<UNOFFICIAL>
Site Address: Hunt Club Road
Site Region: Eastern
Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health: 2 - Minor Environment
Agency Involved:

Site Municipality: Ottawa
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing: 5021538.48
Easting: 447892.99
Entity Operating Name:
Client Name:
Client Type:
Source Type: Unknown / N/A
Incident Cause:
Incident Preceding Spill: Leak/Break
Incident Reason: Unknown / N/A
Incident Summary: TIPS: Large oil spill on Hunt Club Road
Environment Impact:
Health Env Consequence:
Nature of Impact:
Contaminant Qty: 1 other - see incident description
Contaminant Qty 1: 1
Contaminant Unit: other - see incident description
Contaminant Code: 15
Contaminant Name: OIL (PETROLEUM BASED, NOT SPECIFIED)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1: n/a
Receiving Medium: Land
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Miscellaneous Communal
SAC Action Class:
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

Site: **Hunt Club Drive West near Hawthorne Ottawa ON**

Database:
SPL

Ref No: 5082-7X7J3M
Year:
Incident Dt:
Dt MOE Arvl on Scn:
MOE Reported Dt: 10/26/2009
Dt Document Closed: 11/10/2009
Site No:
MOE Response: No Field Response
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name: transmission oil spill.<UNOFFICIAL>
Site Address:
Site Region:
Site Municipality:
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name:
Client Type:
Source Type:
Incident Cause:
Incident Preceding Spill:
Incident Reason:

Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health:
Agency Involved:

Incident Summary: Ottawa: Valma Forming, 40 L transmission oil spill, cleaning
Environment Impact:
Health Env Consequence:
Nature of Impact:
Contaminant Qty:
Contaminant Qty 1:
Contaminant Unit:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class: Land Spills
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

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](#)

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNRF), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2024

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-Apr 2024

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

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, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

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 -May 2024

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-Dec 2024

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Dec 31, 2024

Drill Hole Database:Provincial [DRL](#)

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). 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. 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 - Aug 2024**Delisted Fuel Tanks:**Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Oct 2023**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-Oct 31, 2024**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 - Dec 31, 2024**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-Oct 31, 2024**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-Aug 31, 2024**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: Apr 30, 2022

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, 2023

List of Expired Fuels Safety Facilities:

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

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. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Nov 2024

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 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

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-Nov 30, 2022

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-Apr 2024

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*

Fuel Oil Spills and Leaks:

Provincial **INC**

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial **LIMO**

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 31, 2022

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-Feb 2024

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, 2022

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-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal [NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal [NEBI](#)

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

Government Publication Date: 2008-Dec 31, 2024

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

NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Feb 2024**National Pollutant Release Inventory - Historic:**

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. This data holds historic records; current records are found in NPR2.

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, 2024**Ontario Oil and Gas Wells:**

Provincial

OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 includes well owner/operator, location, permit issue date, and well cap date, license number, 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 provided for each well record.

Government Publication Date: 1800-Aug 2024**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 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 - Dec 31, 2024

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: Oct 2011-Oct 31, 2024

Ontario PFAS Spills:

Provincial

PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. 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-Jun 2024; Aug 2024; Oct-Nov 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Feb 2024

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Potential PFAS Handlers from EASR:

Provincial

PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used.

Government Publication Date: Jun 30, 2024

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 PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Dec 31, 2024

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: 1986-1990, 1992-2021

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). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2025

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-Apr 30, 2024

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

List of spills and incidents made available by the Ministry of the Environment, Conservation and Parks. 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-Jun 2024; Aug 2024; Oct-Nov 2024

Wastewater Discharger Registration Database:

Provincial SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of 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.

Government Publication Date: 1990-Dec 31, 2021

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 - Apr 2024

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered 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.

Government Publication Date: Feb 28, 2022

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 - Oct 31, 2024

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: Dec 31 2023

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.

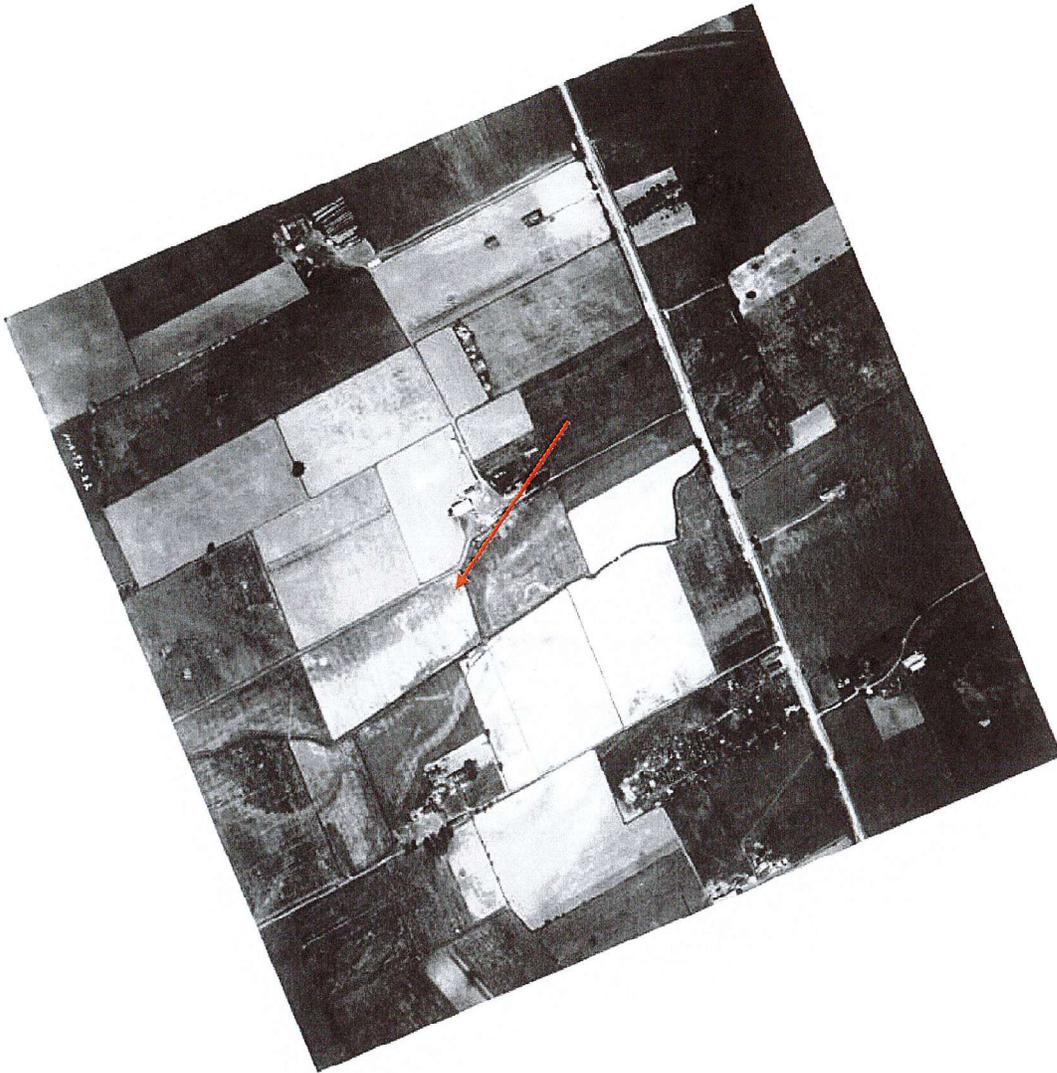
'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

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.

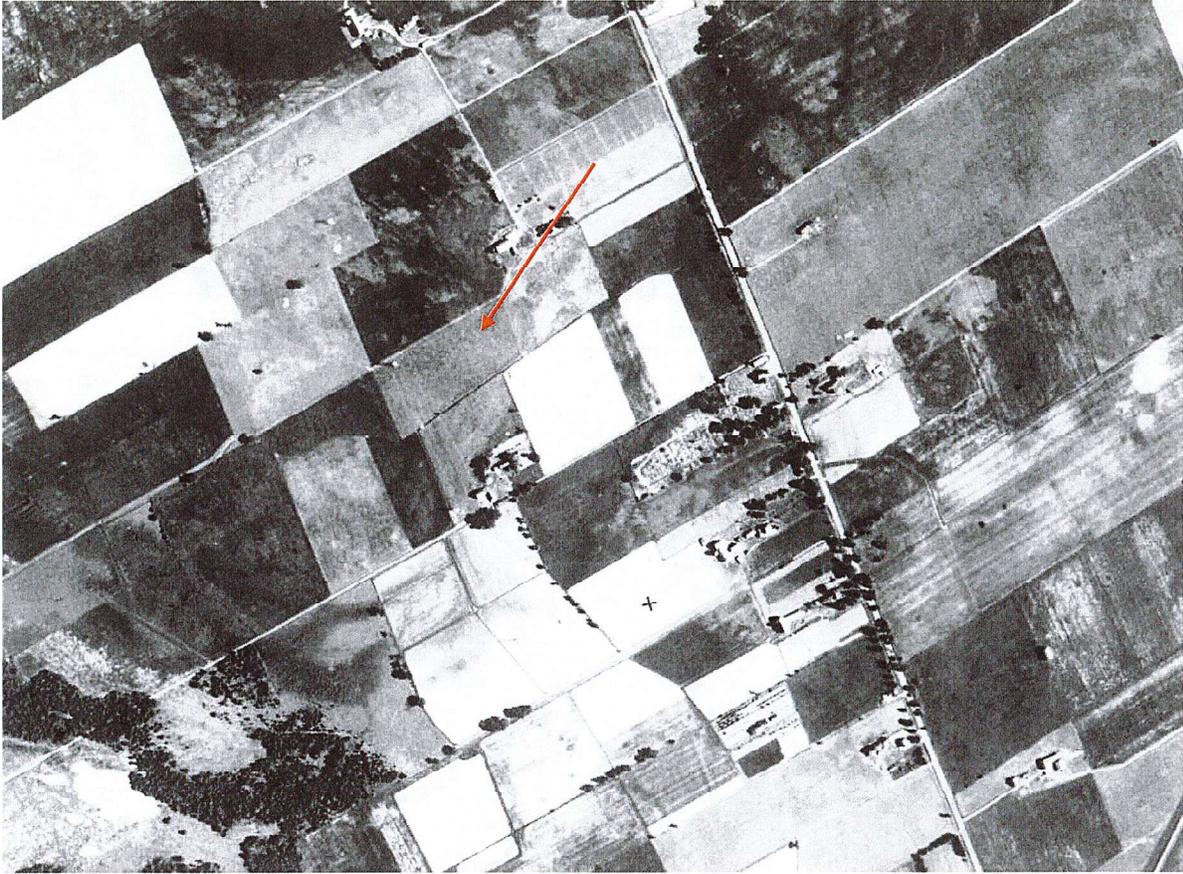
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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.

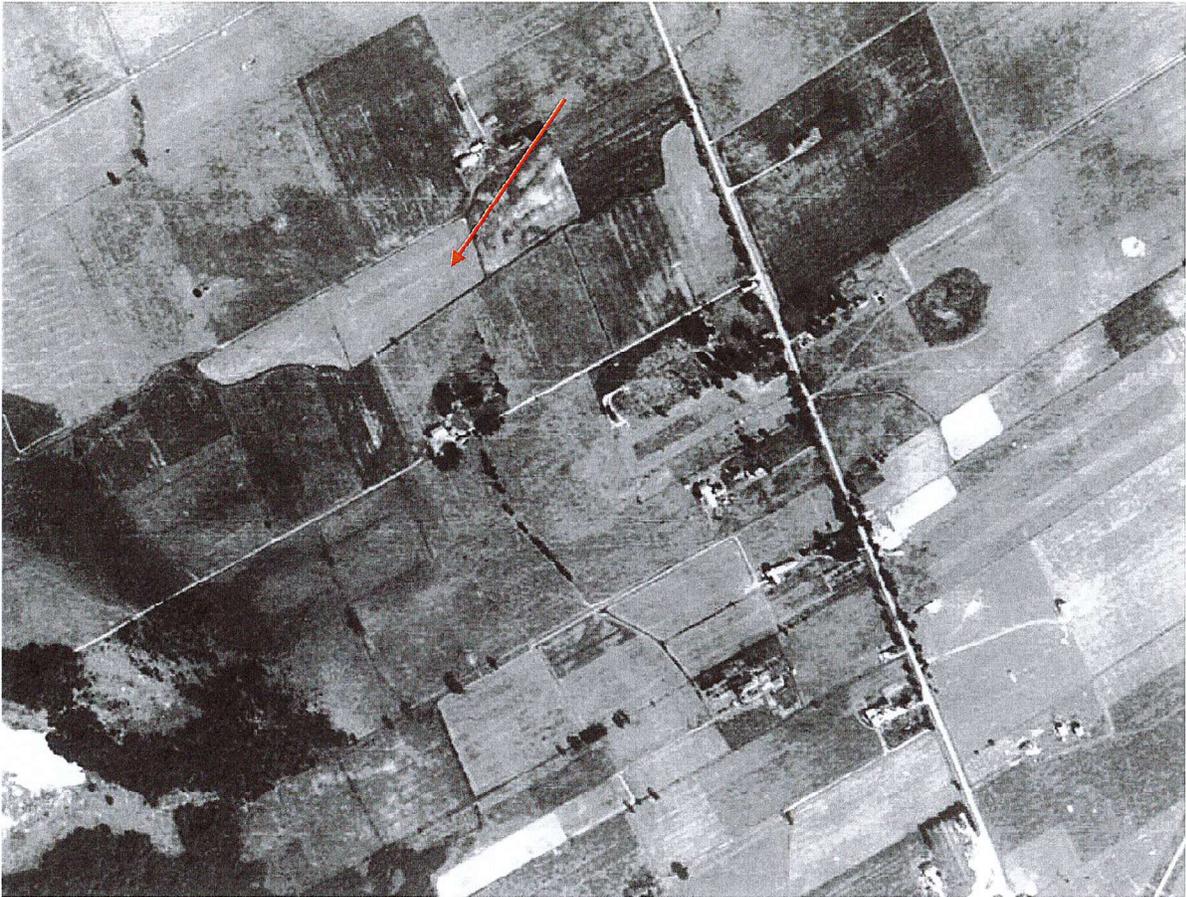
Appendix J
Historical Aerial and Satellite Images



The aerial photograph taken in 1925 shows the Site property as agricultural in use. There is a house, a barn and outbuildings present to the northeast of the Site. The adjoining and neighbouring properties appear agricultural in use. Merivale Road is present further to the east of the Site.



