

Phase I – Environmental Site Assessment

100 Nipissing Court
Ottawa, Ontario

Prepared for Myers Automotive Group

Report: PE7171-1
August 26, 2025

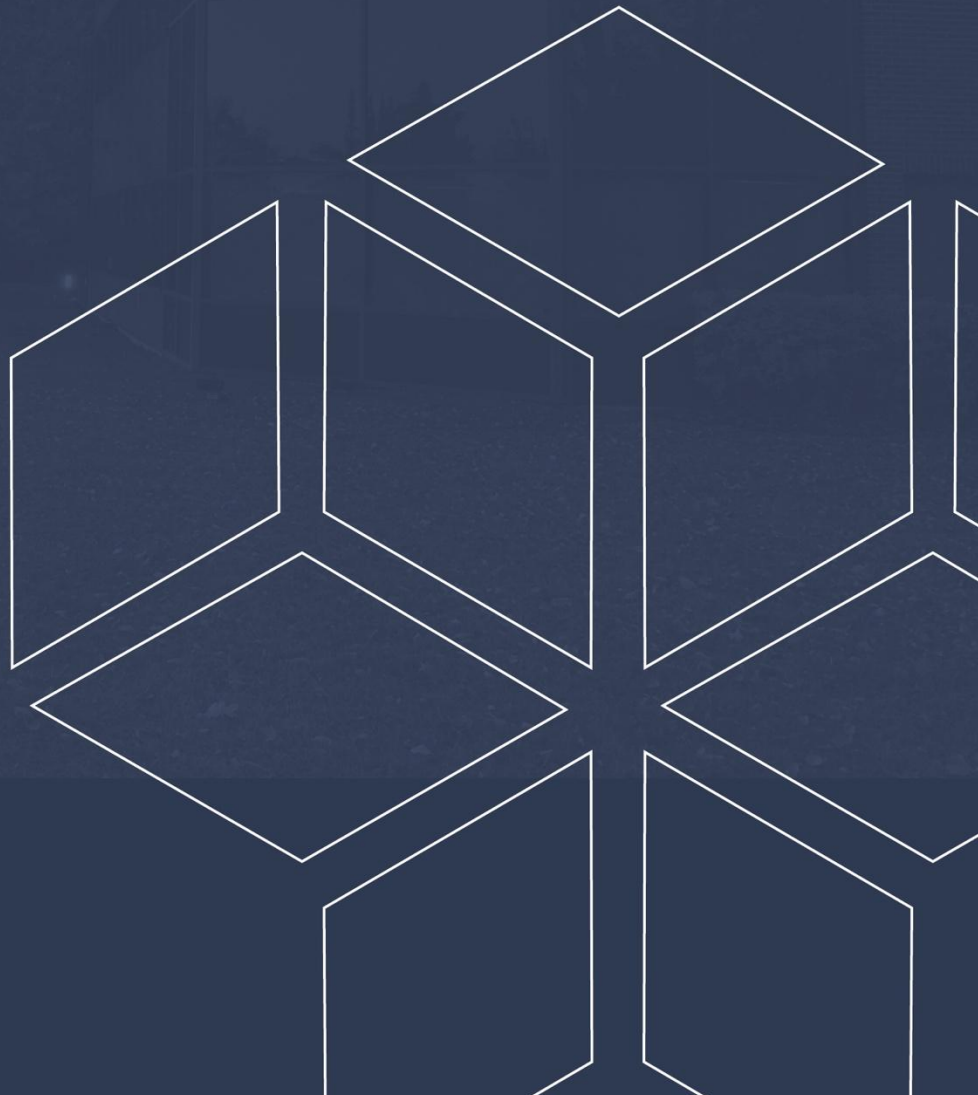


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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Myers Automotive Group to carry out a Phase I – Environmental Site Assessment (Phase I ESA) for 100 Nipissing Court, in the City of Ottawa, Ontario. The objective of this Phase I ESA was to research the past and current use of the site (Phase I Property) and a 250m radius (Phase I Study Area) to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the Phase I Property has never been formally developed, and has solely consisted of agricultural and vacant land. No potential environmental concerns were identified with respect to the historical use of the Phase I Property.

Historically, properties in the Phase I Study Area were used for agricultural purposes or consisted of vacant land. Post 2015, two commercial buildings were constructed adjacent to the southern and western property boundaries, and one commercial building was constructed further southeast. No potential environmental concerns were identified with respect to the historical uses of properties within the Phase I Study Area.

Following the historical research, a site visit was conducted. The Phase I ESA Property is currently vacant, undeveloped land. The ground surface is predominantly occupied by brush, with some trees present throughout. No potential environmental concerns were identified with respect to the current use of the Phase I Property.

Neighbouring land use in the Phase I Study Area consists of vacant land to the north and east, and commercial developments to the south and west, and further southeast. No potential environmental concerns were identified with respect to the current uses of the neighbouring properties.

Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment will not be required for the Phase I Property.**

1.0 INTRODUCTION

At the request of Myers Automotive Group, Paterson Group (Paterson) carried out a Phase I – Environmental Site Assessment (Phase I ESA) for 100 Nipissing Court, in the City of Ottawa, Ontario, (Phase I Property). The objective of this Phase I ESA has been to research the past and current use of the Phase I Property, as well as the neighbouring properties within a 250m radius (Phase I Study Area), to identify any potentially contaminating activities (PCAs) that would result in areas of potential environmental concern (APECs) on the Phase I Property.

Paterson was engaged to conduct this Phase I ESA by Mr. David Johnston, of Myers Automotive Group, who can be reached at 613-225-2277.

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

This Phase I ESA report has been prepared under the supervision of a Qualified Person, in general accordance with Ontario Regulation (O. Reg.) 153/04, as amended under the Environmental Protection Act, and CSA Z768-01 (reaffirmed 2022). The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA are based on a review of readily available geological, historical, and regulatory information, as well as a cursory review made at the time of the field assessment. The historical research relies upon information supplied by others, such as local, provincial, and federal agencies, and was limited within the scope-of-work, time, and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	100 Nipissing Court, Ottawa, Ontario.
Legal Description:	Part of Lot 3, Concession 1, Township of Huntley, in the City of Ottawa.
Location:	The Phase I Property is situated on the south-west side of the Campeau Drive and Nipissing Court intersection, in the City of Ottawa, Ontario. For the purposes of this report, Nipissing Court runs in a north-south orientation. Refer to Figure 1 – Key Plan, for the site location context.
Latitude and Longitude:	45° 17' 36" N, 75° 56' 46" W.
Site Description:	
Configuration:	Irregular.
Area:	1.21 ha (approximately).
Zoning:	IP13[2166]-h – Business Park Industrial Zone.
Current Use:	The Phase I Property is currently vacant, undeveloped land.
Services:	The Phase I Property is located within a municipally serviced area, but it is not serviced.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I ESA is described as follows:

- ☐ Determine the historical activities occurring on the Phase I Property and in the Phase I Study Area by conducting a review of readily available records, reports, photographs, plans, mapping information, databases, and regulatory agencies;
- ☐ Investigate the existing conditions present on the Phase I Property and in the Phase I Study Area by conducting site reconnaissance;
- ☐ Conduct interviews with persons knowledgeable of current and historic operations on the Phase I Property and, if warranted, the neighbouring properties;
- ☐ Present the results of our findings in a comprehensive report in general accordance with the requirements O. Reg. 153/04, as amended under the Environmental Protection Act, and in compliance with the requirements of CSA Z768-01 (reaffirmed 2022);
- ☐ Provide a preliminary environmental site evaluation based on our findings;
- ☐ Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I ESA Study Area Determination

A radius of approximately 250m was deemed appropriate for defining the study area for this assignment, herein referred to as the Phase I Study Area. Properties located outside of the Phase I Study Area are not considered to have had the potential to impact the Phase I Property, based on their significant separation distances.

First Developed Use Determination

Based on a review of available historical information, the Phase I Property has never been formally developed, and has solely consisted of agricultural and vacant land.

Fire Insurance Plans

Fire Insurance Plans (FIPs) are not available for the area of the Phase I Property.

City of Ottawa Street Directories

City directories are not available for the area of the Phase I Property.

Plan of Survey

A survey plan, titled *Plan 4M-1642, Plan of Survey of Part of Lot 3, Concession 1 (Geographic Township of Huntley), City of Ottawa*, prepared for the Phase I Property, was reviewed as part of this assessment. The plan, prepared by Stantec Geomatics Ltd., and signed and sealed by R.G. Bennett, Ontario Land Surveyor, shows the proposed two-storey automobile body shop development on-site.

A copy of the survey plan is included in Appendix 1.

Chain of Title

A chain of title was not requested for the Phase I Property as part of this assessment, since it is our opinion that no new information would be ascertained.

4.2 Environmental Source Information

National Pollutant Release Inventory

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. This federally managed database provides various reports and tracking information relating to the release of solid, liquid, or gaseous pollutants from industrial facilities into the natural environment.

A search of this database did not identify any pollutant release records listed for the Phase I Property, or any properties situated within the Phase I Study Area.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information (FOI) office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants, or inspections maintained by the MECP for the Phase I Property or any of the neighbouring properties.

A response from the MECP indicated that no records were found for the Phase I Property.

MECP Instruments

A request was submitted to the MECP FOI office for information with respect to certificates of approval, permits to take water, certificates of property use, or any other similar MECP issued instruments for the Phase I Property.

A response from the MECP indicated that no records were found for the Phase I Property.

MECP Submissions

A request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions for the Phase I Property.

A response from the MECP indicated that no records were found for the Phase I Property.

MECP Waste Management Records

A request was submitted to the MECP FOI office for information with respect to waste management records for the Phase I Property.

A response from the MECP indicated that no records were found for the Phase I Property.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment. This database contains publicly available information on Records of Site Condition (RSCs) filed in the Province of Ontario between 2004 and 2024. No Records of Site Condition (RSCs) were filed for the Phase I Property or any properties within the Phase I Study Area.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment, Conservation and Parks document entitled, "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of this assessment. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants, and coal tar distillation plants situated in the Province of Ontario.

A review of this document did not identify any such sites situated on the Phase I Property or within the Phase I Study Area.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment, Conservation and Parks document entitled, "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed as part of this assessment. This document provides a reference to the locations of former plants with respect to the Phase I Property.

A review of this document did not identify any former coal gasification plants located on the Phase I Property or within the Phase I Study Area.

Ontario PCB Waste Storage Site Inventory

The Ontario Ministry of Environment, Conservation and Parks document entitled, "*Ontario Inventory of PCB Storage Sites, April 1995*" was reviewed as part of this assessment. This document identifies all recorded active and closed PCB waste storage sites situated in the Province of Ontario.

A review of this document did not identify any former PCB waste storage sites situated on the Phase I Property or within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA Fuels Safety Branch in Toronto was contacted electronically on July 23, 2025, as part of this assessment, to inquire about current and former fuel storage tanks, spills, and historical incidents for the Phase I Property as well as the neighbouring properties within the Phase I Study Area. No records were found for the Phase I Property.

Two records were found pertaining to one property in the Phase I Study Area, adjacent to the western boundary of the Phase I Property, addressed 8825 Campeau Drive. The records pertain to an active propane tank and an active propane refill centre. Due to the gaseous nature of propane when released into the environment, these records are not considered to pose an environmental concern to the Phase I Property.

Copies of the TSSA correspondence are included in Appendix 2.

OMNRF Areas of Natural and Scientific Interest (ANSI)

A search for ANSI sites situated within the Phase I Study Area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (OMNRF) website as part of this assessment.

A review of the available mapping information did not identify any ANSI sites situated on the Phase I Property or within the Phase I Study Area.

City of Ottawa Old Landfill Sites

The City of Ottawa's Former Landfills online map, last updated September 12, 2024, was reviewed as part of this assessment. This map is based on the document prepared by Golder Associates entitled, "Old Landfill Management Strategy, Phase I - Identification of Sites, City of Ottawa", which provides the details and locations of all recorded active and closed landfill sites situated in the City of Ottawa and is updated as required.

A review of this map did not identify any active or closed landfill sites situated on the Phase I Property or within the Phase I Study Area.

City of Ottawa Historical Land Use Inventory (HLUI) Database

As part of this assessment, a requisition form was submitted to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI) database for any environmental records pertaining to the Phase I Property as well

as any properties situated within the Phase I Study Area. A response from the City of Ottawa was received on August 7, 2025.

No historical activities were identified for the Phase I Property.

The HLUI database returned five records pertaining to the property addressed 2448 Carp Road, approximately 175m west of the Phase I Property, and one record for the property addressed 2300 Carp Road (850m W). The records are generally associated with mining and quarrying activities. Based on the significant separation distance between the aforementioned properties and the Phase I Property, these off-site activities are not considered to pose a potential environmental concern to the Phase I Property.

A copy of the HLUI response letter and summary report has been included in Appendix 2.

ERIS Database Report

A database report, prepared by ERIS (Environmental Risk Information Services Ltd.), dated July 24, 2025, was acquired and reviewed as part of this assessment. This report provides a compilation of various provincial and federal environmental related records pertaining to any properties situated within the Phase I Study Area.

The ERIS report identified no records pertaining to the Phase I Property.

The ERIS report identified a total of 19 records for properties within the 250m radius of the Phase I Property (four of which are previous ERIS searches).

The remaining records pertain to one environmental activity and sector registry, two environmental registries, four environmental compliance approvals, six Ontario waste generators, and two Ontario spills. Relevant records are discussed below.

Four Ontario waste generator records were filed for the property addressed 8825 Campeau Drive, adjacent to the western boundary of the Phase I Property. The approval years are listed from 2018 to 2022 and pertain to the following waste classes: waste compressed gases including cylinders, waste crankcase oils and lubricants, aliphatic solvents and residues, and petroleum distillates. Based on the land use of this property (UPS Customer Centre), these records are not expected to cause an environmental concern to the Phase I Property.

One Ontario spill record was filed for the property addressed 8825 Campeau Drive, adjacent to the western boundary of the Phase I Property. This record pertains to

a 45L diesel spill recorded as contained and cleaned. No environmental or health impacts were reported. As such, this record is not expected to cause an environmental concern to the Phase I Property.

Based on the nature of the remaining records, as well as their separation distance from the Phase I Property, these records are not expected to cause an environmental concern to the Phase I Property.

A copy of the ERIS report is provided in Appendix 2.

