

**Phase I Environmental Site Assessment
3119 Carp Road
Ottawa, Ontario**



Prepared for:
Mr. Greg LeBlanc
1963 Old Carp Road
Ottawa, ON K0A 1L0

Attention: Mr. Greg LeBlanc

March 2014

Pinchin File: 92388

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EXECUTIVE SUMMARY

Pinchin Environmental Ltd. (“Pinchin”) was retained on March 11, 2014 through an Authorization to Proceed signed by Mr. Greg LeBlanc (“Client”) to conduct a Phase I Environmental Site Assessment (“ESA”) of the property located at 3199 Carp Road, Ottawa, Ontario (hereafter referred to as the “Site”).

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

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site. Client advised Pinchin that financing for the Site will be provided by the Business Development Bank of Canada (“BDC”), and as such, BDC will be relying on the contents of this Phase I ESA report, subject to the limitations stipulated in Section 8.0 of this report and on the contract(s)/agreement(s) between Pinchin and Client.

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

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

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

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

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1.0 INTRODUCTION

1.1 Background

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Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site. Client advised Pinchin that financing for the Site will be provided by the Business Development Bank of Canada (“BDC”), and as such, BDC will be relying on the contents of this Phase I ESA report, subject to the limitations stipulated in Section 8.0 of this report and on the contract(s)/agreement(s) between Pinchin and Client.

1.2 Scope of Work

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

Pinchin conducted a Site reconnaissance on March 11, 2014, and was accompanied by Mr. Greg LeBlanc, Owner of the Site since approximately 2004, hereafter referred to as the “Site Representative”.

In addition, Pinchin reviewed the following documents as provided by the Client:

- Report entitled “*Phase I - Environmental Site Assessment, 3775 Carp Road and 458 Donald B. Munro Drive, Carp, Ontario*” prepared by Paterson Group Inc. (“Paterson”) for Novatech Engineering Consultants Limited, dated December 17, 2007 (the “2007 Paterson Phase I ESA Report”);
- Report entitled “*Phase I Environmental Site Assessment, 3119 Carp Road, Ottawa, Ontario*” prepared by Houle Chevrier Engineering Ltd. (“Houle Chevrier”) for the Client, dated February 2014 (the “2014 Houle Chevrier Phase I ESA Report”); and
- Report entitled “*Hydrogeological Assessment and Terrain Evaluation – Proposed Commercial/Industrial Subdivision, 3119 Carp Road, Township of Huntley, Ottawa, Ontario*” prepared by Houle Chevrier for the Client, dated February 2014 (the “2014 Houle Chevrier Hydrogeological Report”).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the southwest side of Carp Road, approximately 550 metres (“m”) south of the intersection between Carp Road and Russ Bradley Road, in Ottawa, Ontario. The Site is situated in an area that consists of residential, institutional, commercial, industrial, vacant and agricultural land uses. Figure 2 illustrates the Site and surrounding area.

2.2 Topographic, Geologic and Hydrogeologic Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area gradually slope towards the northeast.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties to the northwest and southeast. The adjoining property to the northeast is approximately 0.25 m lower in elevation than the Site and the adjoining property to the southwest is approximately 2.5 m higher in elevation than the Site.
Subsurface Soils	The 2014 Houle Chevrier Hydrogeological Report noted that subsurface soils at the Site generally consist of silty clay to silty sand topsoil underlain with silty sand/sand deposits and glacial till deposits.
Fill Materials	Several mounds of sand and gravel fill (encompassing approximately 4,000 square metres (“m ² ”)) were observed on the northwest portion of the Site. The Site Representative indicated that this fill was transported here from 458 Donald B. Munro Drive during recent development activity on that property. Pinchin reviewed the 2007 Paterson Phase I ESA Report, completed for that property prior to development, and did not identify any potential subsurface concerns that would suggest contamination of this fill.
Bedrock Type	Sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit.
Inferred Bedrock Depth	The 2014 Houle Chevrier Hydrogeological Report noted that the average bedrock depth at the Site was approximately 2.1 m below ground surface (“mbgs”).
Inferred Groundwater Depth	The 2014 Houle Chevrier Hydrogeological Report noted that the groundwater table ranged from 0.37 m to 2.05 mbgs.
Nearest Open Water Body	The Carp River is located approximately 1.6 kilometres northeast of the Site.
Inferred Groundwater Flow Direction	Northeast based on topography and the nearest body of water.