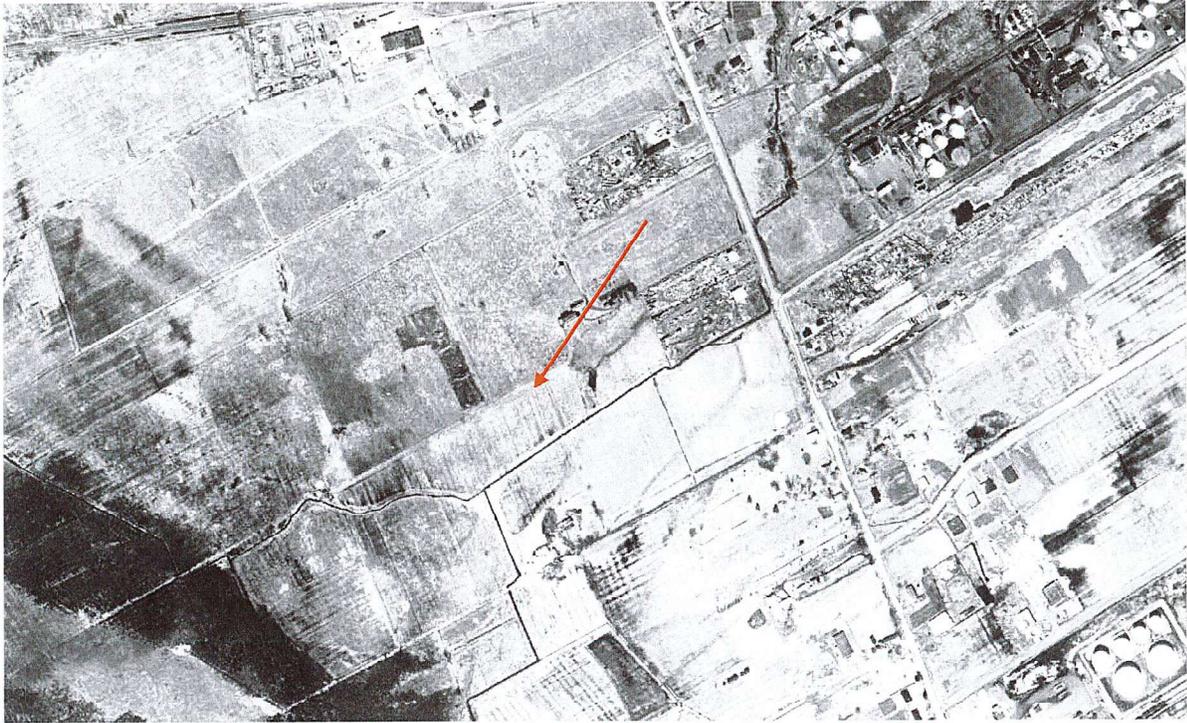
The aerial photograph taken in 1936 shows no significant changes in the use of the Site property or on the adjoining and neighbouring properties since the 1925 photograph was taken.



The aerial photograph taken in 1946 shows no significant changes to the Site property since the 1936 photo was taken. The surrounding properties appear agricultural or rural in use.



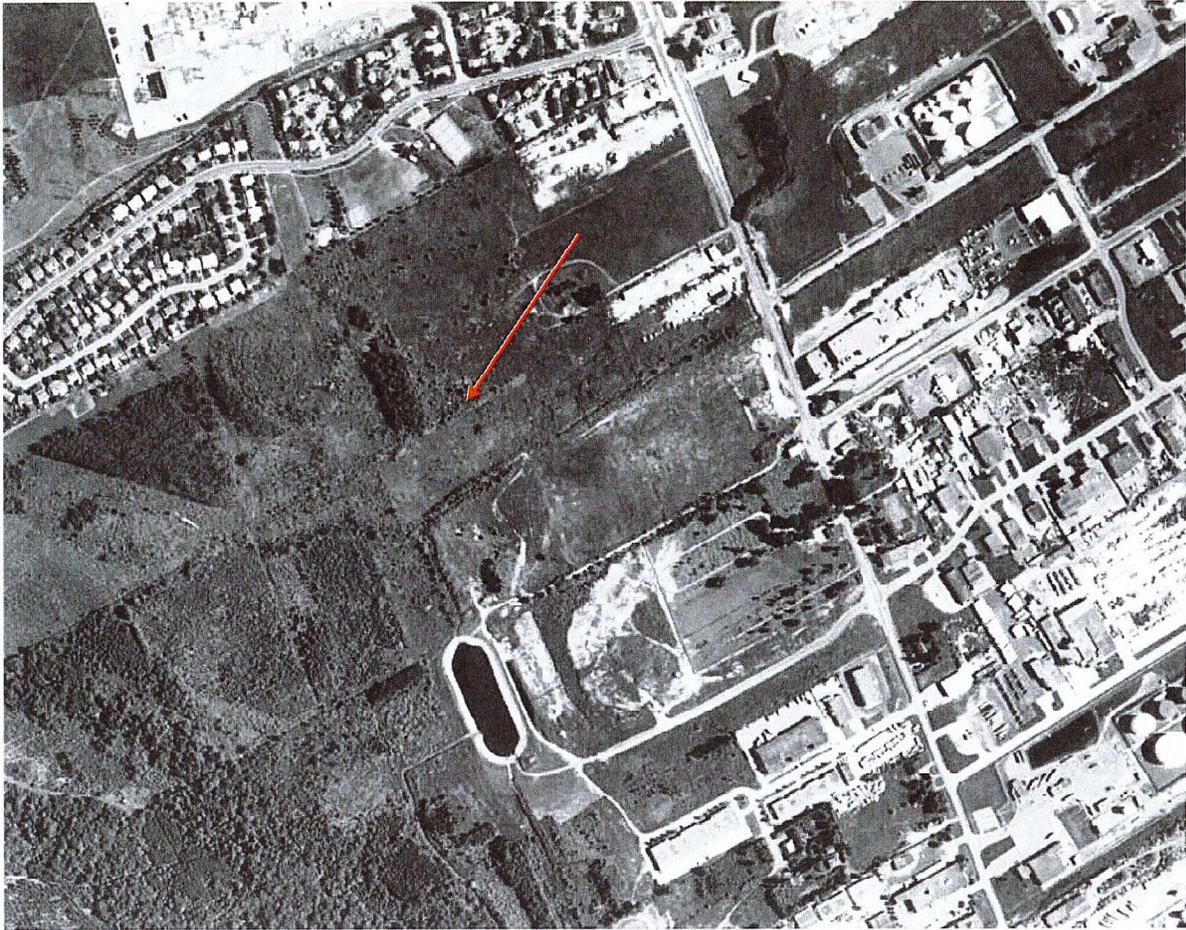
The aerial photograph taken in 1953 shows no significant changes in the use of the Site property and at the surrounding properties since the 1946 photo was taken. Further to the east and across Merivale Road are large above ground storage tanks now present.



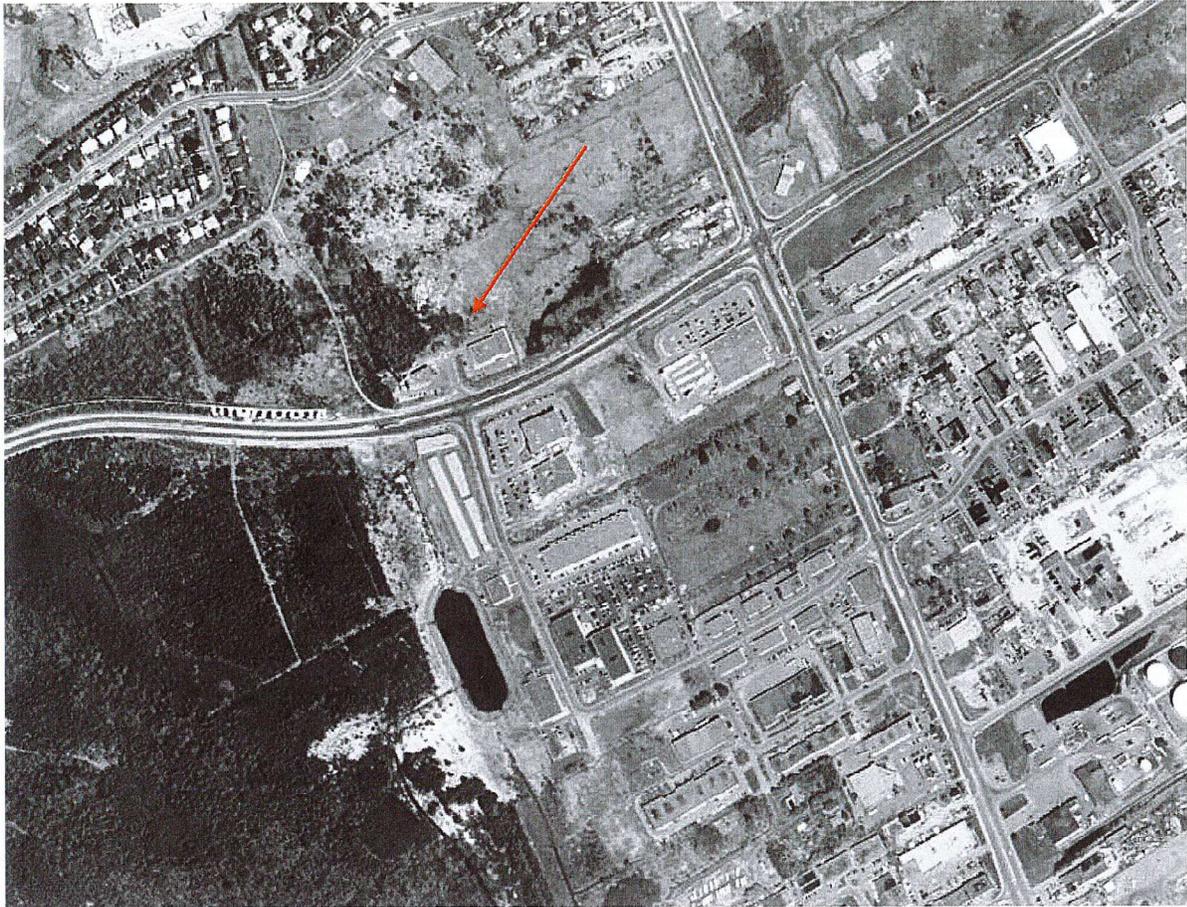
The aerial photograph taken in 1965 shows the Site property as rural/agricultural in use. There appears to be development present further to the east and to the northeast of the Site along the west side of Merivale Road. The adjoining properties to the north, west and south appear agricultural in use.



The aerial photograph taken in 1976 shows the Site property as rural in use. There is further development to the east and northeast of the Site. The adjoining properties to the north, west and south remain agricultural or undeveloped. West Hunt Club Road is not present along the south side of the Site property.



The aerial photograph taken in 1985 shows the Site property as undeveloped. The buildings once located to the northeast of the Site property are now absent. The adjoining properties to the east, west and south remain undeveloped. West Hunt Club Road is not present. The property located further to the east is developed and appears commercial in use.



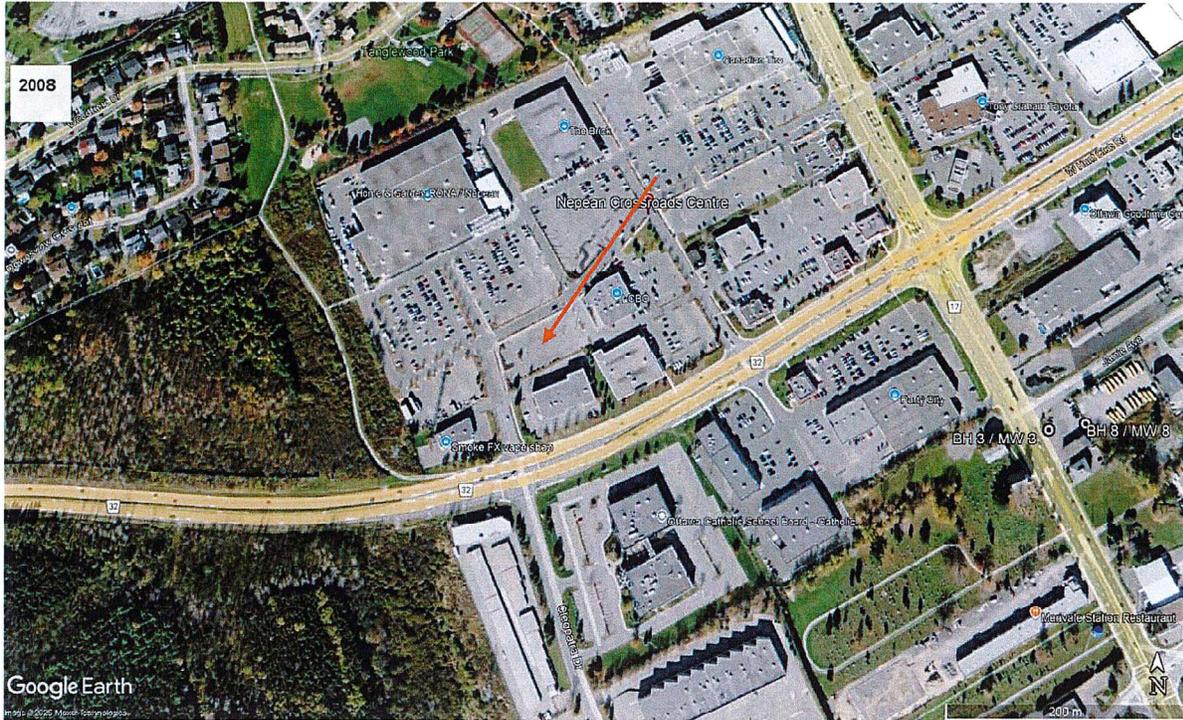
The aerial photograph taken in 1994 shows the Site property as undeveloped. There is now a large structure located to the south of the Site property. West Hunt Club Road is present further to the south and there is a short access road where Lancelot Drive will eventually be located. The adjoining properties to the north, east and west remain undeveloped.