4.3 Physical Setting Sources

Historical aerial photographs of the Phase I Study Area were obtained from the National Air Photo Library and City of Ottawa (geoOttawa), and reviewed in approximate ten-year intervals, beginning with the earliest available photograph. Based on a review of these photographs, the following observations have been made:

- | | |
|------|---|
| 1947 | (<i>National Air Photo Library, poor scale</i>) The Phase I Property and surrounding lands appear to be vacant and used for agricultural purposes at this time. |
| 1959 | (<i>National Air Photo Library, poor scale</i>) No significant changes are apparent with respect to the Phase I Property or surrounding lands since the previous aerial photograph. |
| 1976 | (<i>geoOttawa</i>) No significant changes are apparent with respect to the Phase I Property or surrounding lands since the previous aerial photograph. |
| 1991 | (<i>geoOttawa</i>) No significant changes are apparent with respect to the Phase I Property since the previous aerial photograph. Soil movement has occurred to the north and west as a result of drainage work being carried out for the quarry to the west. |
| 1999 | (<i>geoOttawa</i>) No significant changes are apparent with respect to the Phase I Property or surrounding lands since the previous aerial photograph, although they are no longer being used for agricultural purposes. |

- 2011 (geoOttawa) No significant changes are apparent with respect to the Phase I Property or surrounding lands since the previous aerial photograph.
- 2022 (geoOttawa) Granular material is visible along the eastern edge of the Phase I Property, along Nipissing Court. This material is considered to be associated with the recent developments on the adjacent properties and with the construction of Nipissing Court and Campeau Drive, which are present in their current configuration at this time. Two commercial buildings are visible on the adjacent properties to the west and south of the Phase I Property, with another present further east. A stormwater management pond is visible further south of the Phase I Property. This aerial photograph is consistent with the current configuration of the Phase I Property and surrounding lands.

Copies of the aerial photographs selected for review are included in Appendix 1.

Geological Maps

Geological mapping information for the Phase I Property was obtained from The Geological Survey of Canada – Urban Geology of the National Capital Area and reviewed as part of this assessment.

Based on the available mapping information, the bedrock beneath the Phase I Property consists of interbedded limestone and shale of the Verulam Formation and interbedded limestone and dolomite of the Gull River Formation on the northern and southern portions of the Phase I Property, respectively. The surficial geology consists of offshore marine sediments (clay and silt), with a drift thickness ranging from approximately 10 to 15m.

Water Bodies

No water bodies are present on the Phase I Property. The nearest named water body with respect to the Phase I Property is a tributary creek of the Carp River, located approximately 270m south of the Phase I Property. The Carp River itself is located approximately 2km east of the Phase I Property.

Topographic Maps

A topographic map of the Phase I Property was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as part of this

assessment. The topographic map indicates that the general elevation of the Phase I Property is approximately 105m above sea level, while the regional topography within the greater area is depicted as sloping gently downwards towards the east, in the general direction of the Carp River.

An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A physiographic map was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as a part of this assessment. According to the publication and available mapping information, the Phase I Property is situated within the St. Lawrence Lowlands. According to the description provided: “...*the lowlands are plain-like areas that were affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.*” The Phase I Property is specifically located within the Central St. Lawrence Lowland area, which is rarely more than 150m above sea level.

MECP Water Well Records

A search of the MECPs website for all drilled well records within a 250m radius of the Phase I Property was conducted as part of this assessment. The search identified no well records on the Phase I Property or within the Phase I Study Area.

5.0 INTERVIEWS

Mr. David Johnston, a property owner representative at the time of assessment, was contacted electronically to respond to questions about the environmental history of the Phase I Property. Mr. Johnston indicated Zena Investment Corporation purchased the property in December 2024. He indicated that both historically and currently, the Phase I Property has consisted of a vacant parcel of land. Mr. Johnston was not aware of any underground utilities on the property, non-native soil or fill material being imported onto the property, or any fuel and/or chemical spills occurring on the property. He was not aware of the presence of any past or present above or underground storage tanks on this property or the adjacent properties. Mr. Johnston was unaware of any potential environmental concerns with respect to the current or historical use of the Phase I Property or any neighbouring properties within the Phase I Study Area.

Information obtained during the interview is included in the body of the report and was confirmed using past reporting, as well as the recent site visit.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

A site inspection was conducted for the Phase I Property on July 24, 2025, between 2:00 PM and 3:00 PM. Weather conditions were sunny, with a temperature of approximately 33°C. Personnel from the Environmental Department of Paterson Group conducted the inspection.

In addition to the Phase I Property, the uses of neighbouring properties within the Phase I Study Area were also assessed at the time of the site inspection.

6.2 Specific Observations at the Phase I Property

Site Description

The Phase I Property is a vacant parcel of land. The ground surface on the Phase I Property consists predominately of brush and trees. Some granular material was present on the surface the Phase I Property, predominantly along the eastern property boundary, along Nipissing Court. This material is considered to be associated with the recent developments on the adjacent properties and with the construction of Nipissing Court and Campeau Drive, and is not considered to pose an environmental concern to the Phase I Property.

The site topography is relatively flat; however, it slopes slightly downwards, towards the southern end of the property. The regional topography in the vicinity of the Phase I Property appears relatively flat. The Phase I Property is considered to be generally at grade with respect to the neighbouring properties and roadways.

Water drainage on the Phase I Property occurs primarily via infiltration. Some surface water may be collected in catch basins located along Nipissing Court, Campeau Drive, and in the parking lots adjacent to the south and west boundaries of the Phase I Property.

No ponded water, stressed vegetation, surficial staining, or any other indications of potential sub-surface contamination were observed on the Phase I Property at time of the site inspection.

A depiction of the Phase I Property is illustrated on Drawing PE7171-1 – Site Plan, in the Figures section of this report.

Buildings and Structures

No buildings or structures currently exist on the Phase I Property.

Potential Environmental Concerns

☐ Fuels and Chemical Storage

At the time of the site inspection, no vent and fill pipes, above ground fuel storage tanks (ASTs), or evidence indicating the presence of any underground fuel storage tanks (USTs) were observed on the Phase I Property.

☐ Hazardous Materials and Unidentified Substances

At the time of the site inspection, no hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, stressed vegetation, or any other indications of potential sub-surface contamination were observed on the Phase I Property.

☐ Polychlorinated Biphenyls (PCBs) and Transformer Oil

At the time of the site inspection, no electrical transformers or any other potential sources of PCBs or transformer oil were identified on the Phase I Property.

☐ Waste Management

At the time of the site inspection, no waste was being generated on the Phase I Property.

☐ Current or Former Rail or Spur Lines

No evidence of existing or former rail or spur lines was observed within the Phase I Study Area at the time of the site visit.

Neighbouring Properties

At the time of the site inspection, a survey of the neighbouring properties was conducted from publicly accessible roadways.

Land use adjacent to the Phase I Property was observed as follows:

North: Campeau Drive, followed by vacant land;

East: Nipissing Court, followed by vacant land;

South: Commercial property (Team Harding, total home comfort installation, repair, and maintenance service);

West: Commercial property (UPS Customer Centre, shipping and mailing service), followed by vacant land.

One off-site pole-mounted transformer was visible adjacent to the southeastern boundary of the Phase I Property, and three off-site, pole-mounted transformers were present on the neighbouring property to the south addressed 200 Nipissing Court. The transformers appeared to be in good condition and are not considered represent an area of potential environmental concern on the Phase I Property. An above-ground propane tank was identified on the property addressed 8825 Campeau Drive (UPS Customer Centre), adjacent to the west of the Phase I Property; however, based on the gaseous nature of propane when released into the environment, it is not considered to represent an area of potential environmental concern on the Phase I Property.

No other potential environmental concerns were identified with respect to the current use of the adjacent properties. The neighbouring land use within the Phase I Study Area is depicted on Drawing PE7171-2 – Surrounding Land Use Plan, in the Figures section of this report.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

Based on a review of available historical information, the land use history of the Phase I Property is summarized below in Table 1.

Table 1: Land Use History 100 Nipissing Court, Ottawa, Ontario			
Time Period	Land Use	Description	Observations
100 Nipissing Court			
Prior to 1947 to Present	Agricultural or Other Use	Agricultural or Vacant	Aerial photographs from the late 1940s to the present day, as well as a recent site visit, confirm that the Phase I Property was used for agricultural purposes or was vacant during this time period.

Potentially Contaminating Activities (PCAs)

Based on the findings of the Phase I ESA, no potentially contaminating activities (PCAs) were identified on the Phase I Property or within the Phase I Study Area.

Areas of Potential Environmental Concern (APECs)

Based on the findings of the Phase I ESA, no areas of potential environmental concern (APECs) were identified on the Phase I Property or within the Phase I Study Area.

Contaminants of Potential Concern (CPCs)

Based on the findings of the Phase I ESA, no contaminants of potential concern (CPCs) were identified on the Phase I Property or within the Phase I Study Area.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the available mapping information, the bedrock beneath the Phase I Property consists of interbedded limestone and shale of the Verulam Formation and interbedded limestone and dolomite of the Gull River Formation on the northern and southern portions of the Phase I Property, respectively. The surficial geology consists of offshore marine sediments (clay and silt), with a drift thickness ranging from approximately 10 to 15m.

Hydrogeological conditions are considered to mimic the topographic setting; as a result, groundwater is expected to flow to the east, towards the Carp River.

Water Bodies and Areas of Natural and Scientific Interest

No water bodies are present on the Phase I Property. The nearest named water body with respect to the Phase I Property is a tributary creek of the Carp River, located approximately 270m south of the Phase I Property. The Carp River itself is located approximately 2km east of the Phase I Property.

No ANSI sites are situated on the Phase I Property or within the Phase I Study Area.

Drinking Water Wells

Based on the presence of municipal water services, no potable wells are expected to currently exist within the Phase I Study Area.

Existing Buildings and Structures

No buildings or structures currently exist on the Phase I Property.

Current and Future Property Use

The Phase I Property currently consists of vacant land.

It is our understanding that the Phase I Property is to be developed for commercial land use. This does not constitute a change to a more sensitive land use and therefore, a record of site condition (RSC) will not be required to be filed with the MECP.

Subsurface Structures and Utilities

The Phase I Property is situated in a municipally serviced area however, the property is not serviced with utilities.

Neighbouring Land Use

The surrounding lands within the Phase I Study Area consist of vacant land to the north and east, and commercial developments to the south, west, and further southeast. Current land use is depicted on Drawing PE7171-2 – Surrounding Land Use Plan, in the Figures section of this report.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of the Phase I ESA report, no potentially contaminating activities (PCAs) or areas of potential environmental concern (APECs) were identified on the Phase I Property or within the Phase I Study Area.

Contaminants of Potential Concern (CPCs)

Based on the findings of the Phase I ESA, no CPCs were identified on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no PCAs that have resulted in APECs associated with the Phase I Property.

The absence of any PCAs was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

8.1 Assessment

Paterson Group was retained by Myers Automotive Group to carry out a Phase I – Environmental Site Assessment (Phase I ESA) for 100 Nipissing Court, in the City of Ottawa, Ontario. The objective of this Phase I ESA was to research the past and current use of the site (Phase I Property) and a 250m radius (Phase I Study Area) to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the Phase I Property has never been formally developed, and has solely consisted of agricultural and vacant land. No potential environmental concerns were identified with respect to the historical use of the Phase I Property.

Historically, properties in the Phase I Study Area were used for agricultural purposes or consisted of vacant land. Post 2015, two commercial buildings were constructed adjacent to the southern and western property boundaries, and one commercial building was constructed further southeast. No potential environmental concerns were identified with respect to the historical uses of properties within the Phase I Study Area.

Following the historical research, a site visit was conducted. The Phase I ESA Property is currently vacant, undeveloped land. The ground surface is predominantly occupied by brush, with some trees present throughout. No potential environmental concerns were identified with respect to the current use of the Phase I Property.

Neighbouring land use in the Phase I Study Area consists of vacant land to the north and east, and commercial developments to the south and west, and further southeast. No potential environmental concerns were identified with respect to the current uses of the neighbouring properties.

Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment will not be required for the Phase I Property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I – Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04, as amended, and meets the requirements of CSA Z768-01 (reaffirmed 2022). The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA are based on a review of readily available geological, historical, and regulatory information as well as a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial, and federal agencies and was limited within the scope-of-work, time, and budget of the project herein.

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

This report was prepared for the sole use of Myers Automotive Group. Permission and notification from Myers Automotive Group and Paterson Group will be required prior to the release of this report to any other party.

Paterson Group Inc.



Vanessa Naufal, B. Eng.



Mark D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- ☐ Myers Automotive Group
- ☐ Paterson Group Inc.

10.0 REFERENCES

Federal Records

- ☐ Natural Resources Canada: Air Photo Library.
- ☐ Natural Resources Canada: The Atlas of Canada.
- ☐ Geological Survey of Canada: Surficial and Subsurface Mapping.
- ☐ Environment Canada: National Pollutant Release Inventory.
- ☐ National Archives of Canada.

Provincial Records

- ☐ MECP: Freedom of Information and Privacy Office.
- ☐ MECP: Municipal Coal Gasification Plant Site Inventory, 1991.
- ☐ MECP: Waste Disposal Site Inventory, 1991.
- ☐ MECP: Brownfields Environmental Site Registry.
- ☐ MECP: Water Well Inventory.
- ☐ MECP: Ontario PCB Waste Storage Site Inventory, 1995.
- ☐ Office of Technical Standards and Safety Authority, Fuels Safety Branch.
- ☐ Ministry of Natural Resources and Forestry Areas of Natural Significance.
- ☐ Chapman, L.J., and Putnam, D.F., 1984: 'The Physiography of Southern Ontario, Third Edition', Ontario Geological Survey Special Volume 2.

Municipal Records

- ☐ City of Ottawa: GeoOttawa
- ☐ City of Ottawa: Historical Land Use Inventory Database
- ☐ City of Ottawa: document entitled, "Old Landfill Management Strategy, Phase I – Identification of Sites", prepared by Golder Associates, 2004.

Local Information Sources

- ☐ Personal Interviews.
- ☐ Previous Engineering Reports.