2.3 Site Operations

The Site consists of vacant undeveloped land and has a total area of approximately 35.1 acres. Although the ground was snow covered at the time of Pinchin’s Site reconnaissance, limiting exterior observations, the ground surface appeared to have a slight slope to the northeast. The south and southwest portions of the site consist of various trees and shrubs. The southeast and

north-central portions of the Site consist of soy bean plantations. The north portion of the Site consists of a hay field and additional trees and shrubs. Three test water wells, installed as part of a recent hydrogeological study, were observed in various locations throughout the Site. In addition, although the ground was snow covered during Pinchin's Site reconnaissance, limiting exterior observations, several mounds of sand and gravel fill (encompassing approximately 4,000 m²) were observed on the northwest portion of the Site. Furthermore, several mounds of mulch were observed in various locations throughout the northeast and southeast portions of the Site.

An access road, running in a northeast-southwest direction, is located on the central-east portion of the Site.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

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

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

3.2 Aerial Photographs

Copies of aerial photographs dated 1955, 1960, 1985 and 2002 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ Satellite Imagery dated 2005, 2008 and 2012. It should be noted that accurate details could not be determined from the 1955, 1960 and 2002 aerial photographs due to the small scale and clarity of the photographs. A summary of information obtained with respect to the Site is provided in the following table:

Year of Photograph	Site
1955 and 1960.	The Site appears to consist of a mixture of forested and agricultural land.
1985, 2002, 2005 and 2008.	Similar to 1955 and 1960; however, an access road was evident running in a northeast-southwest direction through the central portion of the Site.
2012.	Similar to 1985, 2002, 2005 and 2008; however, mounds of inferred soil fill, reportedly transported to the Site from 458 Donald B. Munro Drive, were evident on the northwest portion of the Site.

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

Year of Photograph	Northeast	Southeast	Southwest	Northwest
1955 and 1960.	Inferred agricultural land followed by present-day Carp Road, an inferred residential dwelling and additional agricultural land and vacant undeveloped land.	Vacant undeveloped land and inferred agricultural land to beyond 150 m from the Site.	Vacant undeveloped and forested land to beyond 150 m from the Site.	The present-day Carp Airport to beyond 150 m from the Site.
1985.	Similar to 1955 and 1960; however, an inferred institutional building and residential dwelling were evident northeast of the Site, and an inferred commercial building was evident on the northeast side of present-day Carp Road.	Similar to 1955 and 1960; however, an inferred commercial property and associated aboveground storage tanks (“ASTs”) were evident southeast of the Site, similar to the current configuration.	Vacant undeveloped and forested land followed by two storm water retention ponds to beyond 150 m from the Site, similar to the current configuration.	Similar to 1955 and 1960; however, an inferred access road for present-day Carp Airport was evident northwest of the Site, similar to the current configuration.
2002, 2005, 2008 and 2012.	Similar to 1985; however, an additional inferred commercial building was evident on the northeast side of present-day Carp Road, similar to the current configuration.	Similar to 1985.	Similar to 1985.	Similar to 1985.

A commercial building with associated structures (i.e., ASTs) appeared to be located at a minimum distance of approximately 130 m southeast of the Site since at least 1985. This property is situated hydraulically down/transgradient in relation to the inferred groundwater flow direction from the Site. Based on the distance between this property and the Site, as well as the inferred direction of groundwater flow, it is Pinchin’s opinion that this property is unlikely to result in potential subsurface contamination at the Site.

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

3.3 Opta Information

Pinchin contacted Opta Information Intelligence ("Opta"), formerly known as Risk Management Services, to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. A response was received from Opta dated March 17, 2014, indicating that no documentation was available for the Site (see Appendix I).