The satellite image taken in 2004 shows the Site property as developed. The Site is covered with asphalt and appears to operate as an exterior storage area as there are numerous objects located along the north side. The Site is bound by laneways along the east, north and west sides. The adjoining property located to the south contains a large irregular shaped commercial building. The neighbouring properties located to the north and west are asphalt covered parking lots. The neighbouring property located to the southwest contains an irregular shaped commercial building. The neighbouring property located to the east contains a large irregular shaped building. Another irregular shaped building is present to the southeast.



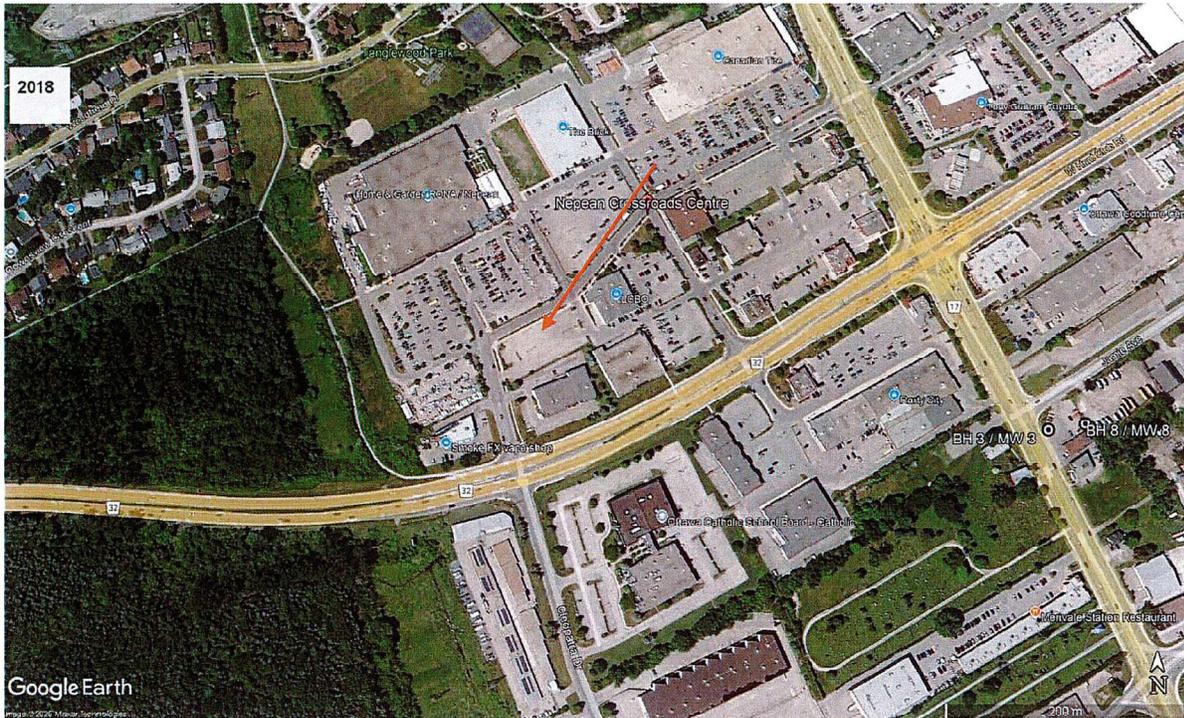
The satellite image taken in 2007 shows the Site property operating as an exterior storage area with many objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.



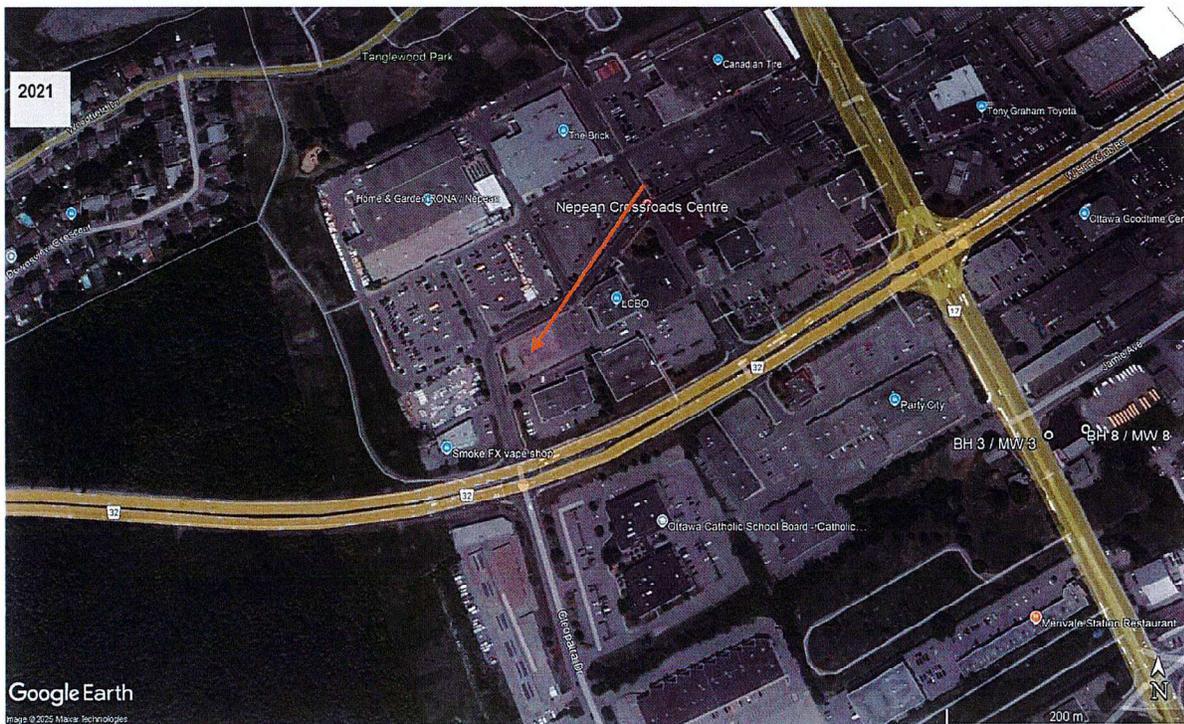
The satellite image taken in 2008 shows the Site property as vacant with no objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.



The satellite image taken in 2014 shows no significant changes in the use of the Site property since the 2008 image was recorded except for a vehicle located at the centre of the Site. The adjoining property located to the south appears unchanged in use since the 2008 image. The neighbouring property located to the west now appears to operate as an exterior storage area. The neighbouring properties located to the north and east have remained similar in use since the 2008 image.



The satellite image taken in 2018 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2014 image was recorded.



The satellite image taken in 2021 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2018 image was recorded.



The satellite image taken in 2024 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 20121 image was recorded.

Appendix K
Physical Settings Report



Property Information

Order Number: 25021200500p

Date Completed: February 13, 2025

Project Number:

Project Property: Parking lot south of 585 Hunt Club Road, Ottawa
Parking lot south of 585 West Hunt Club Road Ottawa ON K2G 5X6

Coordinates:

Latitude:	45.3339562
Longitude:	-75.7287581
UTM Northing:	5020309.08181 Metres
UTM Easting:	442897.19244 Metres
UTM Zone:	UTM Zone 18T
Elevation:	88.18 m
Slope Direction:	SSE

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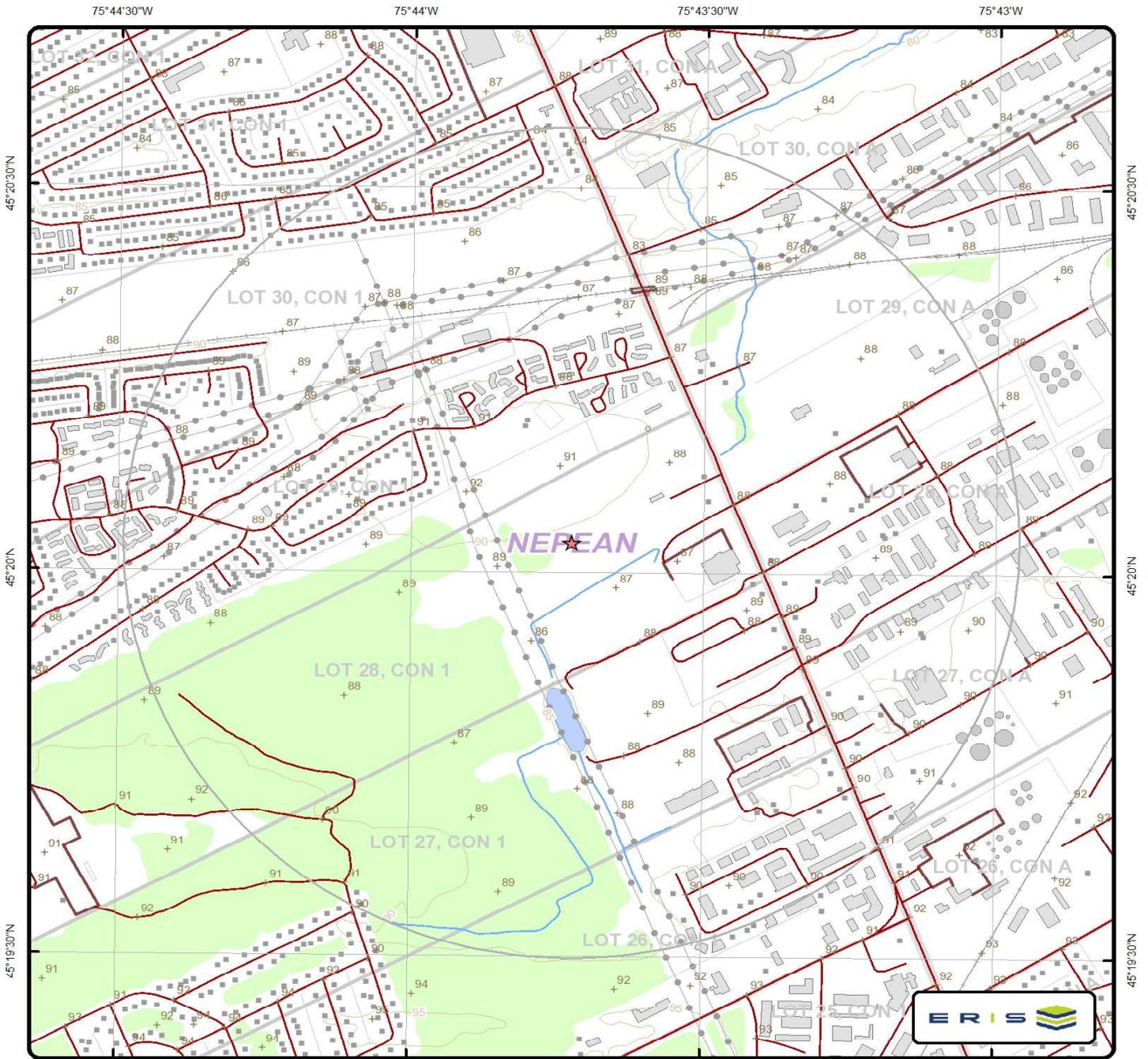
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography as well as hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Topographic Map



Address: Parking lot south of 585 West Hunt Club Road, Ottawa, ON

+ Spot Height (metre)	— Transportation Structure	— Contour Line	■ Wooded Area
■ Building Point	— Utility Line	□ Pit or Quarry	■ Conservation Authority
⊕ Towers	— Water Structure	■ Waterbody	■ Conservation Area
● Utility Site Point	— Drainage Line Feature	■ Wetlands	■ Municipal Park
— Misc. Line	— River or Stream	■ Concession	■ Provincial Park
— Railroads	□ Airports	■ Lots	■ National Park
— Roads	■ Tanks	■ Municipality	■ Nature Reserve
Legend	■ Building to Scale	■ Land Ownership	

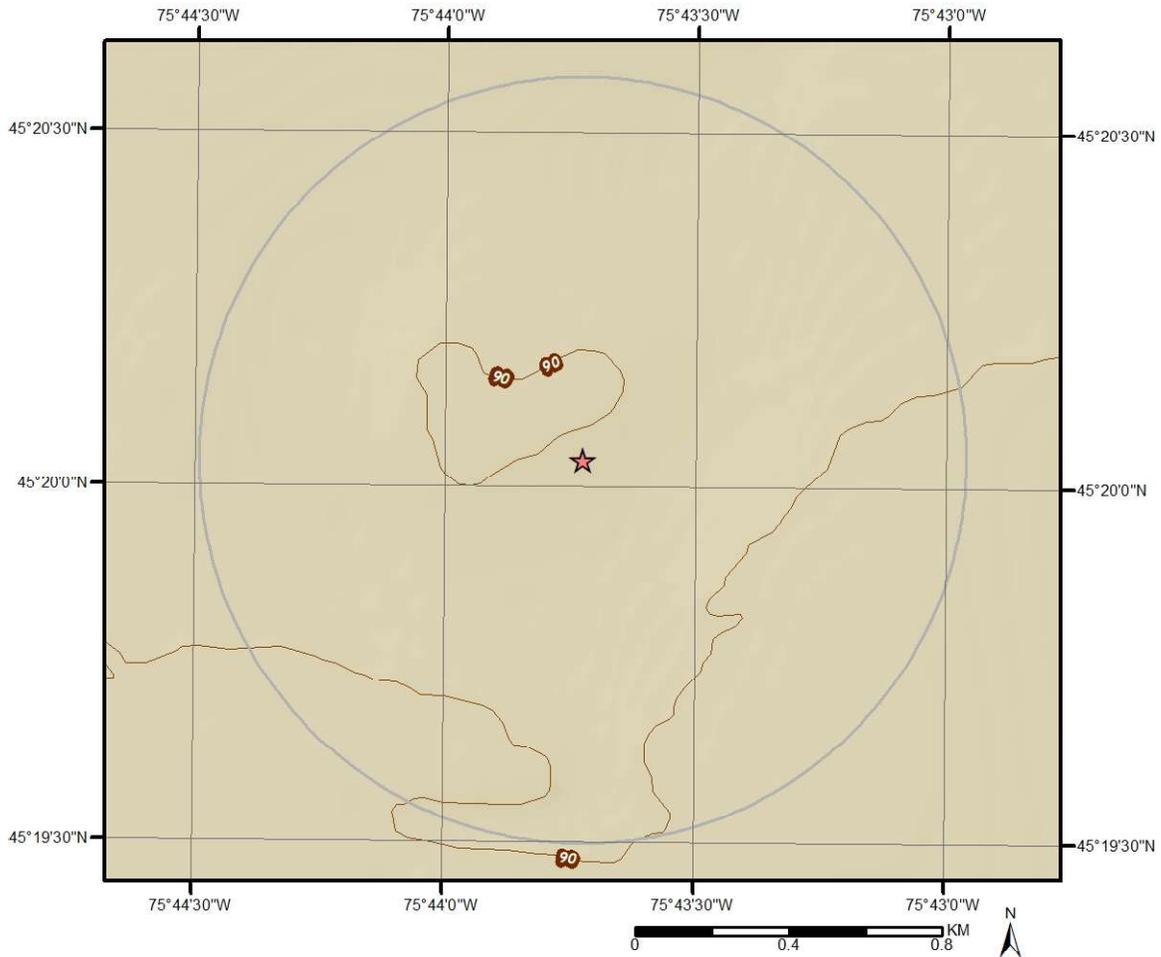
Data source: Ontario Base Mapping (OBM) by Ontario Ministry of Natural Resources.