Public Information Sources

- ☐ ERIS Database Report.
- ☐ Google Earth.
- ☐ Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE7171-1 – SITE PLAN

DRAWING PE7171-2 – SURROUNDING LAND USE PLAN

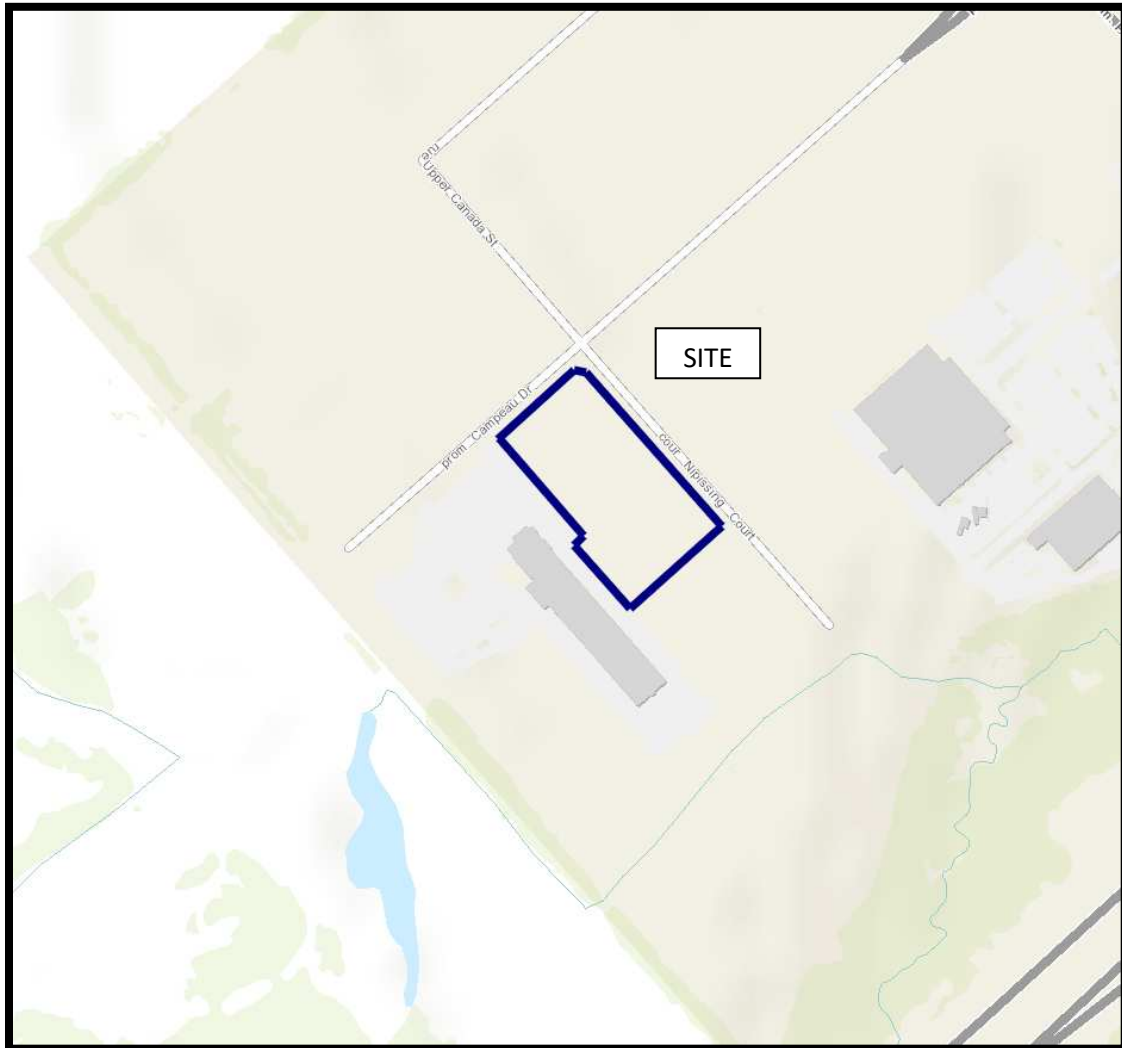


Figure 1
KEY PLAN

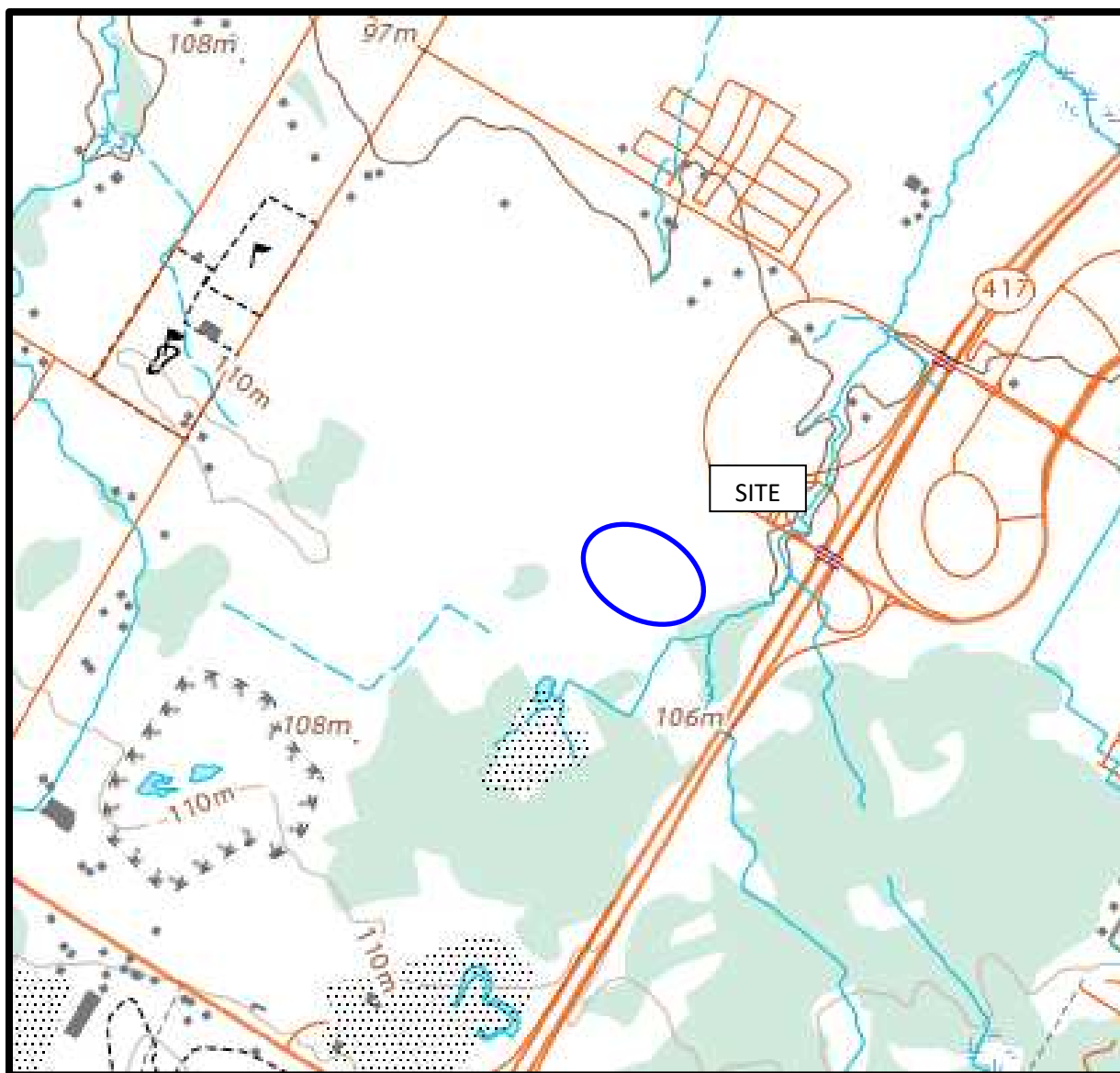
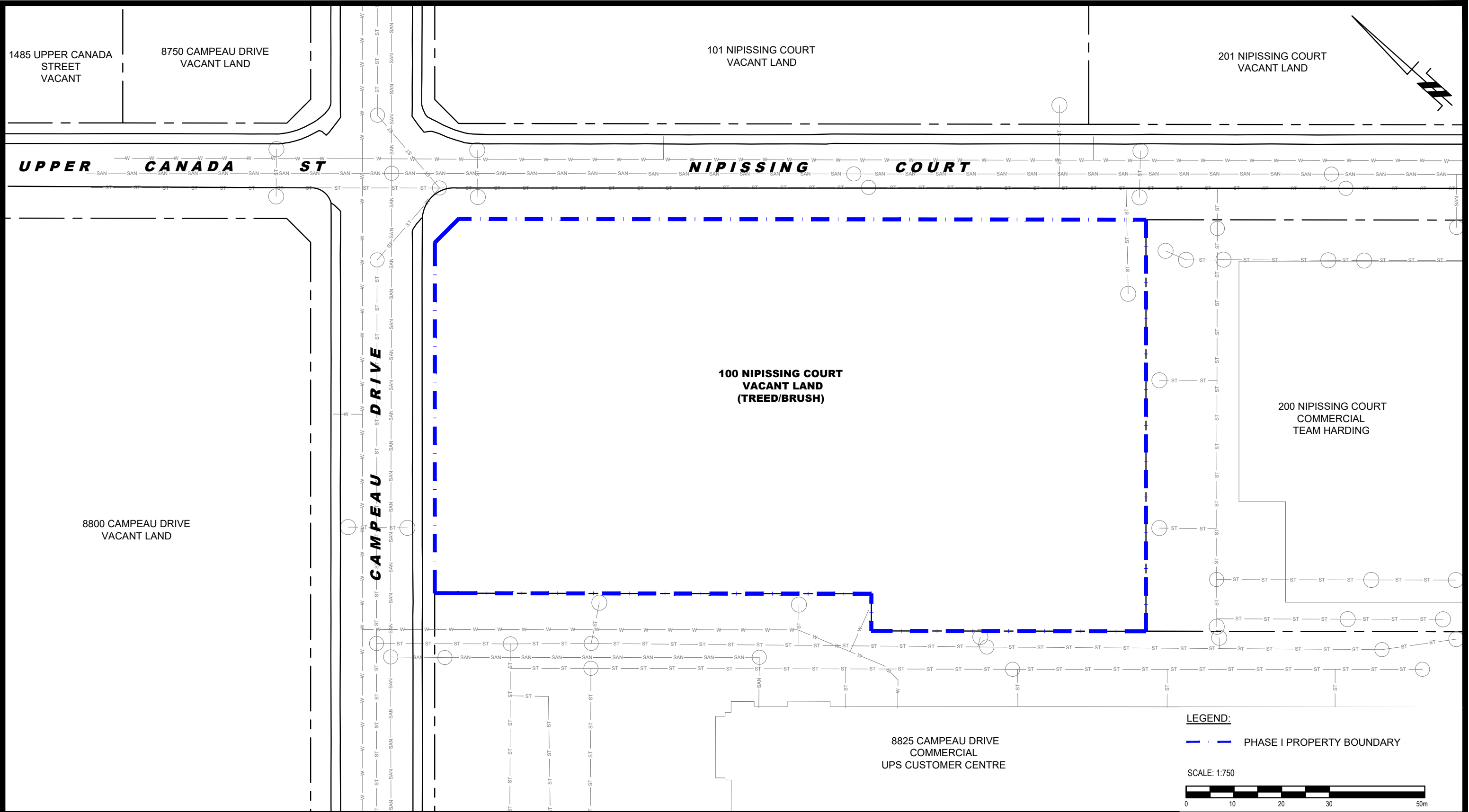



Figure 2
TOPOGRAPHIC MAP

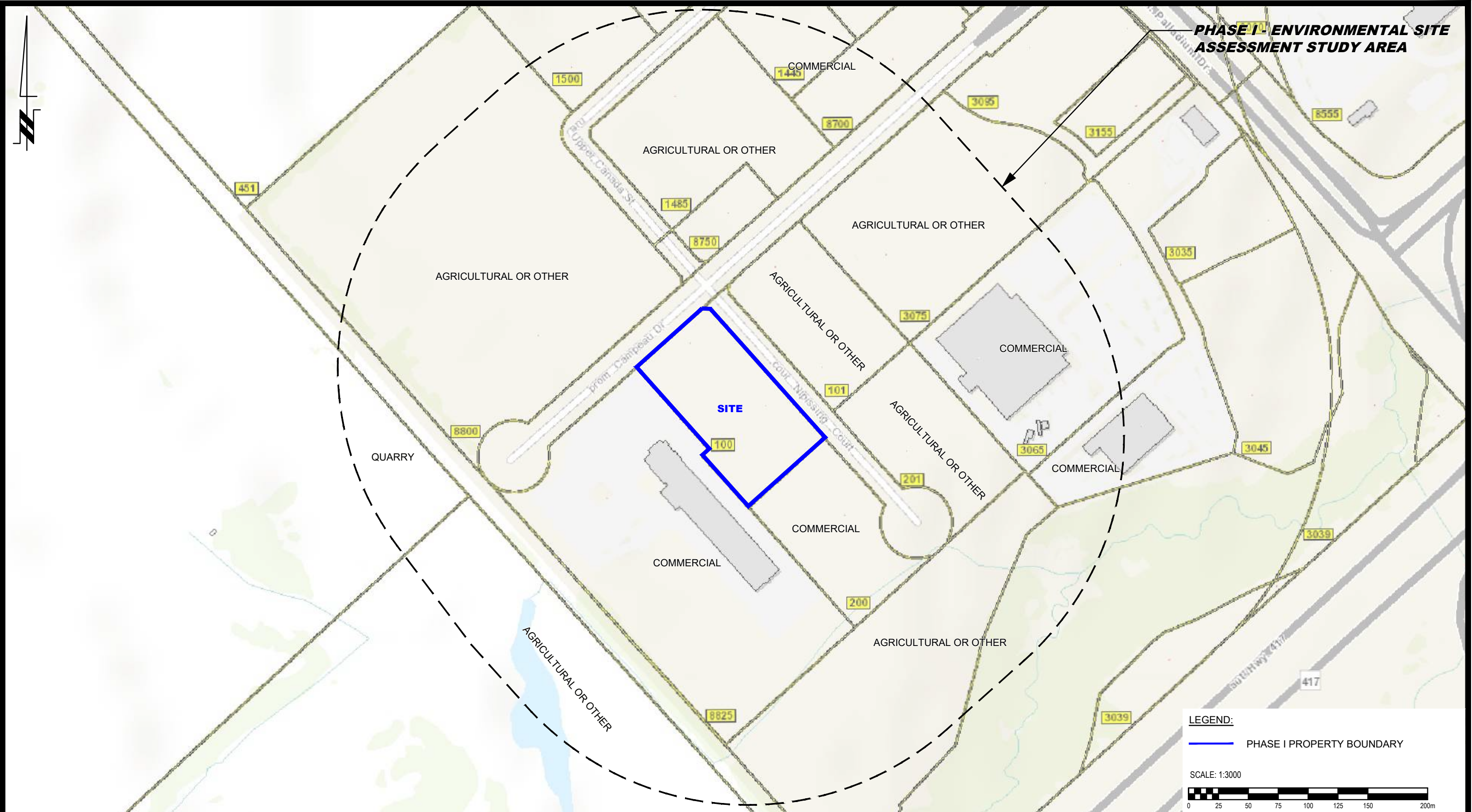


LEGEND:

--- PHASE I PROPERTY BOUNDARY

SCALE: 1:750

<div><p>9 AURIGA DRIVE OTTAWA, ON K2E 7T9 TEL: (613) 226-7381</p></div>					OTTAWA, Title:	MYERS AUTOMOTIVE GROUP PHASE I - ENVIRONMENTAL SITE ASSESSMENT 100 NIPISSING COURT ONTARIO	Scale:	1:750	Date:	07/2025
							Drawn by:	GK	Report No.:	PE7171-1
							Checked by:	VN	Dwg. No.: PE7171-1	
							Approved by:	MSD		Revision No.:





9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

MYERS AUTOMOTIVE GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
100 NIPISSING COURT
OTTAWA, ONTARIO

Title:
SURROUNDING LAND USE PLAN

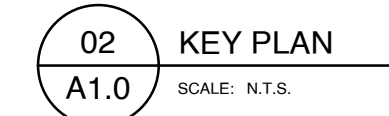
Scale:	1:3000	Date:	07/2025
Drawn by:	GK	Report No.:	PE7171-1
Checked by:	VN	Dwg. No.:	PE7171-2
Approved by:	MSD	Revision No.:	

APPENDIX 1

SURVEY PLAN

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



PROPERTY LEGAL DESCRIPTION			
PLAN 4M-1642 PLAN OF SURVEY OF PART OF LOT 3 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA			
PREPARED BY STANTEC GEOMATICS LTD. DATED JULY 17, 2019 PROJECT NO.: 161610445-432			
BUILDING AREAS	SQ.M.	SQ.FT.	
BUILDING FOOTPRINT	XXm ²	XXft ²	
GROSS FLOOR AREA:			
AUTOMOTIVE BODY SHOP	XXm ²	XXft ²	
OFFICE	XXm ²	XXft ²	
MEZZANINE	XXm ²	XXft ²	
TOTAL	XXm ²	XXft ²	
PROJECT ZONING REVIEW/STATISTICS			
MUNICIPALITY: MUNICIPAL ADDRESS: REGISTERED OWNER: LOT AREA:	CITY OF OTTAWA 100 NIPissing COURT, OTTAWA, ON MYERS AUTOMOTIVE 12,188m ²		
ZONING ANALYSIS			
OTTAWA			
ZONE:			
PROPOSED USE:			
IP13 (2166)h 1 STOREY AUTOMOBILE BODY SHOP			

ZONING MECHANISM (ILB)	REQUIRED	PROVIDED
MINIMUM LOT AREA	750m ²	12.13x.1m ²
MAXIMUM BUILDING HEIGHT	22.0m	XXm
MINIMUM FRONT YARD SETBACK	6.0m	31.2m
MINIMUM REAR YARD SETBACK	6.0m	63.1m
MINIMUM INTERIOR YARD SETBACK	4.0m	17.0m
MINIMUM CORNER YARD SETBACK	6.0m	28.0m
MAXIMUM LOT COVERAGE	55%	14.2%
MAXIMUM FLOOR SPACE INDEX	2	0.16
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	AUTOMOBILE BODY SHOP: 3 PER SERVICE BAY = XX PARKING SPACES OFFICE: 2.3 PER 100m ² GFA = XX PARKING SPACES	XX PARKING SPACES
PROVIDED PARKING	REGULAR SPACES (NEW)	XX SPACES
	ACCESSIBLE SPACE (TYPE A)	XX SPACE
	ACCESSIBLE SPACE (TYPE B)	XX SPACE
	COMPACT SPACES *** (50% OF PARKING SPACES: BY-LAW 2021-218, PART 4 - SECTION 106)	XX SPACES
	TOTAL	XX SPACES
BICYCLE PARKING REQUIRED	OFFICE USE - 1 PER 250m ² GFA = 2 SPACES AUTOMOBILE BODY SHOP - 1 PER 1,500m ² GFA = 1 SPACE	4 SPACES MIN. 2 PARKING SPACES FOR BODY SHOP
MINIMUM AISLE WIDTH	PARKING LOT: 6.7m	6.7m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m	LENGTH: 5.2m WIDTH: 2.6m
	UP TO 50% OF REQUIRED PARKING SPACES MAY BE 4.5m x 2.4m	50% (XX SPACES PERMITTED) = XX SPACES PROVIDED
PROVIDED LOADING	1 SPACE PER 1000-1999m ²	1
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE - 3.0m DOUBLE TRAFFIC LANE - 6.0m	XXm
MINIMUM WIDTH OF LOADING SPACE	3.5m	3.5m
MINIMUM LENGTH OF LOADING SPACE	9m	9m
MINIMUM VERTICAL CLEARANCE OF LOADING SPACE	4.2m	XXm
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m
OUTDOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m	XXm
	MIN. SETBACK FROM ANY LOT LINE: 3.0m	XXm
	SCREENING MIN. HEIGHT: 2.0m	XXm

SITE PLAN NOTES	
NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)R	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 10500MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 1500MM BASE AND 1" X 40" TUBES, 85% TO BE PAVED OR TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT OF LOCATION.
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 3000MM WIDE X 6000MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 200MM ABOVE GRADE. ENSURE TOTAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE FOUR-CORNER-TOE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP, RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL.
WTS	WATER SERVICE - REFER TO CIVIL
WTL	WEEPING TILE STORM LINE - REFER TO CIVIL

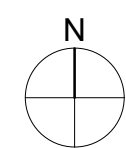
SITE PLAN SYMBOLS	
	NEW OVERHEAD DOOR
	NEW DOOR / ENTRANCE
	BICYCLE PARKING SPACE (1.8Mx0.6M)
	NO PARKING LINES
#	PARKING STALL COUNT PER ROW
	NEW SIGN, REFER TO SIGN LEGEND
	FIRE ROUTE SIGN
	STREET LIGHT
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
V	VISITOR PARKING
	TWO WAY TRAFFIC
	DEPRESSED CURB (DC)
	TACTILE WALKING SURFACE INDICATORS (TWSI)
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	NEW CONSTRUCTION
	EXISTING BUILDINGS
	SOFT LANDSCAPING
	CONCRETE SIDEWALK
	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
*	INDICATION OF COMPACT PARKING SPACES

NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWYER ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

NORTH ARROW:

[illegible]

06	2025.06.30	ISSUED FOR REVIEW
04	2025.06.19	ISSUED FOR REVIEW
03	2025.06.09	ISSUED FOR PRE-CONSULTATION
02	2025.05.23	ISSUED FOR PRE-CONSULTATION
01	2025.05.22	ISSUED FOR REVIEW
No.	DATE	REVISION



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

T: 613.739.7770
E: INFO@LAWRENCEARC.COM

THIS DRAWING IS THE SOLE PROPERTY OF
LAWRENCE ARCHITECTS INCORPORATED
REPRODUCTION IS NOT PERMITTED

PROJECT:
**MYERS AUTOMOTIVE - BODY
SHOP**
100 NIPISSING COURT, OTTAWA, ON.

SHEET TITLE:
SITE PLAN
GENERAL NOTES

DRAWN BY: B.L.	CHECKED BY: L.A.
-------------------	---------------------

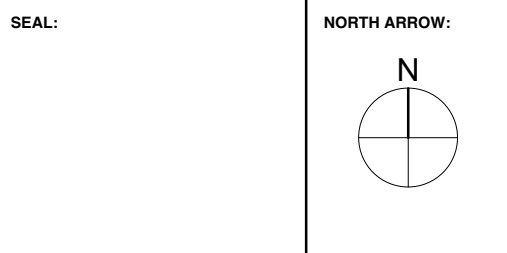
PLOT DATE:
2025.06.30

JOB NUMBER: LA-1152-25 SCALE: AS SHOWN

SHEET NUMBER:

A1.0

- NOTES:
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 3. DO NOT SCALE DRAWINGS.
 4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



05	2025.06.30	ISSUED FOR REVIEW
04	2025.06.19	ISSUED FOR REVIEW
03	2025.06.09	ISSUED FOR PRE-CONSULTATION
02	2025.05.23	ISSUED FOR PRE-CONSULTATION
01	2025.05.22	ISSUED FOR REVIEW
No.	DATE	REVISION



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T: 613.739.7770
E: INFO@LAWRENCEARC.COM

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REPRODUCTION IS NOT PERMITTED

PROJECT:
**MYERS AUTOMOTIVE - BODY
SHOP**
100 NIPISSING COURT, OTTAWA, ON.

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:
B.L.

CHECKED BY:
L.A.

PLOT DATE:
2025.06.30

PROJECT START DATE:
2025.05.05

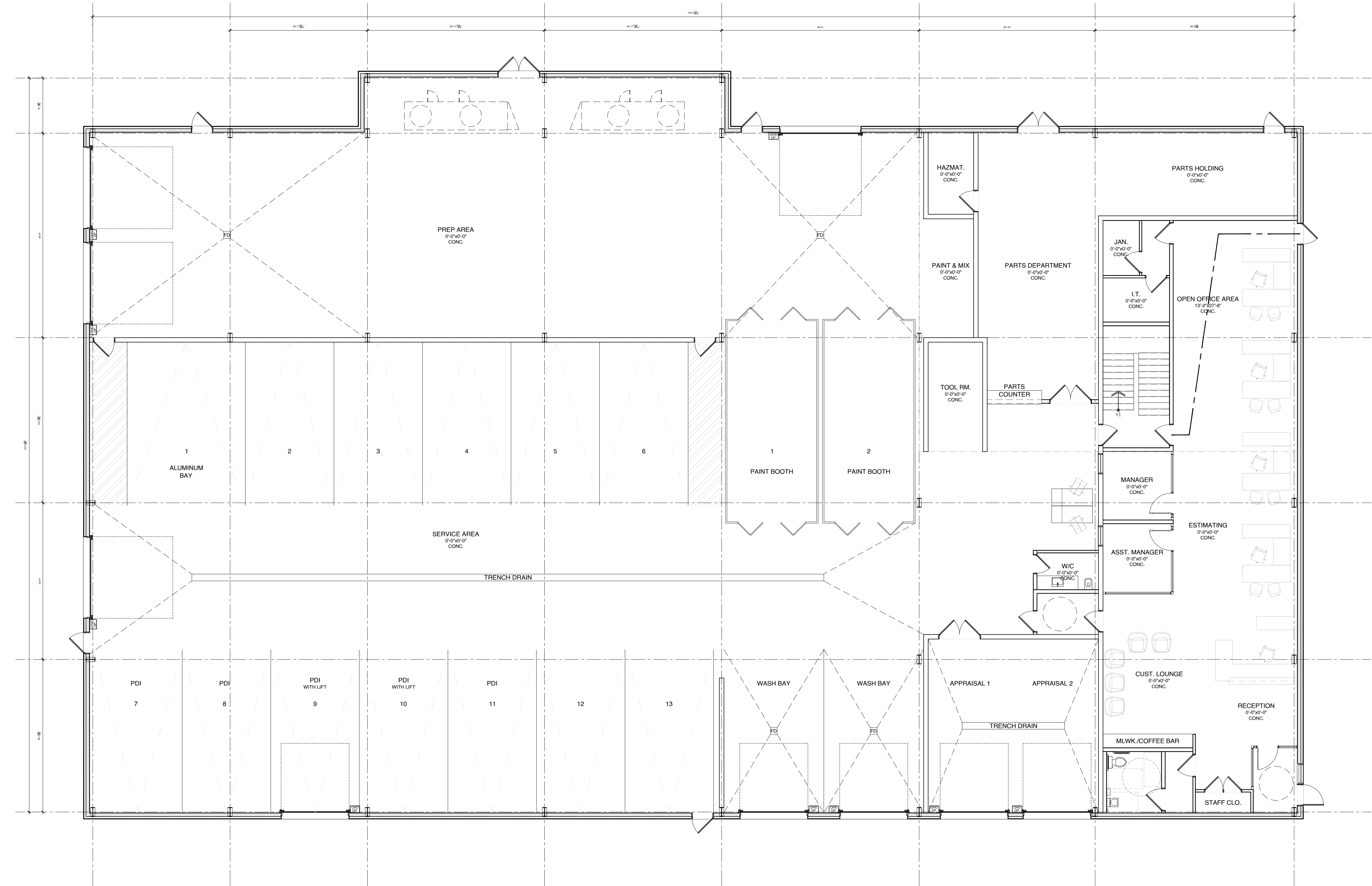
JOB NUMBER:
LA-1152-25

SCALE:
AS SHOWN

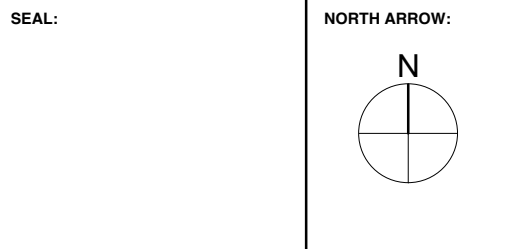
SHEET NUMBER:

A2.1

PLAN #



- NOTES:
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 3. DO NOT SCALE DRAWINGS.
 4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



05	2025.06.30	ISSUED FOR REVIEW
04	2025.06.19	ISSUED FOR REVIEW
03	2025.06.09	ISSUED FOR PRE-CONSULTATION
02	2025.05.23	ISSUED FOR PRE-CONSULTATION
01	2025.05.22	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE
ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7

T: 613.739.7770
E: INFO@LAWRENCEARC.COM

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LAWRENCE ARCHITECTS INCORPORATED
REPRODUCTION IS NOT PERMITTED

PROJECT:
**MYERS AUTOMOTIVE - BODY
SHOP**
100 NIPISSING COURT, OTTAWA, ON.

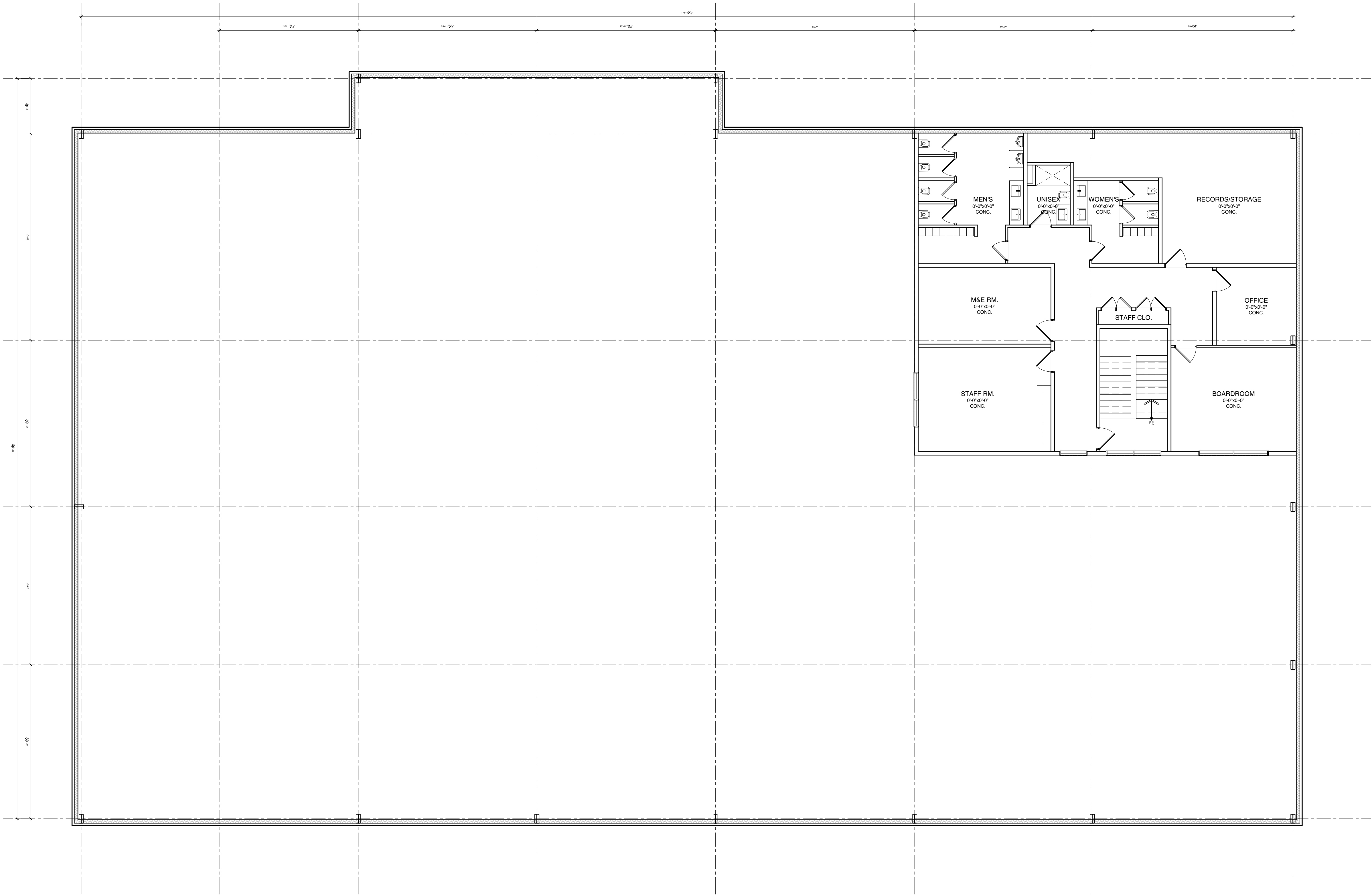
SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY: B.L.	CHECKED BY: L.A.
PLOT DATE: 2025.06.30	PROJECT START DATE: 2025.05.05
JOB NUMBER: LA-1152-25	SCALE: AS SHOWN
SHEET NUMBER:	