3.4 City Directories

City directories for the years 1990 to 2011 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that no city directories were available for the City of Ottawa subsequent to 2011. In addition, it should be noted that the Site was not listed in any of the city directories reviewed by Pinchin.

In general, the city directories indicated that the surrounding area has been historically occupied by residential, institutional, commercial and industrial land uses since at least 1990. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified.

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

3.5 Previous Environmental Reports

2014 Houle Chevrier Phase I ESA Report

The 2014 Houle Chevrier Phase I ESA Report consisted of historical reviews, a review of surrounding properties, a regulatory database search, and interviews as well as an exterior assessment of the Site.

The results of the 2014 Houle Chevrier Phase I ESA Report indicated that the mounds of sand and gravel fill, encompassing approximately 4,000 m² and located on the northwest portion of the Site, could be a potential environmental concern and as such, Houle Chevrier recommended that a Phase II ESA be conducted at the Site. However, Pinchin investigated the property in which the fill was reportedly transported from (3775 Carp Road and 458 Donald B. Munro Drive, Carp, Ontario) and reviewed the document entitled "*Phase I – Environmental Site Assessment, 3775 Carp Road and 458 Donald B. Munro Drive, Carp, Ontario*" prepared by Paterson Group Inc. ("Paterson") for Novetech, dated December 17, 2007 (the "2007 Paterson Phase I ESA Report"). The results of the 2007 Paterson Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical

use of this property and adjacent properties and as such, no further environmental assessment work was recommended.

2014 Houle Chevrier Hydrogeological Report

The 2014 Houle Chevrier Hydrogeological Report was conducted to identify and characterize shallow subsurface conditions at the Site as they relate to the design and implementation of a septic sewage system, as well as to provide preliminary geotechnical engineering guidelines relative to the proposed Site development. The 2014 Houle Chevrier Hydrogeological Report did not identify any significant environmental concerns associated with the current and historical use of this property and adjacent properties.

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

3.6 Historical Summary

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

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

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

4.2 Ontario Ministry of the Environment

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

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

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (“TSSA”) was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site. Based on email correspondence with Ms. Sarah Quibell of the TSSA on March 11, 2014, no information was on file with respect to the Site; however, the TSSA had a record of two expired underground storage tanks (“USTs”) located at 1500 Thomas Argue Road. This property is located adjacent to the northwest elevation of the Site and is situated hydraulically transgradient in relation to the inferred groundwater flow direction from the Site. In addition, based on the location of the buildings on this property, the USTs are located at least 550 m from the Site boundary. Based on the distance between these USTs and the Site, as well as the inferred direction of groundwater flow, it is Pinchin’s opinion that these USTs are unlikely to result in potential subsurface impacts at the Site. A copy of Pinchin’s request submitted to the TSSA and their response is provided in Appendix II of this report.

4.4 Local and Municipal Government

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

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

demonstrating that wastes are present at these sites, and that the potential for environmental impact is high.

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

4.5 EcoLog ERIS

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

- “*Ontario Inventory of PCB Storage Sites*”, dated 1987 to October 2004;
- “*Ontario Regulation 347 Waste Generators Summary*”, dated 1986 to July 2013;
- “*Waste Disposal Sites – MOE CA Inventory*”, dated 1970 to January 2014; and
- “*Ontario Spills (“OS”)*”, dated 1988 to June 2013.

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

- “*Inventory of Coal Gasification Plant Waste Sites in Ontario*”; and
- “*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*”.

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

- The Site was not listed in any of the above-noted databases reviewed by Pinchin; and
- Various engineering firms located at 3108 Carp Road have been registered with the MOE as a generator (Generator # ON3671476) of various hazardous wastes including acid waste – heavy metals, aliphatic solvents and oil skimmings and sludges since 2006. This facility is located approximately 130 m northeast of the Site and is situated hydraulically downgradient in relation to the inferred groundwater flow direction from the Site. Based on the distance between this property and the Site, as well as the inferred direction of groundwater flow, it is Pinchin’s opinion that the generation of hazardous wastes on this property is unlikely to result in potential subsurface impacts at the Site.