Topographic Information

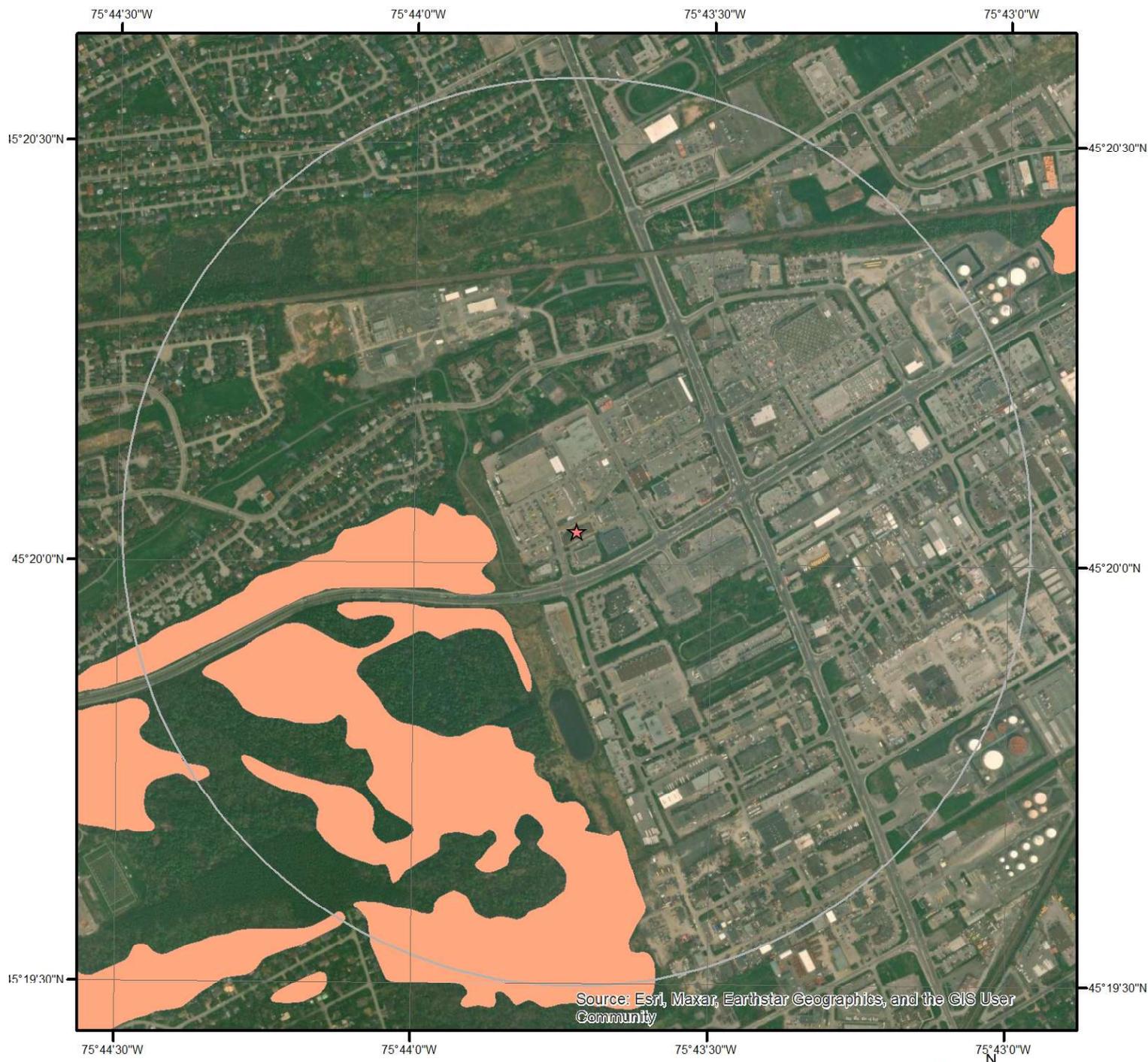
The previous topographic map(s) show general topographic information in the surrounding area of the project property, using Toporama data or a provincial source when available. Below are shaded relief map(s), derived from Digital Elevation data to depict terrain in further detail.

Topographic information at project property:

Elevation: 88.18 m
Slope Direction: SSE



Hydrologic Information



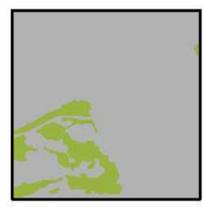
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Wetland

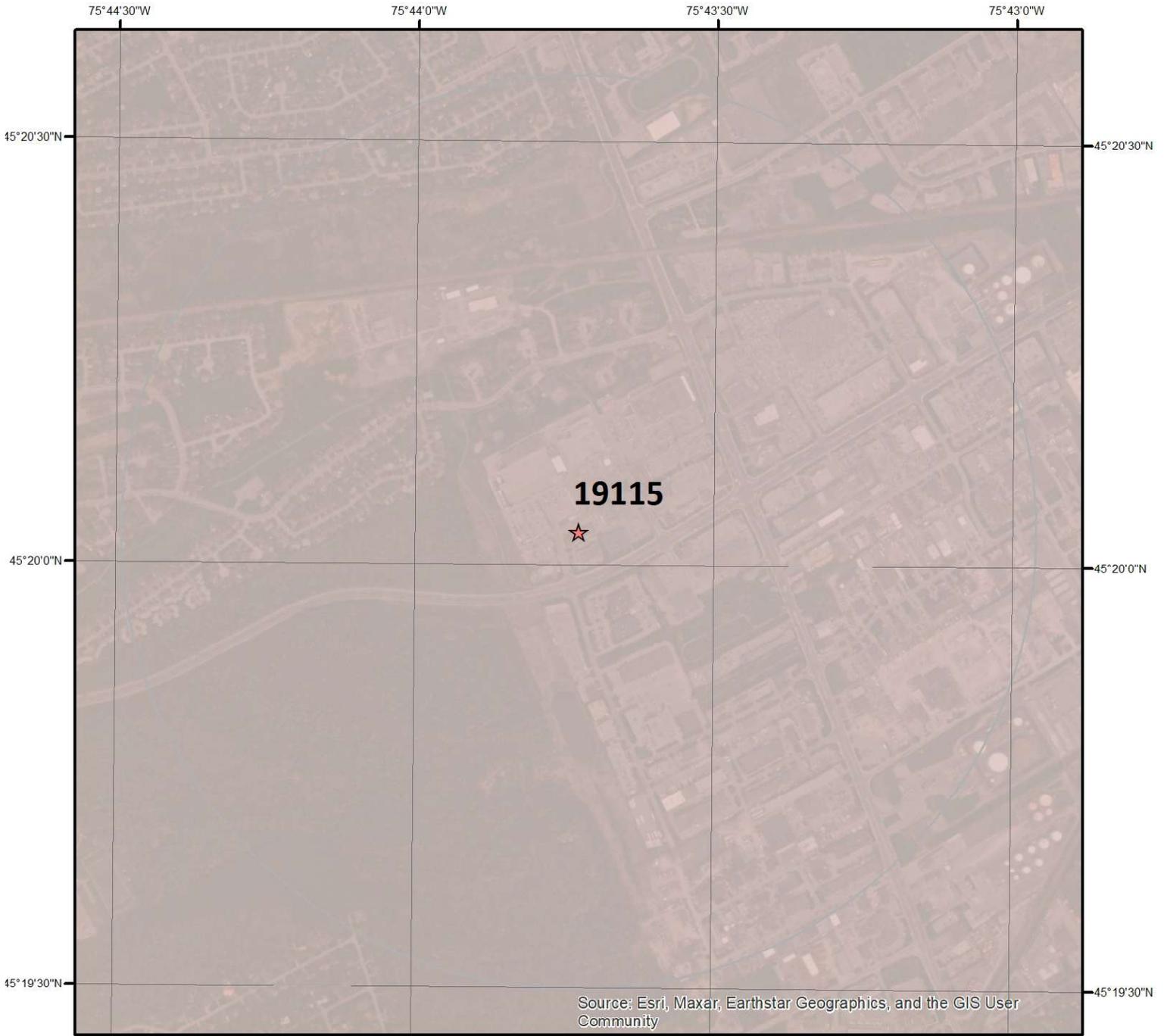


This map shows wetland existence. Data coverage is shown to the right. Gray indicates no data available in the area.

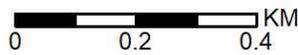
- | | | | |
|------------------|----------------------------------|------------------------|---------------|
| PSW | Forested Peatland | Peatland Fen | Shrub Wetland |
| Evaluated PSW | Freshwater Marsh | Peatland Forested | Swamp |
| Aquatic Bed | Land Locked Pond | Salt or Brackish Marsh | Unknown |
| Bog | Marsh | Salt Water | Water |
| Bog or Fen | No Open Water or Marsh Component | Sand Dune | Wet Meadow |
| Coastal Marsh | Open Water or Marsh Component | Salt Marsh | Wetland |
| Fen | Open Water | Shallow / Open Water | |
| Forested Wetland | Peatland Bog | Shallow Water | |



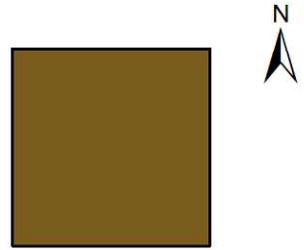
Geologic Information



Bedrock Geology



This map shows bedrock geologic units in the area. Please refer to the report for detailed descriptions. Data coverage is shown to the right. Gray indicates no data available in the area.



Geologic Information

Detailed bedrock geology information about each unit within the search radius is provided below.

Unit ID 19115

Unit Name:

Rock Type:

Dolostone, sandstone

Strata:

Beekmantown Group

Super Eon:

Eon:

PHANEROZOIC (Present to 542.0 Ma)

Era:

PALEOZOIC (251.0 Ma to 542.0 Ma)

Period:

ORDOVICIAN (443.7 Ma to 488.3 Ma)

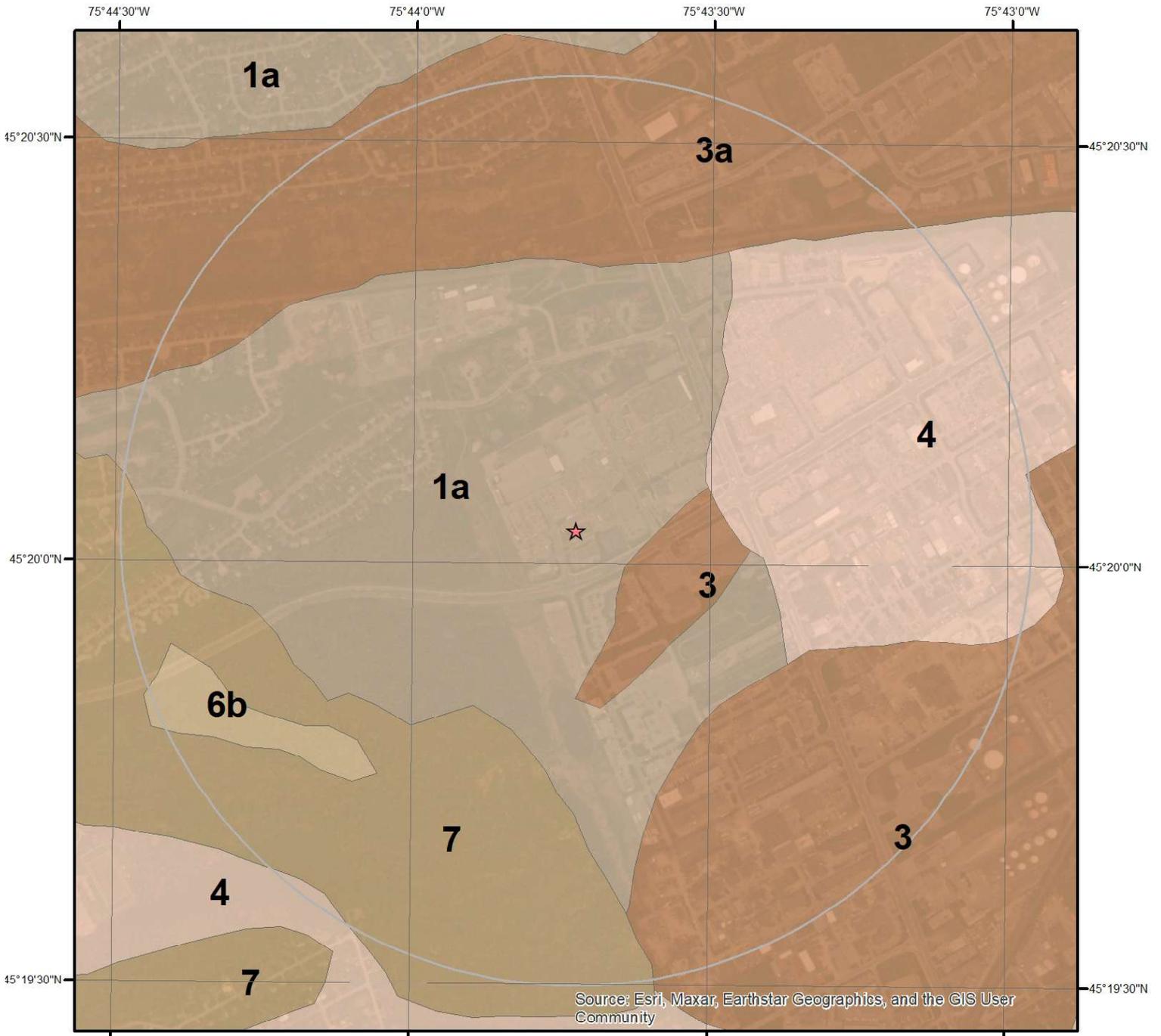
Epoch:

LOWER ORDOVICIAN

Province:

Tectonic Zone:

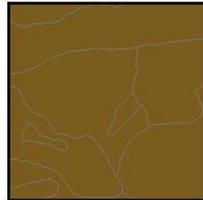
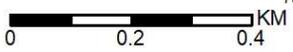
Geologic Information



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Surficial Geology

This map shows surficial geologic labels in the area. Please refer to the report for detailed descriptions. Data coverage is shown to the right. Gray indicates no data available in the area.