A2.2

PLAN #

APPLICATION #





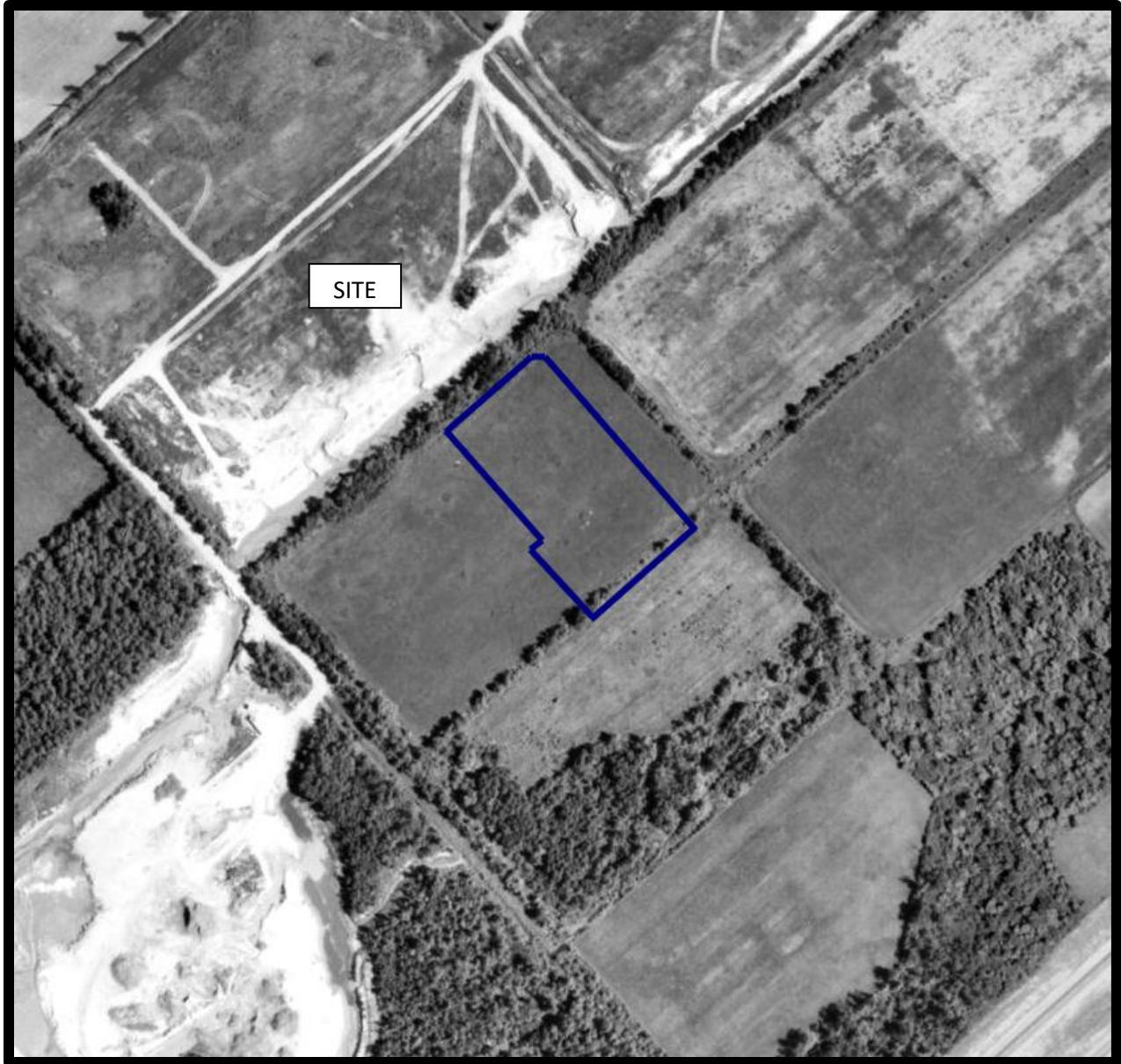
AERIAL PHOTOGRAPH
1947



AERIAL PHOTOGRAPH
1959



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
1999



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2022

Site Photographs

PE7171

100 Nipissing Court, Ottawa, ON

July 24, 2025



Photograph 1: View of the northwestern portion of the Phase I Property, facing southeast from the northwestern corner of the Phase I Property.



Photograph 2: View of the northern portion of the Phase I Property, facing south from the center of the northern property boundary.

Site Photographs

PE7171

100 Nipissing Court, Ottawa, ON

July 24, 2025



Photograph 3: View of the western portion of the Phase I Property, from the northeastern corner, facing west.



Photograph 4: View of the southeastern portion of the Phase I Property, facing north from the southeastern property boundary.

Site Photographs

PE7171

100 Nipissing Court, Ottawa, ON

July 24, 2025



Photograph 5: View of the eastern portion of the Phase I Property, facing west from the center of the eastern property boundary.



Photograph 6: View of the southwestern portion of the Phase I Property, facing northeast from the southwestern corner.

APPENDIX 2

MECP FREEDOM OF INFORMATION

TSSA CORRESPONDENCE

CITY OF OTTAWA HLUI

ERIS DATABASE REPORT



August 20, 2025

Ms. Vanessa Naufal
Paterson Group
9 Auriga Drive
Ottawa, Ontario K2E 7T9
vnaufal@patersongroup.ca

Dear Vanessa Naufal:

RE: MECP FOI A-2025-04927, Your Reference PE7171 – Decision Letter

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

100 Nipissing Court (Lot 3, Conc 1), Huntley, Ottawa

Timeframe: January 1, 1900 to July 22, 2025

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned. This file is now closed.

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 have any questions, please contact Jaskiran Gill at jaskiran.gill@ontario.ca.

Yours truly,
Jaskiran Gill

for
Josephine DeSouza
Manager, Access and Privacy Office



PATERSON GROUP

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

July 22, 2025
File: PE7171-HLUI

City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Subject: **Authorization Letter: HLUI Search
Phase I - Environmental Site Assessment
100 Nipissing Court
Ottawa, Ontario**

Dear Sir/Madame

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I - Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner: Zena Investment Corporation

Name of Representative: Dave Johnston

Signature:

Date: 7/23/2025



File Number: D06-03-25-0084

August 7, 2025

Vanessa Naufal
Paterson Group

Sent via email [vnaufal@patersongroup.ca]

Dear Vanessa Naufal,

Re: Information Request
100 Nipissing Court, **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.
- **Sewer Use Program:** No information found pertaining to the subject property.
- **Solid Waste Services:** No information found pertaining to the subject 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>

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 ('HLUI Summary Report – 100 Nipissing Ct.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,

Zara Paris

Student Planner | Étudiante en Urbanism

Development Review | Examen des projects d'aménagement

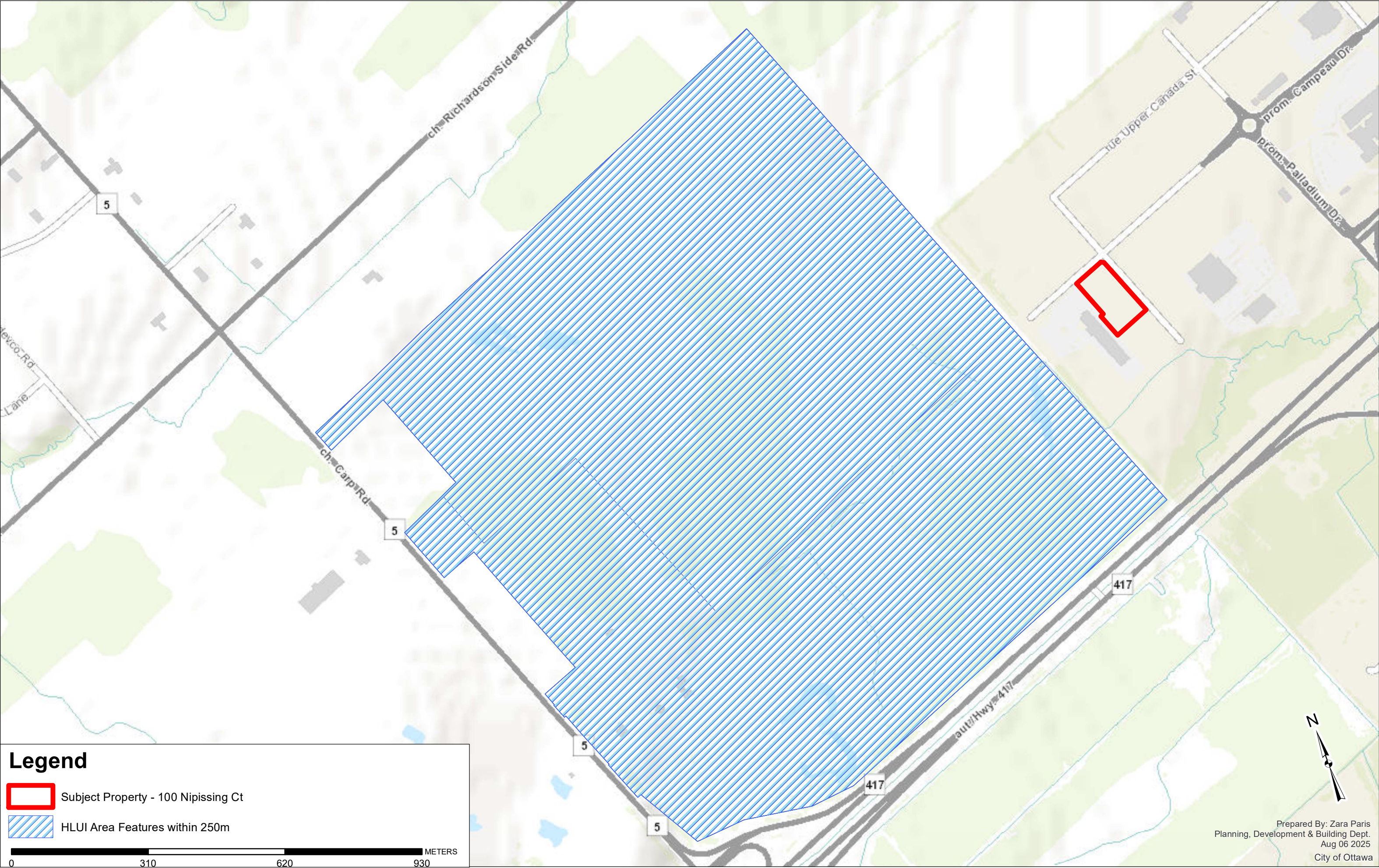
City of Ottawa | Ville d'Ottawa

Enclosures: (2)

1. HLUI Reference Map
2. HLUI Summary Report

cc: File no. D06-03-25-0084

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP - 100 NIPISSING COURT



OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY	ST_NUM2017	ST_NAME2017	ST_SUFFIX2017	ST_DIR2017	POSTAL_CODE2017	PIN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	Shape_Area	Shape_Length
8327	SPRATT AGGREGATES	Stone Quarries	2003-PID; 2006-ES; 2012-ES	1	2003		2300.0000000000	CARP	RD		CARP	2448	CARP	RD		K0A1L0	045080094	West Carleton					975587.264687199029140	4588.698051365110587
7030	KARSON ASPHALT PAVING HUNTLEY F	Mining, quarrying, and oil and gas extraction	2012-ES; 2016-PID	1	2012-2016	ES 2012	2300.0000000000	CARP	RD			2448	CARP	RD		K0A1L0	045080094	WEST CARLETO 212323; 232920					1800539.776220740051940	5902.977671215860028
7031	SPRATT SAND & GRAVEL	Sand and Gravel Pits	1967-EMR-SMB-NTS-31G/5-7thed;	1	1922-2003	c. 1967-1999	2300.0000000000	CARP	RD		KANATA	2448	CARP	RD		K0A1L0	045080094	WEST CARLETO 212323		82	UTM = 424850E, 5014700N		1800539.776220740051940	5902.977671215860028
7061	YOUNG'S PAVING INC	Other Petroleum and Coal Products Industries	1998-SC	1	1998	c. 1998	2300.0000000000	CARP	RD		WEST CAR	2448	CARP	RD		K0A1L0	045080094	WEST CARLETO 324121		369			1800539.776220740051940	5902.977671215860028
10683	KARSON KARTAGE	Mining, quarrying, and oil and gas extraction	2012-ES	1			2300.0000000000	CARP	RD			2300	CARP	RD		K0A1L0	045080088	WEST CARLETO 212323					1800539.776220740051940	5902.977671215860028
7062	CANADA BUILDING MATERIALS - READ	Ready Mix Concrete Industry	2003-PID; 2016-PID	1	2003-2016	c. 2003; c. 2005	2300.0000000000	CARP	RD		CARP	2448	CARP	RD		K0A1L0	045080094	WEST CARLETO 327320; 444110			KANATA READY MIX		1800539.776220740051940	5902.977671215860028



DATABASE REPORT

Project Property: *PE7171 - Phase I ESA
100 Nipissing Court
Ottawa ON K2T 0N7*

Project No: *P.O.: 63640 / Project Number: PE7171*

Report Type: *Standard Report*

Order No: *25072200833*

Requested by: *Paterson Group Inc.*

Date Completed: *July 24, 2025*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: PE7171 - Phase I ESA
100 Nipissing Court Ottawa ON K2T 0N7

Project No: P.O.: 63640 / Project Number: PE7171

Coordinates:

Latitude: 45.2937144
Longitude: -75.9462623
UTM Northing: 5,016,014.67
UTM Easting: 425,802.10
UTM Zone: 18T

Elevation: 341 FT
103.88 M

Order Information:

Order No: 25072200833
Date Requested: July 22, 2025
Requested by: Paterson Group Inc.
Report Type: Standard Report

Historical/Products:

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	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	1	1
EBR	Environmental Registry	Y	0	2	2
ECA	Environmental Compliance Approval	Y	0	4	4
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	4	4
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	6	6
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	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	0	0
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	0	0
SPL	<i>Ontario Spills</i>	Y	0	2	2
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	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
<hr/>					
		Total:	0	19	19

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
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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	EBR	United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa CITY OF OTTAWA ON	WSW/74.8	0.00	16
1	ECA	United Parcel Service Canada Ltd.	8825 Campeau Dr Ottawa ON L7L 0C2	WSW/74.8	0.00	16
1	GEN	United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON K2T 0N8	WSW/74.8	0.00	16
1	GEN	United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON K2T 0N8	WSW/74.8	0.00	17
1	SPL	UPS Canada Limited	8825 Campeau Dr Ottawa ON NA	WSW/74.8	0.00	18
1	GEN	United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON K2T 0N8	WSW/74.8	0.00	19
2	EASR	THOMAS CAVANAGH CONSTRUCTION LIMITED	200 Nipissing CRT Kanata ON K2T 0N7	SE/120.9	0.86	19
3	EHS		100 Nipissing Court Ottawa ON	ESE/123.0	0.86	20
4	GEN	United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON	WSW/123.4	0.00	20
5	EBR	Tordar Investments Ltd.	8800 Campeau Drive Ottawa , ON Canada ON	WNW/172.8	0.00	24
5	ECA	Tordar Investments Ltd.	8800 Campeau Dr Ottawa ON L6S 6G4	WNW/172.8	0.00	24
6	ECA	West Ottawa Land Holdings Inc., and Cabela's Retail Canada Inc.	3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON K1V 8Y3	E/201.8	0.00	24

<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>
<u>6</u>	ECA	West Ottawa Land Holdings Inc.	3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON K1V 8Y3	E/201.8	0.00	<u>25</u>
<u>6</u>	SPL		3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON NA	E/201.8	0.00	<u>25</u>
<u>7</u>	EHS		3065 Palladium Drive Ottawa ON K2S 1B9	E/210.1	0.00	<u>26</u>
<u>7</u>	GEN	Bass Pro Shops LLC	3065 Palladium Drive Ottawa ON K2T0N2	E/210.1	0.00	<u>26</u>
<u>7</u>	GEN	Tracker Boat Centre	3065 Palladium Drive Ottawa ON	E/210.1	0.00	<u>26</u>
<u>8</u>	EHS		1485 Upper Canada Street Ottawa ON K0A 1L0	NNW/216.0	-1.00	<u>27</u>
<u>9</u>	EHS		3075 Palladium Drive Ottawa ON	ENE/243.6	0.03	<u>27</u>

Executive Summary: Summary By Data Source

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011 - Jun 30, 2025 has found that there are 1 EASR 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>
THOMAS CAVANAGH CONSTRUCTION LIMITED	200 Nipissing CRT Kanata ON K2T 0N7	SE	120.92	<u>2</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Jun 30, 2025 has found that there are 2 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>
United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa CITY OF OTTAWA ON	WSW	74.83	<u>1</u>
Tordar Investments Ltd.	8800 Campeau Drive Ottawa , ON Canada ON	WNW	172.76	<u>5</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011 - Jun 30, 2025 has found that there are 4 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>
United Parcel Service Canada Ltd.	8825 Campeau Dr Ottawa ON L7L 0C2	WSW	74.83	<u>1</u>
Tordar Investments Ltd.	8800 Campeau Dr Ottawa ON L6S 6G4	WNW	172.76	<u>5</u>
West Ottawa Land Holdings Inc.	3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON K1V 8Y3	E	201.84	<u>6</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
West Ottawa Land Holdings Inc., and Cabela's Retail Canada Inc.	3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON K1V 8Y3	E	201.84	<u>6</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 4 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>
	100 Nipissing Court Ottawa ON	ESE	122.95	<u>3</u>
	3065 Palladium Drive Ottawa ON K2S 1B9	E	210.08	<u>7</u>
	3075 Palladium Drive Ottawa ON	ENE	243.59	<u>9</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1485 Upper Canada Street Ottawa ON K0A 1L0	NNW	216.01	<u>8</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Dec 31, 2024 has found that there are 6 GEN site(s) within approximately 0.25 kilometers of the project property.

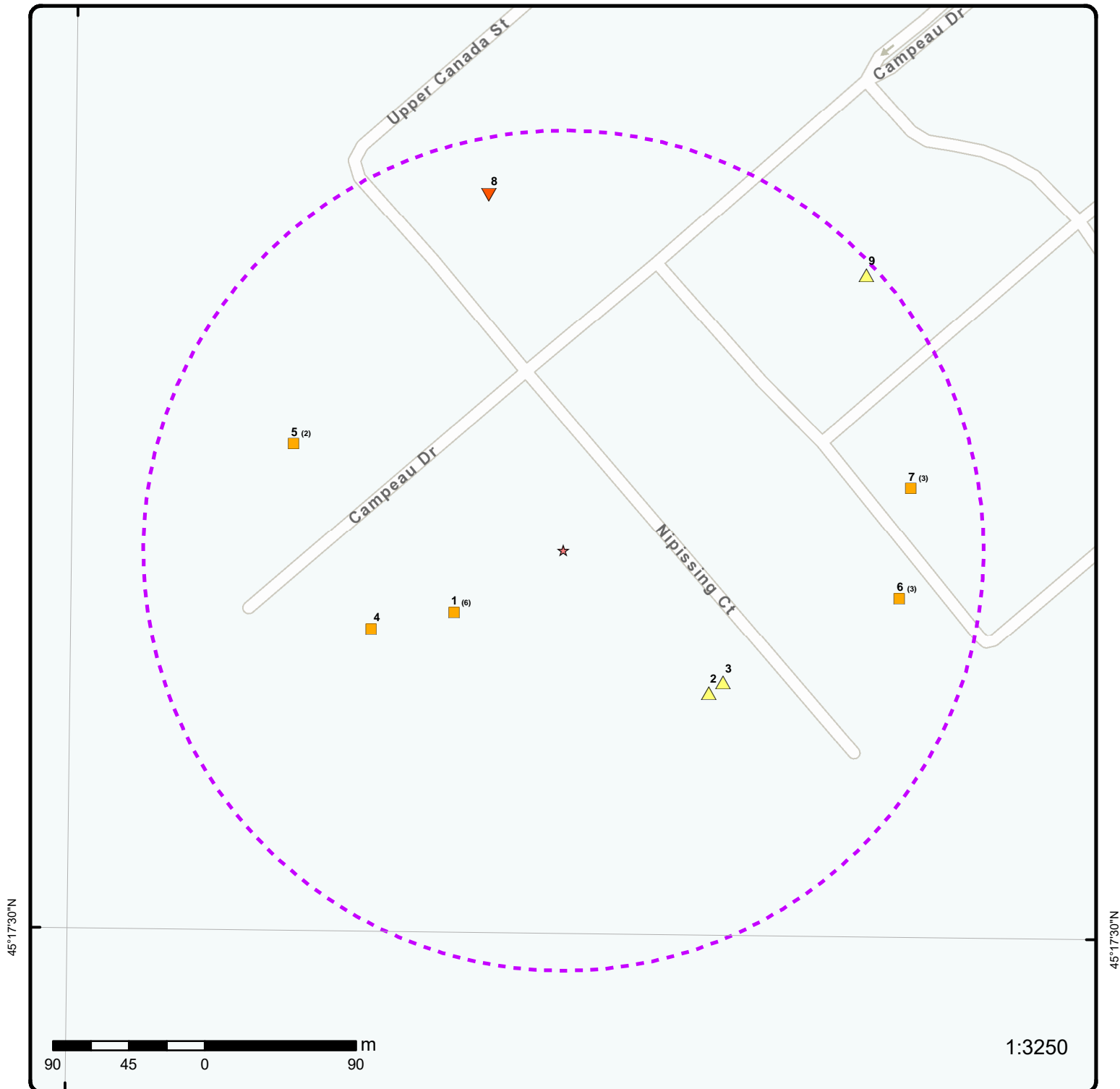
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON K2T 0N8	WSW	74.83	<u>1</u>
United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON K2T 0N8	WSW	74.83	<u>1</u>
United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON K2T 0N8	WSW	74.83	<u>1</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
United Parcel Service Canada Ltd.	8825 Campeau Drive Ottawa ON	WSW	123.39	<u>4</u>
Tracker Boat Centre	3065 Palladium Drive Ottawa ON	E	210.08	<u>7</u>
Bass Pro Shops LLC	3065 Palladium Drive Ottawa ON K2T0N2	E	210.08	<u>7</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug; Oct-Apr 2025 has found that there are 2 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>
UPS Canada Limited	8825 Campeau Dr Ottawa ON NA	WSW	74.83	<u>1</u>
	3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON NA	E	201.84	<u>6</u>



Map: 0.25 Kilometer Radius

Order Number: 25072200833

Address: 100 Nipissing Court, 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	

75°57'W

45°18'N

45°18'N



Aerial

Year: 2023

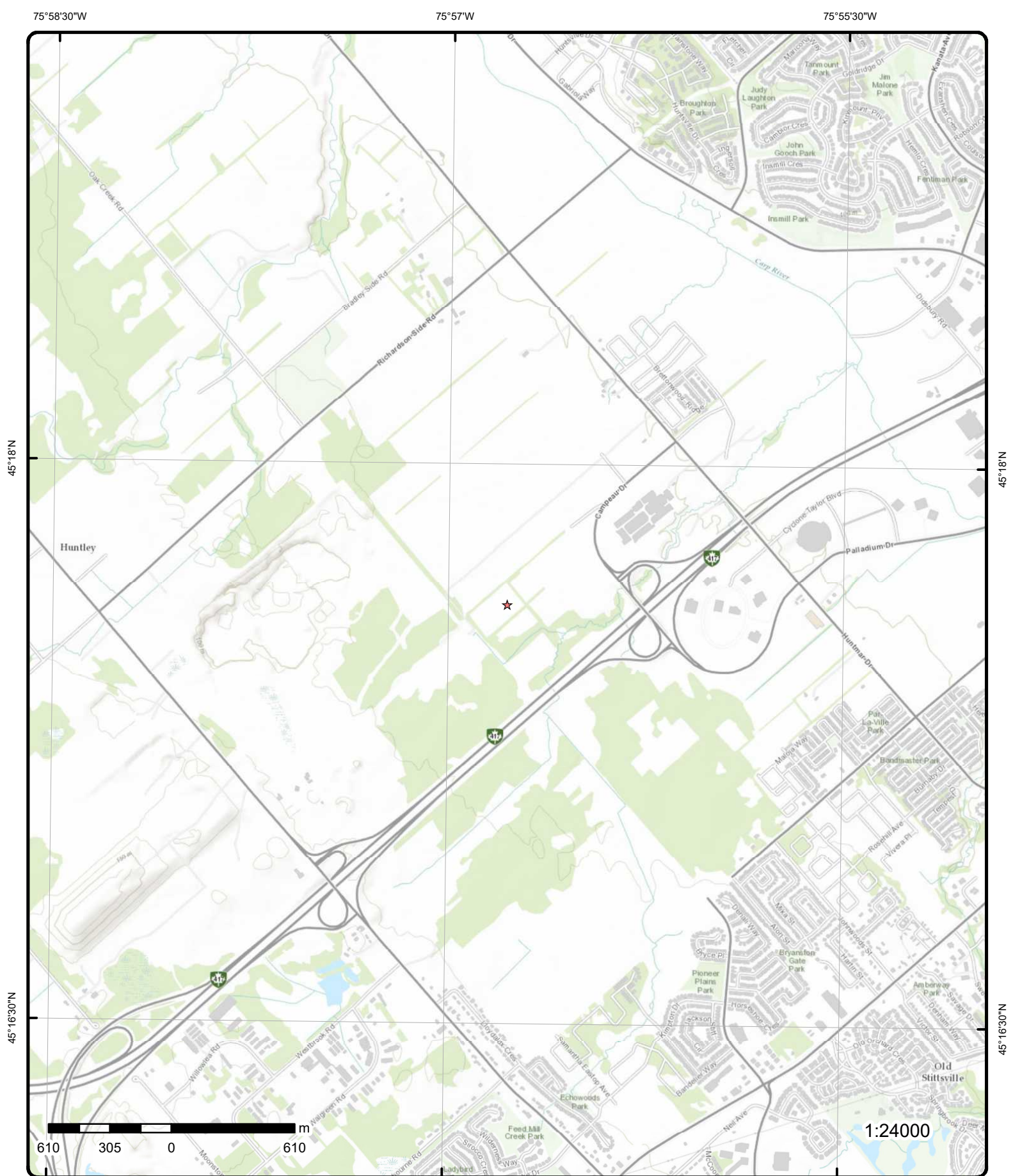
Order Number: 25072200833

Address: 100 Nipissing Court, Ottawa, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 100 Nipissing Court, ON

Source: ESRI World Topographic Map

Order Number: 25072200833



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 6	WSW/74.8	103.9 / 0.00	United Parcel Service Canada Ltd. 8825 Campeau Drive Ottawa CITY OF OTTAWA ON	EBR
<div> <div> EBR Registry No: 013-0086 Ministry Ref No: 3076-AJLLMP Notice Type: Instrument Decision Notice Stage: Notice Date: June 08, 2017 Proposal Date: March 15, 2017 Year: 2017 Instrument Type: (EPA Part II.1-sewage) - Environmental Compliance Approval (project type: sewage) Off Instrument Name: Posted By: Company Name: United Parcel Service Canada Ltd. Site Address: Location Other: Proponent Name: Proponent Address: 1022 Champlain avenue, Burlington Ontario, Canada L7L 0C2 Comment Period: URL: Summary: </div> <div> Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map: </div> </div>					
Site Location Details: 8825 Campeau Drive Ottawa CITY OF OTTAWA					
1	2 of 6	WSW/74.8	103.9 / 0.00	United Parcel Service Canada Ltd. 8825 Campeau Dr Ottawa ON L7L 0C2	ECA
<div> <div> Approval No: 0955-ALZP8B Approval Date: 2017-05-31 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-INDUSTRIAL SEWAGE WORKS Project Type: INDUSTRIAL SEWAGE WORKS Business Name: United Parcel Service Canada Ltd. Address: 8825 Campeau Dr Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/3076-AJLLMP-14.pdf PDF Site Location: </div> <div> MOE District: City: Longitude: Latitude: Geometry X: Geometry Y: </div> </div>					
1	3 of 6	WSW/74.8	103.9 / 0.00	United Parcel Service Canada Ltd. 8825 Campeau Drive Ottawa ON K2T 0N8	GEN