Geologic Information

Detailed surficial geology information about each unit within the search radius is provided below.

Unit ID 3a

Geological Deposit:	Offshore marine deposits
Deposit Age:	Quaternary (Champlain Sea)
Primary Material:	clay, silt
Secondary Material:	
Primary General:	glaciomarine
Primary General Modifier:	foreshore/basinal
Veneer:	silt, sand
Episode:	Wisconsin
Sub Episode:	Michigan
Strata Modifier:	Surface
Provenance:	
Carbon Content:	
Formation:	
Permeability:	Low
Material Description:	Clay and silt underlying erosional terraces; upper part of marine deposits removed to variable depths by fluvial erosion so in places clay is uniform blue-grey; unit includes lenses, bars and channel fills to sand and pockets of nonmarine silt that were formed during terrace (or channel) cutting.

Unit ID 4

Geological Deposit:	Deltaic and estuarine deposits
Deposit Age:	Quaternary (Champlain Sea)
Primary Material:	sand
Secondary Material:	
Primary General:	glaciomarine
Primary General Modifier:	deltaic
Veneer:	
Episode:	Wisconsin
Sub Episode:	Michigan
Strata Modifier:	Surface
Provenance:	
Carbon Content:	
Formation:	
Permeability:	High
Material Description:	Medium-to fine-grained sand, in some places fossiliferous; lies outside abandoned channels; most common deposit is a combined strip delta-sand plain that developed as water levels fell.

Unit ID 7

Geological Deposit:	Organic deposits
Deposit Age:	Recent

Geologic Information

Primary Material: organic deposits
Secondary Material:
Primary General: wetland
Primary General Modifier:
Veneer:
Episode: Hudson
Sub Episode:
Strata Modifier: Surface
Provenance:
Carbon Content:
Formation:
Permeability: High
Material Description: Mainly muck and peat in bogs, fens, swamps and poorly drained areas.

Unit ID 1a

Geological Deposit: Till
Deposit Age: Quaternary
Primary Material: diamicton
Secondary Material:
Primary General: glacial
Primary General Modifier:
Veneer:
Episode: Wisconsin
Sub Episode: Michigan
Strata Modifier: Surface
Provenance: N-NE
Carbon Content:
Formation: Undifferentiated silty-sandy till on Paleozoic terrain
Permeability: Low-Medium
Material Description: Sandy and silty compact diamicton, grey at depth but brown where oxidized; calcareous where derived from sedimentary rocks and not leached; consists dominantly of lodgment till. In areas that lie below marine limit (198 m a.s.l.) it is overlain by a discontinuous lag consisting of gravel, sand and boulders

Unit ID 3

Geological Deposit: Offshore marine deposits
Deposit Age: Quaternary (Champlain Sea)
Primary Material: clay, silt
Secondary Material: sand
Primary General: glaciomarine
Primary General Modifier: foreshore/basinal
Veneer:
Episode: Wisconsin
Sub Episode: Michigan
Strata Modifier: Surface
Provenance:
Carbon Content:

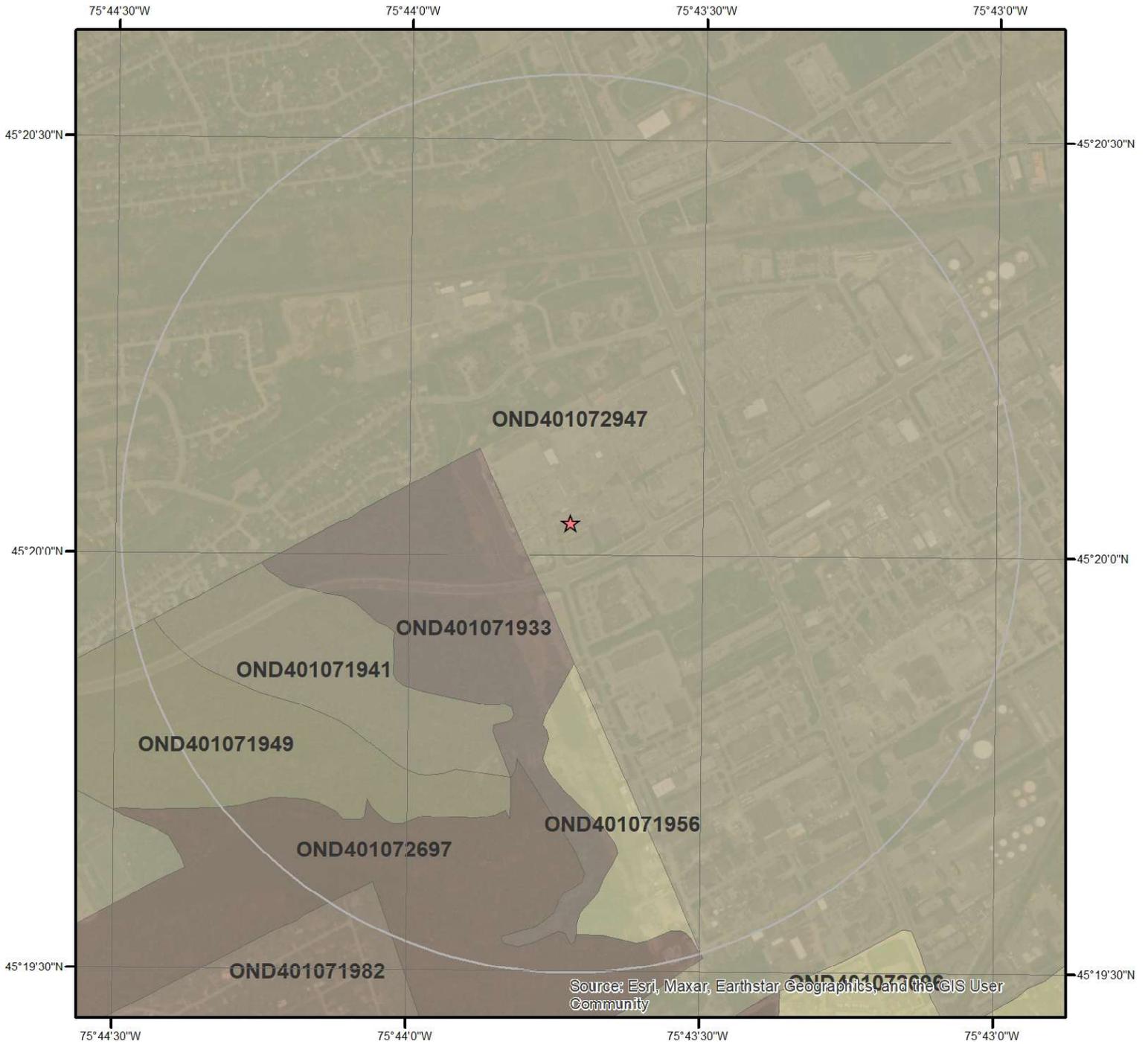
Geologic Information

Formation:
Permeability: Low
Material Description: Clay, silty clay and silt, commonly calcareous and fossiliferous; locally overlain by thin sands. Upper parts are generally mottled or laminated reddish brown and bluish grey and may contain lenses and pockets of sand, but at depth the clay is uniform and blue-grey.

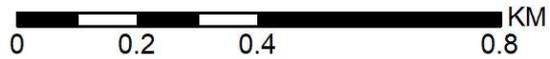
Unit ID 6b

Geological Deposit: Alluvial deposits
Deposit Age: Recent
Primary Material: sand
Secondary Material: silt
Primary General: fluvial
Primary General Modifier: abandoned floodplain
Veneer:
Episode: Hudson
Sub Episode:
Strata Modifier: Surface
Provenance:
Carbon Content:
Formation:
Permeability: Variable
Material Description: Medium grained stratified sand with some silt; in the form of fluvial terraces and channels cut in marine clay, and bars and spits within abandoned channels.

Soil Information



Soil Map



This map shows soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

Detailed soil information about each unit within the search radius is provided below.

Ontario Detailed Soil Survey (DSS3)

Polygon ID: OND401071982

Component

Component ID:	OND40107198201	Components(%):	100
Soil Name ID:	ONZUN~~~~~N	Slope Steepness(%):	Unknown or Not applicable
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Not Applicable		

Component Rating

Field Crops Capability:
First CLI Limitation
Subclass:
Second CLI Limitation
Subclass:
Drainage: Not Applicable
Soil Texture of A
Horizon:
Hydrological Soil
Groups:

Soil Name

Soil Name: UNCLASSIFIED
Kind of Surface Material: Unclassified
Soil Drainage Class: Not applicable
Water Table: Unspecified period
Charateristics:
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Not Applicable; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Not Applicable; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Not Applicable; Not Applicable; Not Applicable

Polygon ID: OND401071949

Component

Soil Information

Component ID:	OND40107194901	Components(%):	70
Soil Name ID:	ONRUB~~~~~A	Slope Steepness(%):	1.2
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: Severe limitations on use for crops.

First CLI Limitation Subclass: Low inherent soil Fertility

Second CLI Limitation Subclass:

Drainage: Imperfectly

Soil Texture of A Horizon:

Hydrological Soil Groups: Soils with moderate infiltration rates when completely wetted. Soils are sandy loam soils with moderately fine to moderately coarse textures.

Soil Name

Soil Name: RUBICON

Kind of Surface Material: Mineral

Soil Drainage Class: Imperfectly drained

Water Table Characteristics: Unspecified period

Layer that Restricts Root Growth: No root restricting layer

Type of Root Restricting Layer: n/a

Parent Material 1, 2, 3: Very Coarse; Not Applicable; Not Applicable

Mode of Deposition 1,2,3: Marine; Not Applicable; Not Applicable

Parent Material Chemical Property 1,2,3: Medium Acid to Neutral; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	6
Horizon:	Ap	Total Sand(%):	85
Depth(cm):	0-12	Total Silt(%):	10
pH in Calc Chloride:	6.9	Total Clay(%):	5
Saturated Hydraulic Conductivity(cm/h):	7.685	Organic Carbon(%):	3.1
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	6
Horizon:	Bm	Total Sand(%):	89
Depth(cm):	12-30	Total Silt(%):	8

Soil Information

pH in Calc Chloride:	7.1	Total Clay(%):	3
Saturated Hydraulic Conductivity(cm/h):	6.927	Organic Carbon(%):	0.8
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	5
Horizon:	Bg	Total Sand(%):	88
Depth(cm):	30-50	Total Silt(%):	7
pH in Calc Chloride:	7.7	Total Clay(%):	5
Saturated Hydraulic Conductivity(cm/h):	4.953	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	5
Horizon:	Ckg	Total Sand(%):	92
Depth(cm):	50-100	Total Silt(%):	6
pH in Calc Chloride:	7.9	Total Clay(%):	2
Saturated Hydraulic Conductivity(cm/h):	6.887	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		

Component

Component ID:	OND40107194902	Components(%):	30
Soil Name ID:	ONMLP~~~~~A	Slope Steepness(%):	3.5
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	Severe limitations on use for crops.
First CLI Limitation Subclass:	Low inherent soil Fertility
Second CLI Limitation Subclass:	Low inherent Moisture holding capacity
Drainage:	Well
Soil Texture of A Horizon:	
Hydrological Soil Groups:	Soils that have a low runoff potential and high infiltration rate, as the soils typically are sands and gravel.

Soil Name

Soil Name:	MILLE ISLE
Kind of Surface Material:	Mineral

Soil Information

Soil Drainage Class: Well drained
Water Table: Never
Characteristics:
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Very Coarse; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Marine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Extremely / Strongly Acidic; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	1
Horizon:	Ap	Total Sand(%):	86
Depth(cm):	0-20	Total Silt(%):	9
pH in Calc Chloride:	5.5	Total Clay(%):	5
Saturated Hydraulic Conductivity(cm/h):	6.662	Organic Carbon(%):	1.9
Electrical Conductivity (dS/m):	0		

Layer No:	2	Very Fine Sand(%):	2
Horizon:	Bm	Total Sand(%):	88
Depth(cm):	20-45	Total Silt(%):	9
pH in Calc Chloride:	5	Total Clay(%):	3
Saturated Hydraulic Conductivity(cm/h):	7.125	Organic Carbon(%):	0.9
Electrical Conductivity (dS/m):	0		

Layer No:	3	Very Fine Sand(%):	3
Horizon:	BC	Total Sand(%):	92
Depth(cm):	45-65	Total Silt(%):	6
pH in Calc Chloride:	4.8	Total Clay(%):	2
Saturated Hydraulic Conductivity(cm/h):	7.099	Organic Carbon(%):	0.5
Electrical Conductivity (dS/m):	0		

Layer No:	4	Very Fine Sand(%):	3
Horizon:	C	Total Sand(%):	91
Depth(cm):	65-100	Total Silt(%):	6
pH in Calc Chloride:	5	Total Clay(%):	3
Saturated Hydraulic Conductivity(cm/h):	6.102	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Polygon ID: OND401071941

Soil Information

Component

Component ID:	OND40107194101	Components(%):	70
Soil Name ID:	ONCNB~~~~~A	Slope Steepness(%):	1.2
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderate limitations on use for crops
First CLI Limitation Subclass:	
Second CLI Limitation Subclass:	
Drainage:	Poorly
Soil Texture of A Horizon:	silt loam
Hydrological Soil Groups:	Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.