Generator Info

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> Generator No: ON3935434 Approval Years: As of Dec 2018 Status: Registered PO Box No: Country: Canada Co Admin: Phone No Admin: SIC Description: </div> <div> Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code: </div> </div>					
<u>Waste Detail(s)</u>					
<div> Waste Class: 331 I Waste Class Name: Waste compressed gases including cylinders </div>					
<u>Waste Detail(s)</u>					
<div> Waste Class: 252 L Waste Class Name: Waste crankcase oils and lubricants </div>					
<u>Waste Detail(s)</u>					
<div> Waste Class: 212 L Waste Class Name: Aliphatic solvents and residues </div>					
<u>Waste Detail(s)</u>					
<div> Waste Class: 213 I Waste Class Name: Petroleum distillates </div>					
<u>Waste Detail(s)</u>					
<div> Waste Class: 213 T Waste Class Name: Petroleum distillates </div>					
<u>1</u>	4 of 6	WSW/74.8	103.9 / 0.00	United Parcel Service Canada Ltd. 8825 Campeau Drive Ottawa ON K2T 0N8	GEN

Generator Info

Generator No: ON3935434
Approval Years: As of Jul 2020
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 212 L
Waste Class Name: Aliphatic solvents and residues

Waste Detail(s)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		331 I			
Waste Class Name:		Waste compressed gases including cylinders			
Waste Detail(s)					
Waste Class:		213 T			
Waste Class Name:		Petroleum distillates			
Waste Detail(s)					
Waste Class:		213 I			
Waste Class Name:		Petroleum distillates			
Waste Detail(s)					
Waste Class:		252 L			
Waste Class Name:		Waste crankcase oils and lubricants			
1	5 of 6	WSW/74.8	103.9 / 0.00	UPS Canada Limited 8825 Campeau Dr Ottawa ON NA	SPL
Ref No:		7787-BJ2TPB		Municipality No:	
Year:				Nature of Damage:	
Incident Dt:		11/18/2019		Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:		11/18/2019		Impact to Health: 1 - Administrative	
Dt Document Closed:				Agency Involved:	
Site No:		5965-AJLM9T			
MOE Response:		No			
Site County/District:		NA			
Site Geo Ref Meth:		0-1 metre eg. Survey			
Site District Office:		Ottawa			
Nearest Watercourse:					
Site Name:		8825 Campeau Drive			
Site Address:		8825 Campeau Dr			
Site Region:		Eastern			
Site Municipality:		Ottawa			
Site Lot:					
Site Conc:		NA			
Site Geo Ref Accu:		Survey			
Site Map Datum:		NAD83			
Northing:		5015942			
Easting:		425631			
Entity Operating Name:					
Client Name:		UPS Canada Limited			
Client Type:		Corporation			
Source Type:		Truck - Only Saddle Tanks			
Incident Cause:					
Incident Preceding Spill:		Leak/Break			
Incident Reason:		Unknown / N/A			
Incident Summary:		~12 gallons diesel to floor & drain/contained/cleaning			
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		45 L			
Contaminant Qty 1:		45			
Contaminant Unit:		L			
Contaminant Code:		13			
Contaminant Name:		DIESEL FUEL			
Contaminant Limit 1:					
Contam Limit Freq 1:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address:		1202 Land			
		Unknown / N/A Land Spills			
<u>1</u>	6 of 6	WSW/74.8	103.9 / 0.00	United Parcel Service Canada Ltd. 8825 Campeau Drive Ottawa ON K2T 0N8	GEN

Generator Info

Generator No:	ON3935434	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 L
Waste Class Name:	Aliphatic solvents and residues

Waste Detail(s)

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

Waste Detail(s)

Waste Class:	213 T
Waste Class Name:	Petroleum distillates

Waste Detail(s)

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

Waste Detail(s)

Waste Class:	213 I
Waste Class Name:	Petroleum distillates

<u>2</u>	1 of 1	SE/120.9	104.7 / 0.86	THOMAS CAVANAGH CONSTRUCTION LIMITED 200 Nipissing CRT Kanata ON K2T 0N7	EASR
Approval No:	R-009-2112816308	MOE District:	Ottawa		
Status:	REGISTERED	Municipality:	Kanata		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date: 2021-01-06 Latitude: 45.29361111 Record Type: EASR Longitude: -75.94527778 Link Source: MOFA Geometry X: Project Type: Water Taking - Construction Dewatering Geometry Y: Full Address: Approval Type: EASR-Water Taking - Construction Dewatering SWP Area Name: Mississippi Valley PDF NAICS Code: PDF URL: PDF Site Location:					
<u>3</u>	1 of 1	ESE/123.0	104.7 / 0.86	100 Nipissing Court Ottawa ON	EHS
Order No: 20200203072 Nearest Intersection: Status: C Municipality: Report Type: Standard Report Client Prov/State: ON Report Date: 06-FEB-20 Search Radius (km): .25 Date Received: 03-FEB-20 X: -75.9450417 Previous Site Name: Y: 45.2930198 Lot/Building Size: Additional Info Ordered:					
<u>4</u>	1 of 1	WSW/123.4	103.9 / 0.00	United Parcel Service Canada Ltd. 8825 Campeau Drive Ottawa ON	GEN
<u>Generator Info</u>					
Generator No: ON3935434 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:					
<u>Waste Detail(s)</u>					
Waste Class: 252 L Waste Class Name: WASTE OILS & LUBRICANTS					
<u>Waste Detail(s)</u>					
Waste Class: 213 I Waste Class Name: PETROLEUM DISTILLATES					
<u>Waste Detail(s)</u>					
Waste Class: 212 L Waste Class Name: ALIPHATIC SOLVENTS					
<u>Waste Detail(s)</u>					
Waste Class: 213 T Waste Class Name: PETROLEUM DISTILLATES					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Waste Detail(s)</u>					
Waste Class:		331 I			
Waste Class Name:		WASTE COMPRESSED GASES			
<u>Generator Info as of Dec 2024</u>					
Generator No:		ON3935434			
Generator Company Name:		United Parcel Service Canada Ltd.			
Street:		8825 Campeau Drive			
City:		Ottawa			
Province State:		Ontario			
Country:		Canada			
Postal Code:		K2T0N8			
Waste Class:		212 L,213 T,252 L,331 I,213 I,251 L			
Waste Class Decoded:					
212 - ALIPHATIC SOLVENTS; 213 - PETROLEUM DISTILLATES; 252 - WASTE OILS & LUBRICANTS; 331 - WASTE COMPRESSED GASES; 213 - PETROLEUM DISTILLATES; 251 - OIL SKIMMINGS & SLUDGES					
<u>2018 Generator Info</u>					
Gen No:	ON3935434			Choice of Contact:	CO_ADMIN
ID:	15682			Phone No Official:	905-364-5996 Ext.
Contaminated Fac:	N			Phone No Admin:	905-660-8508 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	492110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:		United Parcel Service Canada Ltd.			
Gen Div:					
Gen Op Name:		United Parcel Service Canada Ltd.			
Gen Op Div:					
Site Adrs1:		8825 Campeau Drive			
Site Bldg:					
Site Pobox:					
Province In:		ONTARIO			
Site Adrs2:					
Site City:		Ottawa			
Province Out:					
Site Postal Code:		K2T 0N8			
Site Country:		Canada			
Co Official:		Tara Redmond			
Co Admin:		Stefan Holuk			
<u>2019 Generator Info</u>					
Gen No:	ON3935434			Choice of Contact:	CO_OFFICIAL
ID:	15530			Phone No Official:	289-695-2306 Ext.
Contaminated Fac:	N			Phone No Admin:	437-225-9172 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	492110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:		United Parcel Service Canada Ltd.			
Gen Div:					
Gen Op Name:		United Parcel Service Canada Ltd.			
Gen Op Div:					
Site Adrs1:		8825 Campeau Drive			

<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>
<hr/>					
Site Bldg:					
Site Pobox:					
Province In:		ONTARIO			
Site Adrs2:					
Site City:		Ottawa			
Province Out:					
Site Postal Code:		K2T 0N8			
Site Country:		Canada			
Co Official:		Claudia Borda			
Co Admin:		Eric Chong			
<u>2019 Generator Manifest</u>					
ID:	37794			Sum Received Qty:	120.0
Generator No:	ON3935434			Waste Class Name:	PETROLEUM DISTILLATES
Receiver Type:	030			Count Manifests:	4
Waste Char:	T			District:	402
Waste Code:	213				
<u>2019 Generator Manifest</u>					
ID:	37795			Sum Received Qty:	1554.0
Generator No:	ON3935434			Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	030			Count Manifests:	2
Waste Char:	L			District:	402
Waste Code:	252				
<u>2019 Generator Manifest</u>					
ID:	37796			Sum Received Qty:	10595.0
Generator No:	ON3935434			Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	035			Count Manifests:	3
Waste Char:	L			District:	402
Waste Code:	252				
<u>2020 Generator Info</u>					
Gen No:	ON3935434			Choice of Contact:	CO_OFFICIAL
ID:	15199			Phone No Official:	289-695-2306 Ext.
Contaminated Fac:	N			Phone No Admin:	437-225-9172 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	492110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:		United Parcel Service Canada Ltd.			
Gen Div:					
Gen Op Name:		United Parcel Service Canada Ltd.			
Gen Op Div:					
Site Adrs1:		8825 Campeau Drive			
Site Bldg:					
Site Pobox:					
Province In:		ONTARIO			
Site Adrs2:					
Site City:		Ottawa			
Province Out:					
Site Postal Code:		K2T 0N8			
Site Country:		Canada			
Co Official:		Claudia Borda			
Co Admin:		Eric Chong			
<u>2020 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:	34855			Sum Received Qty:	90.0
Generator No:	ON3935434			Waste Class Name:	PETROLEUM DISTILLATES
Receiver Type:	030			Count Manifests:	3
Waste Char:	T			District:	402
Waste Code:	213				
<u>2020 Generator Manifest</u>					
ID:	34856			Sum Received Qty:	1102.0
Generator No:	ON3935434			Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	030			Count Manifests:	1
Waste Char:	L			District:	402
Waste Code:	252				
<u>2021 Generator Info</u>					
Gen No:	ON3935434			Choice of Contact:	CO_ADMIN
ID:	15154			Phone No Official:	289-695-2306 Ext.
Contaminated Fac:	N			Phone No Admin:	416-728-4109 Ext.
MHSW Facility:	N			County Ont:	OTTAWA CARLTON (RM)
NAICS Code1:	492110			County Out:	
NAICS Code2:				District:	402
NAICS Code3:					
Gen Name:	United Parcel Service Canada Ltd.				
Gen Div:					
Gen Op Name:	United Parcel Service Canada Ltd.				
Gen Op Div:					
Site Adrs1:	8825 Campeau Drive				
Site Bldg:					
Site Pobox:					
Province In:	ONTARIO				
Site Adrs2:					
Site City:	Ottawa				
Province Out:					
Site Postal Code:	K2T 0N8				
Site Country:	Canada				
Co Official:	Claudia Borda				
Co Admin:	Lindsey Kenny				
<u>2021 Generator Manifest</u>					
ID:	35621			Sum Received Qty:	120.0
Generator No:	ON3935434			Waste Class Name:	PETROLEUM DISTILLATES
Receiver Type:	030			Count Manifests:	4
Waste Char:	T			District:	402
Waste Code:	213				
<u>2021 Generator Manifest</u>					
ID:	35623			Sum Received Qty:	2500.0
Generator No:	ON3935434			Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	035			Count Manifests:	1
Waste Char:	L			District:	402
Waste Code:	252				
<u>2021 Generator Manifest</u>					
ID:	35622			Sum Received Qty:	943.0
Generator No:	ON3935434			Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	030			Count Manifests:	1
Waste Char:	L			District:	402
Waste Code:	252				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	1 of 2	WNW/172.8	103.9 / 0.00	Tordar Investments Ltd. 8800 Campeau Drive Ottawa , ON Canada ON	EBR
<div> <div> EBR Registry No: 019-6343 Ministry Ref No: 7528-CLASA6 Notice Type: Instrument Notice Stage: Decision Notice Date: Proposal Date: November 30, 2022 Year: 2022 Instrument Type: Environmental Compliance Approval (sewage) Off Instrument Name: Environmental Compliance Approval (sewage) (OWRA s.53) Posted By: Ministry of the Environment, Conservation and Parks Company Name: Site Address: 8800 Campeau Drive Ottawa , ON Canada Location Other: Proponent Name: Tordar Investments Ltd. Proponent Address: Tordar Investments Ltd. 1 Maritime Ontario Boulevard Brampton, ON L6S 6G4 Canada Comment Period: November 30, 2022 - January 14, 2023 (45 days) Closed URL: https://ero.ontario.ca/notice/019-6343 Summary: Site Location Details: </div> <div> Decision Posted: April 21, 2023 Exception Posted: Section: Part II.1 (20.3 or 20.5) Act 1: Environmental Protection Act, R.S.O. 1990 Act 2: Environmental Protection Act Site Location Map: 45.29427,-75.94832 </div> </div>					
5	2 of 2	WNW/172.8	103.9 / 0.00	Tordar Investments Ltd. 8800 Campeau Dr Ottawa ON L6S 6G4	ECA
<div> <div> Approval No: 1845-CPJJGD Approval Date: April 20, 2023 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Mississippi Valley Approval Type: ECA-INDUSTRIAL SEWAGE WORKS Project Type: INDUSTRIAL SEWAGE WORKS Business Name: Tordar Investments Ltd. Address: 8800 Campeau Dr Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/7528-CLASA6-14.pdf PDF Site Location: 8800 Campeau Dr Ottawa, ON K2T 0N7 </div> <div> MOE District: Ottawa City: Longitude: Latitude: Geometry X: -8454462.6305 Geometry Y: 5667918.9581999974 </div> </div>					
6	1 of 3	E/201.8	103.9 / 0.00	West Ottawa Land Holdings Inc., and Cabela's Retail Canada Inc. 3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON K1V 8Y3	ECA
<div> <div> Approval No: 2468-A2GQJS Approval Date: 2015-09-28 </div> <div> MOE District: Ottawa City: </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Mississippi Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Business Name: West Ottawa Land Holdings Inc., and Cabela's Retail Canada Inc. Address: 3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/8771-9YLPQA-14.pdf PDF Site Location:					
<u>6</u>	2 of 3	E/201.8	103.9 / 0.00	West Ottawa Land Holdings Inc. 3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON K1V 8Y3	ECA
Approval No: 9924-A2EQJJ Approval Date: 2015-10-02 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Business Name: West Ottawa Land Holdings Inc. Address: 3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/5526-9YFMFK-14.pdf PDF Site Location:					
<u>6</u>	3 of 3	E/201.8	103.9 / 0.00	3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Ottawa ON NA	SPL
Ref No: 3417-A8QNK8 Year: Incident Dt: 2016/03/31 Dt MOE Arvl on Scn: MOE Reported Dt: 2016/04/05 Dt Document Closed: Site No: 3996-9YFMFV MOE Response: No Site County/District: Site Geo Ref Meth: NA Site District Office: Nearest Watercourse: Site Name: 3001 Palladium Drive Site Address: 3001 Palladium Dr Part of Lots 3 and 4 Concession 1 Site Region: Site Municipality: Ottawa Site Lot: Site Conc: Site Geo Ref Accu: NA Site Map Datum: NA Northing: NA Easting: NA Entity Operating Name: Client Name: Client Type: Source Type: Incident Cause:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Preceding Spill: Incident Reason: Incident Summary: 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: Call Report Locatn Geodata: Time Reported: System Facility Address:		Leak/Break Weather Conditions Target Construction: Sediment to Feedmill Creek 0 other - see incident description 0 other - see incident description 43 SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT) Surface Water Miscellaneous Industrial Watercourse Spills			
<u>7</u>	1 of 3	E/210.1	103.9 / 0.00	3065 Palladium Drive Ottawa ON K2S 1B9	EHS
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:		20160829196 C Standard Report 30-AUG-16 29-AUG-16 Fire Insur. Maps and/or Site Plans; City Directory; Aerial Photos		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	CA .25 -75.940739 45.296388
<u>7</u>	2 of 3	E/210.1	103.9 / 0.00	Bass Pro Shops LLC 3065 Palladium Drive Ottawa ON K2T0N2	GEN
<u>Generator Info</u>					
Generator No: Approval Years: Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description:		ON2908170 As of Nov 2021 Registered Canada		Choice of Contact: Contaminated Fac: MHSW Facility: SIC Code:	
<u>Waste Detail(s)</u>					
Waste Class: Waste Class Name:		213 I Petroleum distillates			
<u>7</u>	3 of 3	E/210.1	103.9 / 0.00	Tracker Boat Centre 3065 Palladium Drive Ottawa ON	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Generator Info as of Dec 2024