Soil Name

Soil Name:	CARSONBY
Kind of Surface Material:	Mineral
Soil Drainage Class:	Poorly drained
Water Table Characteristics:	Always
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Medium; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Marine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Medium Acid to Neutral; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	16
Horizon:	Ap	Total Sand(%):	25
Depth(cm):	0-21	Total Silt(%):	61
pH in Calc Chloride:	7	Total Clay(%):	14
Saturated Hydraulic Conductivity(cm/h):	0.687	Organic Carbon(%):	2.3
Electrical Conductivity (dS/m):	0		

Soil Information

Layer No:	2	Very Fine Sand(%):	12
Horizon:	Bg	Total Sand(%):	16
Depth(cm):	21-50	Total Silt(%):	74
pH in Calc Chloride:	7.1	Total Clay(%):	10
Saturated Hydraulic Conductivity(cm/h):	0.395	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	22
Horizon:	Bg	Total Sand(%):	26
Depth(cm):	50-74	Total Silt(%):	67
pH in Calc Chloride:	7.3	Total Clay(%):	7
Saturated Hydraulic Conductivity(cm/h):	1.047	Organic Carbon(%):	1.6
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	9
Horizon:	Cg	Total Sand(%):	10
Depth(cm):	74-100	Total Silt(%):	80
pH in Calc Chloride:	7.4	Total Clay(%):	10
Saturated Hydraulic Conductivity(cm/h):	0.259	Organic Carbon(%):	0.9
Electrical Conductivity (dS/m):	0		

Component

Component ID:	OND40107194102	Components(%):	30
Soil Name ID:	ONZOR~~~~~N	Slope Steepness(%):	1.2
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:

First CLI Limitation

Subclass:

Second CLI Limitation

Subclass:

Drainage: Very Poorly

Soil Texture of A

Horizon:

Hydrological Soil Groups:

Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Information

Soil Name: ORGANIC
Kind of Surface Material: Organic
Soil Drainage Class: Very poorly drained
Water Table Unspecified period
Charateristics:
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Mesic; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Undifferentiated organic; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Medium Acid to Neutral; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	-9
Horizon:	Oh	Total Sand(%):	-9
Depth(cm):	0-99	Total Silt(%):	-9
pH in Calc Chloride:	5.5	Total Clay(%):	-9
Saturated Hydraulic Conductivity(cm/h):	3.455	Organic Carbon(%):	20
Electrical Conductivity (dS/m):	0		
<hr/>			
Layer No:	2	Very Fine Sand(%):	0
Horizon:	Bg	Total Sand(%):	23
Depth(cm):	99-149	Total Silt(%):	17
pH in Calc Chloride:	5.9	Total Clay(%):	60
Saturated Hydraulic Conductivity(cm/h):	0.21	Organic Carbon(%):	0.6
Electrical Conductivity (dS/m):	0		

Polygon ID: OND401071956

Component

Component ID:	OND40107195601	Components(%):	70
Soil Name ID:	ONMUA~~~~~A	Slope Steepness(%):	1.2
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: moderately severe limitations on use for crops.

Soil Information

First CLI Limitation	Low inherent soil Fertility
Subclass:	
Second CLI Limitation	
Subclass:	
Drainage:	Imperfectly
Soil Texture of A	
Horizon:	
Hydrological Soil	Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.
Groups:	

Soil Name

Soil Name:	MOUNTAIN
Kind of Surface Material:	Mineral
Soil Drainage Class:	Imperfectly drained
Water Table	Unspecified period
Charateristics:	
Layer that Restricts Root	No root restricting layer
Growth:	
Type of Root Restricting	n/a
Layer:	
Parent Material 1, 2, 3:	Fine; Coarse; Not Applicable
Mode of Deposition	Fluvial; Lacustrine; Not Applicable
1,2,3:	
Parent Material Chemical	Medium Acid to Neutral; Medium Acid to Neutral; Not Applicable
Property 1,2,3:	

Soil Layer

Layer No:	1	Very Fine Sand(%):	18
Horizon:	Ap	Total Sand(%):	80
Depth(cm):	0-19	Total Silt(%):	13
pH in Calc Chloride:	7	Total Clay(%):	7
Saturated Hydraulic	4.622	Organic Carbon(%):	1.3
Conductivity(cm/h):			
Electrical Conductivity	0		
(dS/m):			
Layer No:	2	Very Fine Sand(%):	18
Horizon:	Bm	Total Sand(%):	80
Depth(cm):	19-28	Total Silt(%):	14
pH in Calc Chloride:	6.8	Total Clay(%):	6
Saturated Hydraulic	4.787	Organic Carbon(%):	0.6
Conductivity(cm/h):			
Electrical Conductivity	0		
(dS/m):			
Layer No:	3	Very Fine Sand(%):	12
Horizon:	Bmgj	Total Sand(%):	81
Depth(cm):	28-46	Total Silt(%):	14
pH in Calc Chloride:	6.5	Total Clay(%):	5
Saturated Hydraulic	5.474	Organic Carbon(%):	0.2
Conductivity(cm/h):			
Electrical Conductivity			
(dS/m):			

Soil Information

Conductivity(cm/h):

Electrical Conductivity (dS/m): 0

Layer No:	4	Very Fine Sand(%):	14
Horizon:	Cgj	Total Sand(%):	24
Depth(cm):	46-66	Total Silt(%):	32
pH in Calc Chloride:	5.8	Total Clay(%):	44
Saturated Hydraulic Conductivity(cm/h):	0.216	Organic Carbon(%):	0.1
Electrical Conductivity (dS/m):	0		

Layer No:	5	Very Fine Sand(%):	0
Horizon:	Cgj	Total Sand(%):	3
Depth(cm):	66-100	Total Silt(%):	26
pH in Calc Chloride:	5.7	Total Clay(%):	71
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0.1
Electrical Conductivity (dS/m):	0		

Component

Component ID:	OND40107195602	Components(%):	30
Soil Name ID:	ONBDO~~~~~A	Slope Steepness(%):	1.2
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: moderately severe limitations on use for crops.

First CLI Limitation

Subclass:

Second CLI Limitation

Subclass:

Drainage: Poorly

Soil Texture of A

Horizon:

Hydrological Soil

Groups:

Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Name: BRANDON
 Kind of Surface Material: Mineral
 Soil Drainage Class: Poorly drained

Soil Information

Water Table	Unspecified period
Charateristics:	
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Moderately Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Marine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Medium Acid to Neutral; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	11
Horizon:	Apg	Total Sand(%):	14
Depth(cm):	0-12	Total Silt(%):	52
pH in Calc Chloride:	5.7	Total Clay(%):	34
Saturated Hydraulic Conductivity(cm/h):	0.223	Organic Carbon(%):	2.1
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	7
Horizon:	Bg	Total Sand(%):	11
Depth(cm):	12-38	Total Silt(%):	46
pH in Calc Chloride:	6.6	Total Clay(%):	43
Saturated Hydraulic Conductivity(cm/h):	0.211	Organic Carbon(%):	0.5
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	7
Horizon:	Bg	Total Sand(%):	11
Depth(cm):	38-70	Total Silt(%):	47
pH in Calc Chloride:	6.9	Total Clay(%):	42
Saturated Hydraulic Conductivity(cm/h):	0.211	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	0
Horizon:	Cg	Total Sand(%):	8
Depth(cm):	70-105	Total Silt(%):	45
pH in Calc Chloride:	7.1	Total Clay(%):	47
Saturated Hydraulic Conductivity(cm/h):	0.197	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		

Polygon ID: OND401071933

Soil Information

Component

Component ID:	OND40107193301	Components(%):	70
Soil Name ID:	ONBDO~~~~~A	Slope Steepness(%):	1.2
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: moderately severe limitations on use for crops.

First CLI Limitation

Subclass:

Second CLI Limitation

Subclass:

Drainage: Poorly

Soil Texture of A

Horizon:

Hydrological Soil

Groups:

Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Name:	BRANDON
Kind of Surface Material:	Mineral
Soil Drainage Class:	Poorly drained
Water Table	Unspecified period
Charateristics:	
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Moderately Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Marine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Medium Acid to Neutral; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	11
Horizon:	Apg	Total Sand(%):	14
Depth(cm):	0-12	Total Silt(%):	52
pH in Calc Chloride:	5.7	Total Clay(%):	34
Saturated Hydraulic Conductivity(cm/h):	0.223	Organic Carbon(%):	2.1
Electrical Conductivity (dS/m):	0		

Soil Information

Layer No:	2	Very Fine Sand(%):	7
Horizon:	Bg	Total Sand(%):	11
Depth(cm):	12-38	Total Silt(%):	46
pH in Calc Chloride:	6.6	Total Clay(%):	43
Saturated Hydraulic Conductivity(cm/h):	0.211	Organic Carbon(%):	0.5
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	7
Horizon:	Bg	Total Sand(%):	11
Depth(cm):	38-70	Total Silt(%):	47
pH in Calc Chloride:	6.9	Total Clay(%):	42
Saturated Hydraulic Conductivity(cm/h):	0.211	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	0
Horizon:	Cg	Total Sand(%):	8
Depth(cm):	70-105	Total Silt(%):	45
pH in Calc Chloride:	7.1	Total Clay(%):	47
Saturated Hydraulic Conductivity(cm/h):	0.197	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		

Component

Component ID:	OND40107193302	Components(%):	30
Soil Name ID:	ONJKV~~~~~A	Slope Steepness(%):	3.5
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderately severe limitations on use for crops.
First CLI Limitation Subclass:	Low inherent soil Fertility
Second CLI Limitation Subclass:	
Drainage:	Well
Soil Texture of A Horizon:	
Hydrological Soil Groups:	Soils that have a low runoff potential and high infiltration rate, as the soils typically are sands and gravel.

Soil Name

Soil Information

Soil Name: JOCKVALE
Kind of Surface Material: Mineral
Soil Drainage Class: Well drained
Water Table: Never
Charateristics:
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Coarse; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Marine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Medium Acid to Neutral; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	19
Horizon:	Ap	Total Sand(%):	69
Depth(cm):	0-15	Total Silt(%):	21
pH in Calc Chloride:	7	Total Clay(%):	10
Saturated Hydraulic Conductivity(cm/h):	3.153	Organic Carbon(%):	1.5
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	26
Horizon:	Bm	Total Sand(%):	80
Depth(cm):	15-29	Total Silt(%):	17
pH in Calc Chloride:	7	Total Clay(%):	3
Saturated Hydraulic Conductivity(cm/h):	6.686	Organic Carbon(%):	0.4
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	36
Horizon:	C	Total Sand(%):	83
Depth(cm):	29-100	Total Silt(%):	12
pH in Calc Chloride:	7	Total Clay(%):	5
Saturated Hydraulic Conductivity(cm/h):	4.903	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		

Polygon ID: OND401072697

Component

Component ID: OND40107269701 **Components(%):** 70

Soil Information

Soil Name ID:	ONCLA~~~~~A	Slope Steepness(%):	3.5
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	Severe limitations on use for crops.
First CLI Limitation Subclass:	Low inherent soil Fertility
Second CLI Limitation Subclass:	Low inherent Moisture holding capacity
Drainage:	Well
Soil Texture of A Horizon:	
Hydrological Soil Groups:	Soils that have a low runoff potential and high infiltration rate, as the soils typically are sands and gravel.

Soil Name

Soil Name:	CARLSBAD
Kind of Surface Material:	Mineral
Soil Drainage Class:	Well drained
Water Table Characteristics:	Never
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Very Coarse; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Fluvial; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Extremely / Strongly Acidic; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	3
Horizon:	Ap	Total Sand(%):	91
Depth(cm):	0-15	Total Silt(%):	5
pH in Calc Chloride:	7	Total Clay(%):	4
Saturated Hydraulic Conductivity(cm/h):	6.934	Organic Carbon(%):	1.2
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	2
Horizon:	Bm	Total Sand(%):	96
Depth(cm):	15-25	Total Silt(%):	2
pH in Calc Chloride:	6.6	Total Clay(%):	2

Soil Information

Saturated Hydraulic Conductivity(cm/h):	8.209	Organic Carbon(%):	1
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	3
Horizon:	Bm	Total Sand(%):	95
Depth(cm):	25-66	Total Silt(%):	3
pH in Calc Chloride:	6.2	Total Clay(%):	2
Saturated Hydraulic Conductivity(cm/h):	8.325	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	2
Horizon:	BC	Total Sand(%):	97
Depth(cm):	66-82	Total Silt(%):	2
pH in Calc Chloride:	5.8	Total Clay(%):	1
Saturated Hydraulic Conductivity(cm/h):	8.134	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		
Layer No:	5	Very Fine Sand(%):	4
Horizon:	C	Total Sand(%):	96
Depth(cm):	82-100	Total Silt(%):	2
pH in Calc Chloride:	5.8	Total Clay(%):	2
Saturated Hydraulic Conductivity(cm/h):	6.96	Organic Carbon(%):	0.2
Electrical Conductivity (dS/m):	0		

Component

Component ID:	OND40107269702	Components(%):	30
Soil Name ID:	ONZUN~~~~~N	Slope Steepness(%):	1.2
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Not Applicable		

Component Rating

Field Crops Capability:

First CLI Limitation

Subclass:

Second CLI Limitation

Subclass:

Drainage: Imperfectly

Soil Texture of A

Horizon:

Hydrological Soil

Groups:

Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.

Soil Information

Soil Name

Soil Name: UNCLASSIFIED
Kind of Surface Material: Unclassified
Soil Drainage Class: Not applicable
Water Table Characteristics: Unspecified period
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Not Applicable; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Not Applicable; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Not Applicable; Not Applicable; Not Applicable

Polygon ID: OND401072947

Component

Component ID:	OND40107294701	Components(%):	100
Soil Name ID:	ONZUN~~~~~N	Slope Steepness(%):	Unknown or Not applicable
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Not Applicable		

Component Rating

Field Crops Capability:
First CLI Limitation Subclass:
Second CLI Limitation Subclass:
Drainage: Not Applicable
Soil Texture of A Horizon:
Hydrological Soil Groups:

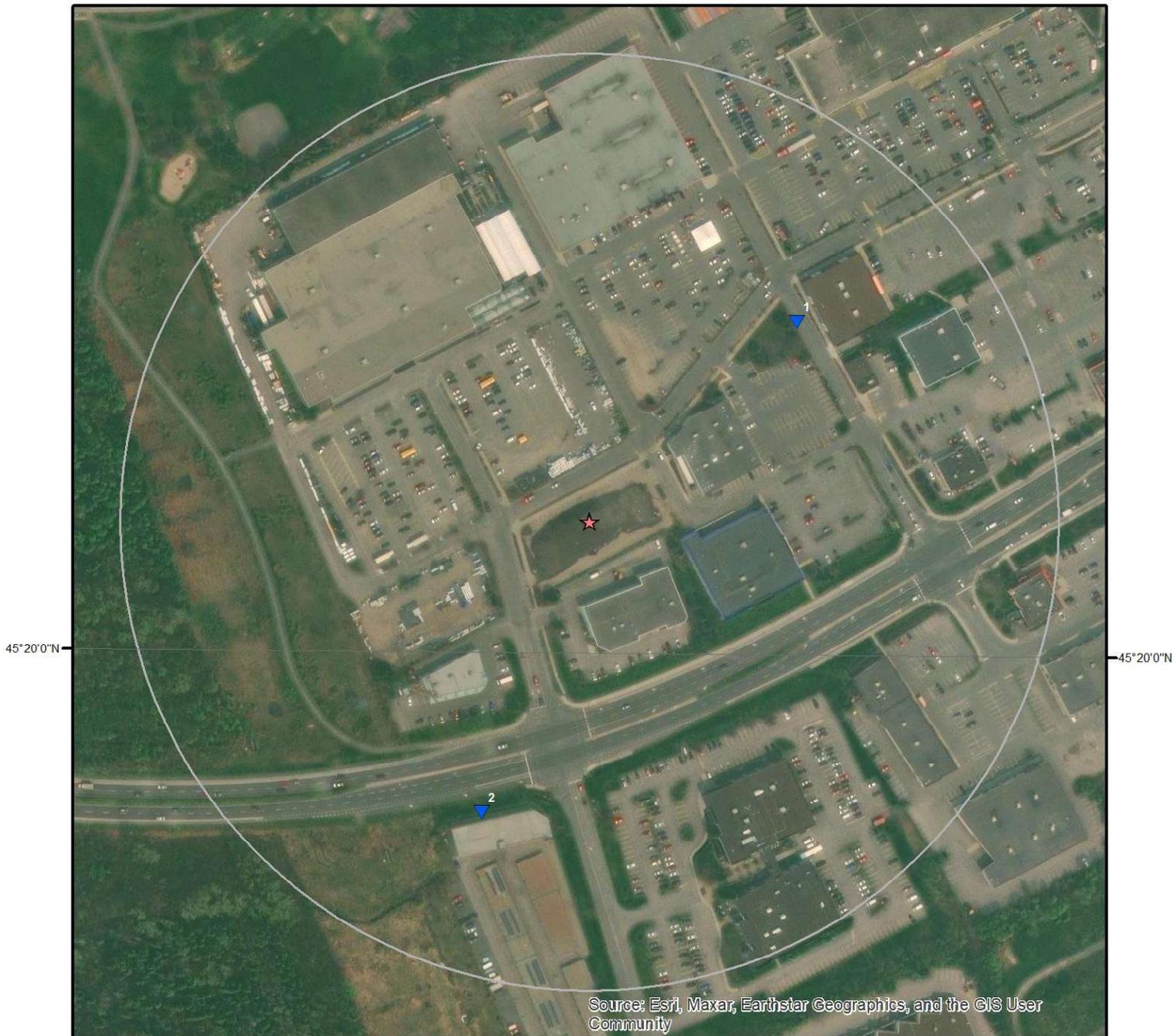
Soil Name

Soil Name: UNCLASSIFIED
Kind of Surface Material: Unclassified
Soil Drainage Class: Not applicable
Water Table Characteristics: Unspecified period

Soil Information

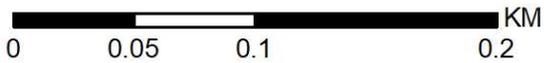
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Not Applicable; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Not Applicable; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Not Applicable; Not Applicable; Not Applicable

Wells and Additional Sources



Wells & Additional Sources

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation



Wells and Additional Sources Summary

Federal Sources

National Energy Board Wells

Map Key	ID	Distance (m)	Direction
No records found			

Provincial Sources

Ontario Oil and Gas Wells

Map Key	ID	Distance (m)	Direction
No records found			

Provincial Groundwater Monitoring Network

Map Key	ID	Distance (m)	Direction
No records found			

Water Well Information System

Map Key	Well ID	Distance (m)	Direction
1	1515062	152.95	NE
2	7038486	165.35	SSW

Private Sources

Oil and Gas Wells

Map Key	ID	Distance (m)	Direction
No records found			

Wells and Additional Sources Detail Report

Water Well Information System

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
1	NE	0.15	152.95	87.96	WWIS

Well ID:	1515062	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Domestic	Data Entry Status:	
Use 2nd:	0	Data Src:	1
Final Well Status:	Water Supply	Date Received:	12/16/1975
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:		Contractor:	1558
Tag:		Form Version:	1
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliabilty:		Lot:	028
Depth to Bedrock:		Concession:	01
Well Depth:		Concession Name:	RF
Overburden/Bedrock:		Easting NAD83:	
Pump Rate:		Northing NAD83:	
Static Water Level:		Zone:	
Clear/Cloudy:		UTM Reliability:	
Municipality:	NEPEAN TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/151\1515062.pdf

Well Completed Date:	10/06/1975
Year Completed:	1975
Depth (m):	64.6176
Latitude:	45.3349185622975
Longitude:	-75.7273623193564
X:	-75.72736215782768
Y:	45.33491855524183
Path:	151\1515062.pdf

Bore Hole ID:	10037025	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	443007.70
Code OB Desc:		North83:	5020414.00
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	4

Wells and Additional Sources Detail Report

Date Completed: 10/06/1975 UTMRC Desc: margin of error : 30 m - 100 m
Remarks: Location Method: p4
Location Method Desc: Original Pre1985 UTM Rel Code 4: margin of error : 30 m - 100 m
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision
Comment:
Supplier Comment:

Formation ID: 931028109
Layer: 2
Color: 2
General Color: GREY
Material 1: 15
Material 1 Desc: LIMESTONE
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 24.0
Formation End Depth: 165.0
Formation End Depth UOM: ft

Formation ID: 931028110
Layer: 3
Color: 2
General Color: GREY
Material 1: 18
Material 1 Desc: SANDSTONE
Material 2: 15
Material 2 Desc: LIMESTONE
Material 3: 74
Material 3 Desc: LAYERED
Formation Top Depth: 165.0
Formation End Depth: 185.0
Formation End Depth UOM: ft

Formation ID: 931028108
Layer: 1
Color: 6
General Color: BROWN

Wells and Additional Sources Detail Report

Material 1: 28
Material 1 Desc: SAND
Material 2: 13
Material 2 Desc: BOULDERS
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 24.0
Formation End Depth UOM: ft

Formation ID: 931028111
Layer: 4
Color: 1
General Color: WHITE
Material 1: 18
Material 1 Desc: SANDSTONE
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 185.0
Formation End Depth: 212.0
Formation End Depth UOM: ft

Method Construction ID: 961515062
Method Construction Code: 5
Method Construction: Air Percussion
Other Method Construction:

Pipe ID: 10585595
Casing No: 1
Comment:
Alt Name:

Casing ID: 930065457
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 25.0
Casing Diameter: 6.0
Casing Diameter UOM: inch

Wells and Additional Sources Detail Report

Casing Depth UOM: ft

Casing ID: 930065458
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 212.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Pumping Test Method PUMP
Desc:
Pump Test ID: 991515062
Pump Set At:
Static Level: 50.0
Final Level After Pumping: 100.0
Recommended Pump Depth: 125.0
Pumping Rate: 20.0
Flowing Rate:
Recommended Pump Rate: 5.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Pump Test Detail ID: 934099885
Test Type: Draw Down
Test Duration: 15
Test Level: 100.0
Test Level UOM: ft

Pump Test Detail ID: 934384709
Test Type: Draw Down
Test Duration: 30
Test Level: 100.0
Test Level UOM: ft

Wells and Additional Sources Detail Report

Pump Test Detail ID: 934645691
 Test Type: Draw Down
 Test Duration: 45
 Test Level: 100.0
 Test Level UOM: ft

Pump Test Detail ID: 934894397
 Test Type: Draw Down
 Test Duration: 60
 Test Level: 100.0
 Test Level UOM: ft

Water ID: 933471068
 Layer: 1
 Kind Code: 1
 Kind: FRESH
 Water Found Depth: 210.0
 Water Found Depth UOM: ft

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
2	SSW	0.17	165.35	86.60	WWIS

Well ID:	7038486	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:	Abandoned-Other	Date Received:	12/18/2006
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	Yes
Audit No:	Z51925	Contractor:	7241
Tag:	A053770	Form Version:	3
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliability:		Lot:	
Depth to Bedrock:		Concession:	
Well Depth:		Concession Name:	
Overburden/Bedrock:		Easting NAD83:	
Pump Rate:		Northing NAD83:	
Static Water Level:		Zone:	
Clear/Cloudy:		UTM Reliability:	
Municipality:	OTTAWA CITY		
Site Info:			

Wells and Additional Sources Detail Report

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/703\7038486.pdf

Well Completed Date: 09/26/2006
Year Completed: 2006
Depth (m): 7.32
Latitude: 45.3325557387429
Longitude: -75.7294722496506
X: -75.72947208882711
Y: 45.33255573243275
Path: 703\7038486.pdf

Bore Hole ID: 11761318
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 09/26/2006
Remarks:
Location Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision
Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 18
East83: 442840.00
North83: 5020153.00
Org CS: UTM83
UTMRC: 3
UTMRC Desc: margin of error : 10 - 30 m
Location Method: wwr

Formation ID: 933085983
Layer: 3
Color: 6
General Color: BROWN
Material 1: 28
Material 1 Desc: SAND
Material 2: 06
Material 2 Desc: SILT
Material 3:
Material 3 Desc:
Formation Top Depth: 3.0999999046325684
Formation End Depth: 7.320000171661377
Formation End Depth UOM: m

Wells and Additional Sources Detail Report

Formation ID: 933085981
Layer: 1
Color: 6
General Color: BROWN
Material 1: 01
Material 1 Desc: FILL
Material 2: 28
Material 2 Desc: SAND
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 0.9100000262260437
Formation End Depth UOM: m

Formation ID: 933085982
Layer: 2
Color: 6
General Color: BROWN
Material 1: 28
Material 1 Desc: SAND
Material 2: 06
Material 2 Desc: SILT
Material 3:
Material 3 Desc:
Formation Top Depth: 0.9100000262260437
Formation End Depth: 3.0999999046325684
Formation End Depth UOM: m

Plug ID: 933310666
Layer: 2
Plug From: 0.30000001192092896
Plug To: 3.9600000381469727
Plug Depth UOM: m

Plug ID: 933310665
Layer: 1
Plug From: 0.0
Plug To: 0.30000001192092896
Plug Depth UOM: m

Plug ID: 933310667
Layer: 3

Wells and Additional Sources Detail Report

Plug From: 3.9600000381469727
Plug To: 7.320000171661377
Plug Depth UOM: m

Method Construction ID: 967038486
Method Construction Code: B
Method Construction: Other Method
Other Method Construction:

Pipe ID: 11769008
Casing No: 1
Comment:
Alt Name:

Casing ID: 930893538
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 4.269999980926514
Casing Diameter: 3.809999942779541
Casing Diameter UOM: cm
Casing Depth UOM: m

Screen ID: 933422345
Layer: 1
Slot: 10
Screen Top Depth: 4.269999980926514
Screen End Depth: 7.320000171661377
Screen Material: 5
Screen Depth UOM: m
Screen Diameter UOM: cm
Screen Diameter: 3.6700000762939453

Hole ID: 11847236
Diameter: 8.25
Depth From: 0.0
Depth To: 7.320000171661377
Hole Depth UOM: m
Hole Diameter UOM: cm

Radon Information

Detailed radon information for the project property is provided below.