Generator No: ON001071104
Generator Company Name: Tracker Boat Centre
Street: 3065 Palladium Drive
City: Ottawa
Province State: Ontario
Country: Canada
Postal Code: K2T 0N2
Waste Class: 212 I,145 L,263 L,148 C,242 A,331 I,112 C,263 I,263 A,148 I,148 A

Waste Class Decoded:

212 - ALIPHATIC SOLVENTS; 145 - PAINT/PIGMENT/COATING RESIDUES; 263 - ORGANIC LABORATORY CHEMICALS; 148 - INORGANIC LABORATORY CHEMICALS; 242 - HALOGENATED PESTICIDES; 331 - WASTE COMPRESSED GASES; 112 - ACID WASTE - HEAVY METALS; 263 - ORGANIC LABORATORY CHEMICALS; 263 - ORGANIC LABORATORY CHEMICALS; 148 - INORGANIC LABORATORY CHEMICALS; 148 - INORGANIC LABORATORY CHEMICALS

<u>8</u>	1 of 1	NNW/216.0	102.9 / -1.00	1485 Upper Canada Street Ottawa ON K0A 1L0	EHS
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Order No:	22101200088	Nearest Intersection:	
Status:	C	Municipality:	
Report Type:	Standard Report	Client Prov/State:	ON
Report Date:	17-OCT-22	Search Radius (km):	.25
Date Received:	12-OCT-22	X:	-75.9468588
Previous Site Name:		Y:	45.2956125
Lot/Building Size:			
Additional Info Ordered:			

<u>9</u>	1 of 1	ENE/243.6	103.9 / 0.03	3075 Palladium Drive Ottawa ON	EHS
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Order No:	24072200664	Nearest Intersection:	
Status:	C	Municipality:	
Report Type:	Custom Report	Client Prov/State:	ON
Report Date:	25-JUL-24	Search Radius (km):	.25
Date Received:	22-JUL-24	X:	-75.94398759
Previous Site Name:		Y:	45.29520748
Lot/Building Size:			
Additional Info Ordered:			

Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Riverside Gate Condominiums	Part of Lot 3, Concession 2	Ottawa ON	
CA	OTTAWA CITY	CAMPEAU INDUSTRIAL SUBD. ST.	OTTAWA CITY ON	
ECA	City of Ottawa	Campeau Dr	Ottawa ON	K2G 6J8
GEN	Bonneau Express	Campeau Dr	Ottawa ON	
WWIS		lot 4 con 2	ON	

Unplottable Report

Site: *Riverside Gate Condominiums*
Part of Lot 3, Concession 2 Ottawa ON

Database:
CA

Certificate #: 4856-52WSMF
Application Year: 01
Issue Date: 9/27/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Urbandale Corporation
Client Address: 2193 Arch Street
Client City: Ottawa
Client Postal Code: K1G 2H5
Project Description: Watermain construction on Nelligan Lane and Old Riverside Drive.
Contaminants:
Emission Control:

Site: *OTTAWA CITY*
CAMPEAU INDUSTRIAL SUBD. ST. OTTAWA CITY ON

Database:
CA

Certificate #: 3-0719-86-
Application Year: 86
Issue Date: 6/6/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *City of Ottawa*
Campeau Dr Ottawa ON K2G 6J8

Database:
ECA

Approval No:	0311-BFFQWB	MOE District:
Approval Date:	2019-10-10	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS	
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS	
Business Name:	City of Ottawa	
Address:	Campeau Dr	
Full Address:		
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/4754-BFAS8F-14.pdf	
PDF Site Location:		

Site: *Bonneau Express*
Campeau Dr Ottawa ON

Database:
GEN

Generator Info as of Dec 2024

Generator No: ONS0402-1-6QQYQX-1
Generator Company Name: Bonneau Express
Street: Campeau Dr
City: Ottawa
Province State: Ontario
Country: Canada
Postal Code: K2K 1Y9
Waste Class: 221 L

Waste Class Decoded:

221 - LIGHT FUELS

Site:

lot 4 con 2 ON

Database:
WWIS

Well ID: 1536506
Construction Date:
Use 1st: Domestic
Use 2nd:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 235230
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: 15000
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src:
Date Received: 08/01/2006
Selected Flag: TRUE
Abandonment Rec:
Contractor: 4006
Form Version: 2
Owner:
County: OTTAWA-CARLETON
Lot: 004
Concession: 02
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 11550572
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 03/04/2004
Remarks:
Location Method Desc: Not Applicable i.e. no UTM
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 933066015
Layer: 3
Color: 2
General Color: GREY
Material 1: 11
Material 1 Desc: GRAVEL

Material 2: 05
Material 2 Desc: CLAY
Material 3:
Material 3 Desc:
Formation Top Depth: 21.0
Formation End Depth: 34.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 933066013
Layer: 1
Color: 6
General Color: BROWN
Material 1: 28
Material 1 Desc: SAND
Material 2: 12
Material 2 Desc: STONES
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 8.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 933066014
Layer: 2
Color: 3
General Color: BLUE
Material 1: 05
Material 1 Desc: CLAY
Material 2: 12
Material 2 Desc: STONES
Material 3:
Material 3 Desc:
Formation Top Depth: 8.0
Formation End Depth: 21.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 933066017
Layer: 5
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: 40.0
Formation End Depth: 140.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 933066016
Layer: 4
Color: 2
General Color: GREY

Material 1: 15
Material 1 Desc: LIMESTONE
Material 2: 71
Material 2 Desc: FRACTURED
Material 3:
Material 3 Desc:
Formation Top Depth: 34.0
Formation End Depth: 40.0
Formation End Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933299444
Layer: 1
Plug From: 40.0
Plug To: 0.0
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 961536506
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 11560179
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930884700
Layer: 2
Material: 1
Open Hole or Material: STEEL
Depth From: -2.0
Depth To: 40.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930884699
Layer: 1
Material:
Open Hole or Material:
Depth From: 0.0
Depth To: 40.0
Casing Diameter: 10.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930884701
Layer: 3
Material:
Open Hole or Material:
Depth From: 40.0

Depth To: 140.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 11569551
Pump Set At: 60.0
Static Level: 12.0
Final Level After Pumping: 21.0
Recommended Pump Depth:
Pumping Rate: 10.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 2
Pumping Duration MIN:
Flowing:

Draw Down & Recovery

Pump Test Detail ID: 11662477
Test Type: Draw Down
Test Duration: 30
Test Level: 16.700000762939453
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 11662479
Test Type: Draw Down
Test Duration: 60
Test Level: 21.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 11662476
Test Type: Draw Down
Test Duration: 15
Test Level: 14.300000190734863
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 11662478
Test Type: Draw Down
Test Duration: 45
Test Level: 18.0
Test Level UOM: ft

Water Details

Water ID: 934078359
Layer: 1
Kind Code:
Kind:
Water Found Depth: 93.0
Water Found Depth UOM: ft

Water Details

Water ID:	934078358
Layer:	2
Kind Code:	
Kind:	
Water Found Depth:	129.0
Water Found Depth UOM:	ft

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, 2025

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 2023

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, 2025

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 -Apr 2025

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-Apr 2025

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 - Jun 30, 2025

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 - Jun 30, 2025**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 - Jun 30, 2025**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 - Jun 30, 2025**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 ERIIS 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, Conservation and Parks (MECP). 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, 2024

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-Jan 2025

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. As of January 1, 2023, businesses and institutions subject to the amended Reg. 347: General – Waste Management are required to report their activities and pay fees through Resource Productivity & Recovery Authority (RPRA) online Hazardous Waste Program Registry (HWPR) rather than the Hazardous Waste Information Network (HWIN) system previously operated by the Ministry of the Environment, Conservation and Parks (MECP). 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-Dec 31, 2024

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 2025

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 Conservation and Parks (MECP) 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. MECP publicly releases the Environmental Compliance Report (ECR) on the Ontario Data Catalogue. In Ontario, all facilities with regulated wastewater discharges or air emissions under the Ontario Water Resources Act and the Environmental Protection Act must monitor and report any cases where approved operating limits have been exceeded.

Government Publication Date: Dec 31, 2023

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-May 31, 2025

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-Feb 28, 2025**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 - Jun 30, 2025

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 - Jun 30, 2025

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 - Jun 30, 2025

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-May 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, 2025

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; Oct-Apr 2025

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 - Jun 30, 2025

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 3

QUALIFICATIONS OF ASSESSORS



PATERSON GROUP

solution oriented engineering



Mark S. D'Arcy, P.Eng., QPESA **Senior Environmental/Geotechnical Engineer**

After receiving his Bachelors of Applied Science from Queen's University in 1991 in Geological Engineering, Mark joined Paterson Group Inc. During the first 10 years of Mark's career, he was heavily involved in all aspects of field work, including drilling boreholes, excavating test pits, conducting phase I site inspections, environmental sampling and analysis and inspection of environmental remediations. During Mark's field experience, he gained invaluable field and office experience, which would prepare Mark to become the Environmental Division Manager. Mark's field experience ranges from Phase I Environmental Site Assessments (ESAs) to on-site soil and groundwater remediations, as well as, environmental/geotechnical borehole investigations. Mark's field experience has provided extensive knowledge of subsurface conditions, contractor relations and project management. These skills would provide Mark with the ability to understand a variety of situations, which has lead Paterson to an extremely successful Environmental Department. Mark became the Environmental Manager in 2006, which consisted of two engineers and two field technicians. Mark has been an integral part in growing the Environmental Division, which now consists of nine engineers and three field technicians. Mark is the Senior Project Manager for a wide variety of environmental projects within the Eastern Ontario area including Phase I ESAs, Phase II ESAs, remediations for filing Records of Site Condition in the Ontario Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry, Brownfield Applications and Landfill Monitoring Programs. As the Senior Project Manager, Mark is responsible for directing project personnel, final report review and overall project success. Mark has proven leadership and ability to manage small to large scale projects within the allotted time and budget.

EDUCATION

B.A.Sc. 1991, Geological Engineering
Queen's University
Kingston, ON

LICENCE / PROFESSIONAL AFFILIATIONS

Professional Engineers of Ontario

Ottawa Geotechnical Group

ESA Qualified Person with MECP

Consulting Engineers of Ontario

YEARS OF EXPERIENCE

With Paterson: 31

OFFICE LOCATION

9 Auriga Drive, Ottawa, Ontario, K2E 7T9

SELECT LIST OF PROJECTS

- 222 Beechwood Avenue, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Environmental Remediation)
- 409 MacKay Street, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Art's Court Redevelopment, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Visitor Welcome Centre, Phase II and Phase III, Parliament Hill, Ottawa, Ontario (Senior Project Manager for Environmental Remediation)
- Mattawa Landfill, Mattawa, Ontario (Senior Project Manager, Annual Water Quality Monitoring report)
- Multi-Phase Redevelopment of the Ottawa Train Yards, Ottawa, Ontario (Senior Project Manager)
- Rideau Centre Expansion, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 26 Stanley Avenue, Ottawa, Ontario, Phase I ESA, Phase II ESA (Senior Project Manager)
- Riverview Development – Kingston, Ontario, Phase I ESA, Phase II ESA, and filing of an RSC in the MOECC Environmental Site Registry (Senior Project Manager)
- Monitoring Landfills for River Valley, Kipling and Lavagine (Senior Project Manager)
- Energy Services Acquisition Program–Modernization Project- Ottawa; Environmental Services (Senior Project Manager)

PROFESSIONAL EXPERIENCE

May 2001 to present, **Manager of Environmental Division, Paterson Group, Ottawa, Ontario**

- Manage all aspects of the environmental division (management of personnel, budgeting, invoicing, scheduling, business development, reporting, marketing, and fieldwork).
- Review day to day operations within the environmental division.
- Design, perform, and lead Phase I, II and Phase III ESAs, Remediation's, Brownfield Applications and Record of Site conditions, fieldwork surveys, excavation, monitoring, laboratory analysis, and interpretation.
- Write, present, and publish reports with methodology and laboratory analysis results, along with recommendations for environmental findings.
- Responsible for ensuring projects meet Ministry of Environment and Climate Change Standards and Guidelines.
- Building and fostering relationships with clients, stakeholders, and Ministry officials.
- Supervise and continuous training of staff in environmental methods (environmental sampling techniques, technical expertise and guidance).
- Applied due diligence in ensuring the health and safety of staff and the public in field locations.

1991 to 2001, **Geotechnical and Environmental Engineer, Paterson Group, Ottawa, Ontario**

- Provide on-site geotechnical and environmental expertise to various clients.
- Oversee geotechnical and environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations to meet environmental standards set by MOE and CCME standards.
- Conduct site inspections, bearing medium evaluations, bearing surface inspections, concrete testing and field density testing.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for geotechnical and environmental field programs and construction costs.
- Review RFI's, submittals, monthly progress reports and other various construction related work.