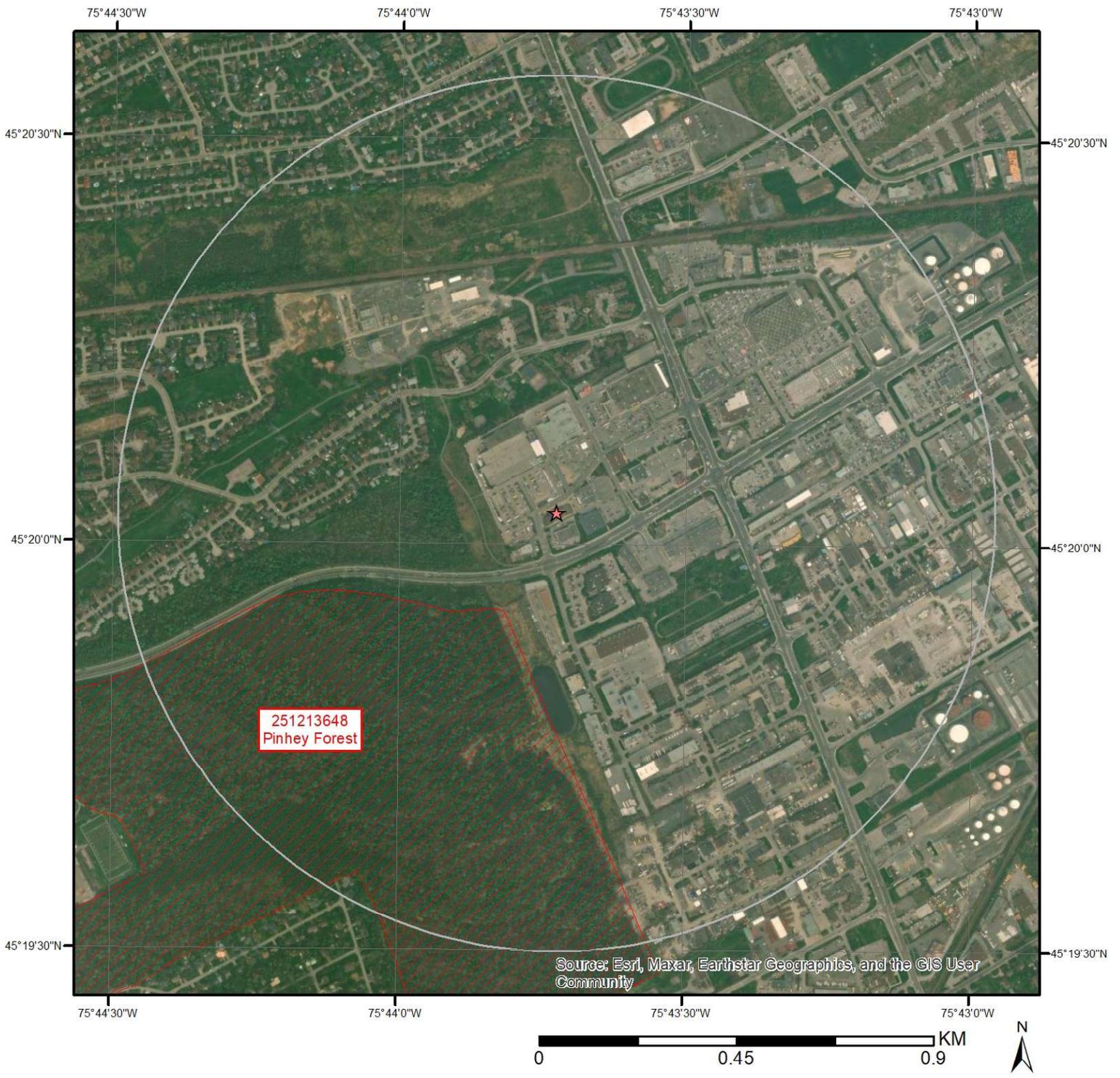
Radon Zone Information

ID: 144852 **Radon Rank:** LOW

Health Canada Radon Information

Health Region: 3551
Health Region Name: City of Ottawa Health Unit
Province or Territory: ON
Number Homes in Survey: 64
% Below 200 Bq/m3: 93.8
% Above 200 Bq/m3: 6.2
200 to 600 Bq/m3: 6.2
% Above 600 Bq/m3: 0

Area of Natural and Scientific Interest Information



Area of Natural & Scientific Interest (ANSI)

 ANSI Area

Source: ANSI (ANSI) March 2017, Ontario Ministry of Natural Resources

Area of Natural and Scientific Interest Information

Detailed ANSI information is provided below.

ANSI ID: 251213648

ANSI Name:	Pinhey Forest
Type:	Candidate ANSI, Life Science
Significance:	Regional
Area (sqm):	1620058.434
Comments:	Ansi, Life Science

Federal Sources

Bedrock Geology of Canada

The Geological Map of Canada is scaled at 1:5,000,000. This map is created by Geological Survey of Canada and published by Natural Resources Canada.

BEDROCK GEOLOGY

Health Canada Radon Information

This source is the results from the Cross-Canada Survey of Radon Concentrations in Homes, a two-year study conducted by Health Canada's National Radon Program. The aims of this study were to obtain an estimate of the proportion of the Canadian population living in homes with radon gas levels above the guideline of 200 Bq/m³, to identify previously unknown areas where radon gas exposure may constitute a health risk, and to build, over time, a map of indoor radon gas exposure levels across Canada.

RADON

National Energy Board Wells

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.

NEBP

Soil Landscapes of Canada (SLC)

Major characteristics of soil and land such as surface form, slope, water table depth, permafrost and lakes.

SLC

Surficial Geology of Canada

This map contains information on surficial materials and associated landforms left by the retreat of the last glaciers and non glacial environments. It is based on compilation of existing maps. This data was authored by the Geological Survey of Canada and published by Natural Resources Canada.

SURFICIAL GEOLOGY

Toporama

Toporama covers the entire area of Canada's landmass and provides topographic, geo-referenced, and symbolic information in a raster format at 1:50,000 scale. This is a digital topographic reference product made available by Natural Resources Canada (NRCan).

TOPORAMA

Provincial Sources

Area of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSIs) are lands and waters with features that are important for natural heritage protection, appreciation, scientific study or education. This dataset is made available by Ontario Ministry of Natural Resources.

ANSI

Bedrock Geology of Ontario

The Bedrock Geology layer shows the distribution of bedrock units underlying Ontario at a 1:250,000 scale. The geology of the province consists of Precambrian rocks of the Canadian Shield and Phanerozoic sedimentary rocks that overlie the Canadian Shield. This layer was compiled by the Precambrian Geoscience Section of Ontario Geological Survey.

BEDROCK GEOLOGY

Ontario Detailed Soil Survey (DSS3)

Soil surveys have been published for most of the agricultural areas, and many surrounding areas, across Canada. Data from these surveys comprise the most detailed soil inventory information in the National Soil DataBase. Data is made available by Agriculture and Agri-Food Canada

SOIL SURVEY

Ontario Oil and Gas Wells

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 includes well owner/operator, location, permit issue date, and well cap date, license number, 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 provided for each well record.

OOGW

Provincial Groundwater Monitoring Network

GROUNDWATER

Appendix

Groundwater level and chemistry data from monitoring wells that are part of the Provincial Groundwater Monitoring Network (PGMN) Program. Precipitation data (rain) is also available for some sites. This data is provided by Ontario Ministry of Environment and Climate Change.

Surficial Geology of Ontario

The Surficial Geology dataset contains a layer depicting the distribution and characteristics of surficial deposits across southern Ontario. This data set is authored by the Ontario Geological Survey.

SURFICIAL GEOLOGY

Topographic Map of Ontario

The Ontario Basic Mapping program provides a relationship between topographic information and the provincial geographical referencing grid, thereby forming the foundation for a comprehensive provincial geographical referencing system. This data is made available by the Ontario Ministry of Natural Resources and Forestry. This is ERIS self-designed topographic map template at 1:10,000.

TOPOGRAPHIC MAP

Water Well Information System

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.

WWIS

Wetlands of Ontario

The Ministry of Natural Resources and Forestry has made available a database of wetlands in Ontario. Certain attributes identify wetlands that have been evaluated with the Ontario Wetland Evaluation System (OWES), and of those which ones have been designated as Provincially Significant Wetlands (PSW).

WETLAND

Private Sources

Oil and Gas Wells

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.

OGWE

Radon Zone Information

The Radon Potential Map is developed by Radon Environmental Management Corporation. Its objective was to illustrate the relative variation of radon risk across the country, and in 2011 it published its first geologic Radon Potential Map of Canada.

RADON

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Appendix L
Site Reconnaissance Photographs



Photo 1: View of the Site property and entrance facing east off Lancelot Drive.



Photo 2: View facing north of 2 surface water catch basins located at the entrance onto the Site property off Lancelot Drive.



Photo 3: View facing northeast of the Site property.



Photo 4: View facing southeast of the Site property.



Photo 5: View facing southwest of the Site property.



Photo 6: View of the south side of the Site property facing west.



Photo 7: View of a surface water catch basin located within the Site property.



Photo 8: Evidence of previous borehole drilling on the Site property.



Photo 9: View facing south of Lancelot Drive located along the west side of the Site property.



Photo 10: View facing east of the roadway located along the north side of the Site property. No access onto the Site can be made from this roadway.



Photo 11: View facing south of the roadway located along the east side of the Site property. There are 2 entrances onto the Site from this roadway.



Photo 12: View of an electrical transformer located on the neighbouring LCBO property to the east.



Photo 13: View facing northeast of the west side of the neighbouring LCBO property located to the east at 543 West Hunt Club Road.



Photo 14: View facing southeast of the northwest corner of the neighbouring LCBO property located to the east at 543 West Hunt Club Road.



Photo 15: View facing southeast of the northwest corner of the neighbouring vacant furniture building located to the southeast of the Site.



Photo 16: View facing southwest of the adjoining commercial building located to the south at 575 West Hunt Club Road.



Photo 17: View facing south of an electrical transformer adjoining the Site property and located at 575 West Hunt Club Road.



Photo 18: View facing northeast off Lancelot Drive of the adjoining commercial building located to the south at 575 West Hunt Club Road.



Photo 19: View facing southwest off Lancelot Drive of the neighbouring commercial building located to the southwest at 595 West Hunt Club Road.



Photo 20: View facing southwest of a neighbouring exterior storage of lumber located to the west of the Site property and across Lancelot Drive.



Photo 21: View facing north of the neighbouring commercial property (RONA) located to the north at 585 West Hunt Club Road and across the north roadway (in foreground).

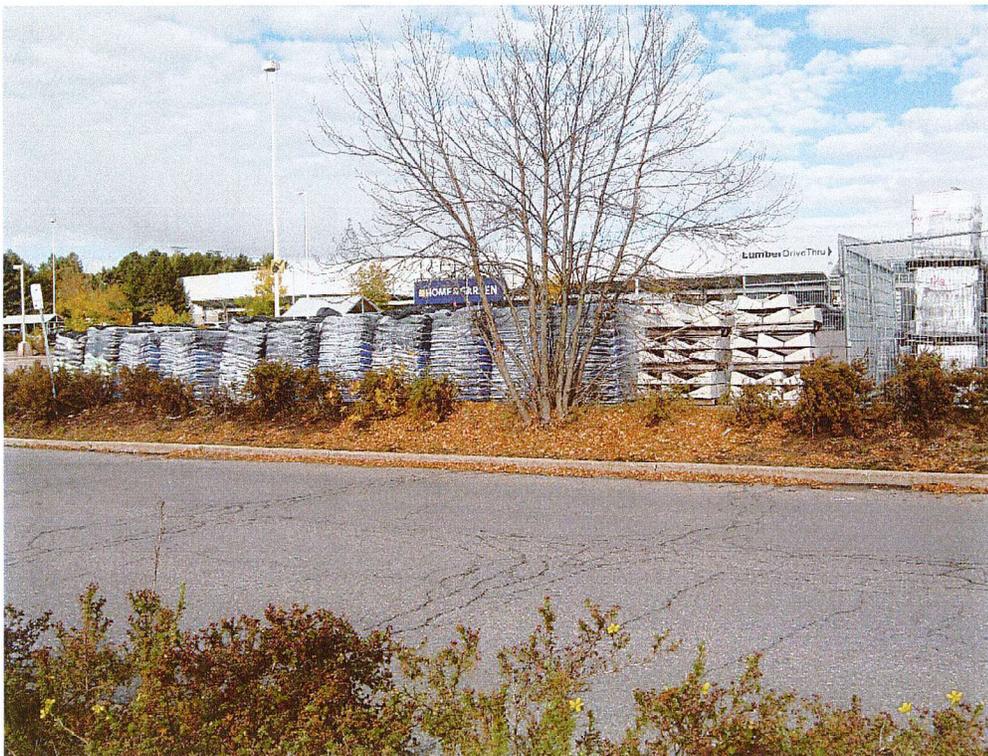


Photo 22: View facing northwest of exterior storage of soil for retail purposes located at the southside of 585 West Hunt Club Road and across the north roadway.



Photo 23: View facing northeast of the neighbouring commercial properties located further to the northeast at 565 West Hunt Club Road.

Appendix M
City of Ottawa response for Available Water and Sewer

Steve Rowland

From: DRENGWest / EPAINGOuest <DRENGWest/EPAINGOuest@ottawa.ca>
Sent: October 15, 2025 8:54 AM
To: 311@ottawa.ca; Steve Rowland; DRENGWest / EPAINGOuest; Dieme, Abi
Cc: Gib McIntee; Gib McIntee; Roy, Jean-Miguel
Subject: 585 West Hunt Club Road (City File#D07-12-25-0132)

Good morning Steve,

The site has direct access to private watermains, though the exact location should be confirmed through locates. LRL Engineering are preparing the Civil Design for the site, and should be able to coordinate with you on this matter.

Below is a snapshot from GeoOttawa where approximate location of existing services are shown. You may access this information by visiting

<https://maps.ottawa.ca/geottawa/>



Let us know if you have any more questions.

Regards,

Oleksandr (Alex) Polyak, B.Eng., C.E.T., P.Eng.
Senior Engineer, Infrastructure Applications | Ingénieur Principal, Applications d'infrastructure

Development Review, West | Direction de l'examen des projets d'aménagement, Ouest.
Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de
l'aménagement et du bâtiment (DGSPAB)

City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West. Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1
☎ : 613-857-4380

----- Original Message -----

From: steve@stlawrencetesting.com;

Received: Fri Oct 03 2025 09:48:35 GMT-0400 (Eastern Daylight Time)

To: concerned resident <311@ottawa.ca>; 311@ottawa.ca <311@ottawa.ca>; # 311
<311@ottawa.ca>; 311@ottawa.ca <311@ottawa.ca>;

Cc: SCOTT HYDE <gib@stlawrencetesting.com>; DARIN BOUGIE <gib@stlawrencetesting.com>;

Subject: question re: Potable water availability

Good morning,

St. Lawrence Testing is preparing a Phase 1 ESA for a property located at PIN 04629-0906. This property is within the Nepean Crossroads Centre and is currently a parking lot. In preparing the ESA, I would like to know if this property is currently serviced or can be serviced with potable water from the City of Ottawa.

Best regards,

Steve Rowland
St. Lawrence Testing & Inspection Co. Ltd.
814 Second St. West
Cornwall, ON K6J 1H6
Cell: 613 930-3441
Office: 613 938-2521
Fax: 613 938-7395

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