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

4.6 Regulatory Information Summary

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

5.0 SITE RECONNAISSANCE

Pinchin conducted a Site reconnaissance on March 11, 2014, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the Site while accompanied by the Site Representative. At the time of the Site reconnaissance, the ground surface was snow covered, and the weather was overcast. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix IV.

5.1 Hazardous Materials

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

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

Although the ground was snow covered at the time of Pinchin's Site reconnaissance, limiting exterior observations, no ASTs were observed on-Site, and none were reported by the Site Representative.

5.2.2 Underground Storage Tanks

Although the ground was snow covered at the time of Pinchin's Site reconnaissance, limiting exterior observations, no evidence of USTs (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative.

5.3 Water and Wastewater

Wastewater at the Site would consist of rainwater which would likely run overland to percolate naturally through the soil.

5.4 Polychlorinated Biphenyls

The use of polychlorinated biphenyls ("PCBs") as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulates the manufacture, import, export, sale, use and processing of PCBs.

No equipment potentially containing PCBs was observed at the time of the Site reconnaissance, as no buildings and/or permanent structures were present at the Site.

5.5 Asbestos-Containing Materials

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

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

5.6 Lead-Containing Paints

Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints (e.g., road paint) are still known to contain lead.

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

5.7 Ozone-Depleting Substances

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

5.8 Radon

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

5.9 Mould or Microbial Contamination

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

renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

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

5.10 Air Emissions

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

5.11 Staining and Stressed Vegetation

Although the ground was snow covered at the time of Pinchin’s Site reconnaissance, limiting exterior observations, no evidence of historic chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance and none was reported by the Site Representative.

5.12 Non-Hazardous Wastes

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

6.0 ACTIVITIES ON ADJACENT PROPERTIES

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

	Northeast	Southeast	Southwest	Northwest
Operation or Activity	A church, a cemetery and residential dwelling followed by Carp Road, commercial buildings and vacant undeveloped land and agricultural land.	Vacant undeveloped land and agricultural land followed by a commercial building to beyond 150 m from the Site.	Vacant undeveloped and forested land followed by two storm water retention ponds to beyond 150 m from the Site.	An access road followed by the Carp Airport to beyond 150 m from the Site.
Direction with respect to Inferred Groundwater Flow	Upgradient.	Transgradient.	Downgradient.	Transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.

	Northeast	Southeast	Southwest	Northwest
Visible Outdoor Storage of Hazardous Materials	None observed.	ASTs were observed on the commercial property located approximately 130 m southeast of the Site.	None observed.	None observed.

A commercial building with associated structures (i.e., ASTs) was observed approximately 130 m southeast of the Site. This property is situated hydraulically down/transgradient in relation to the inferred groundwater flow direction from the Site. Based on the distance between this property and the Site, as well as the inferred direction of groundwater flow, it is Pinchin's opinion that this property is unlikely to result in potential subsurface contamination at the Site.

The Carp Airport is located adjacent to the northwest elevation of the Site. According to the TSSA, two expired USTs are present on this property; however, based on the location of the buildings on this property, the USTs are located at least 550 m from the Site boundary. Based on the distance between these USTs and the Site, it is Pinchin's opinion that this off-Site operation is unlikely to result in potential subsurface impacts at the Site.

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

7.0 FINDINGS AND RECOMMENDATIONS

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

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 3119 Carp Road, Ottawa, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Site. This report was prepared for the exclusive use of Mr. Greg LeBlanc and BDC, subject to the conditions and limitations contained within the duly authorized workplan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be held liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if Client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Pinchin to recover such losses or damage.

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

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

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

9.0 CLOSURE

The conclusions and recommendations represent the best judgement of the assessor based on the Site conditions observed on March 11, 2014, and current environmental standards.

This report has been issued without having received responses to requests for information from the MOE and the City of Ottawa. Our conclusions and recommendations may be amended based on information obtained from these regulatory agencies.

We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

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Remediation
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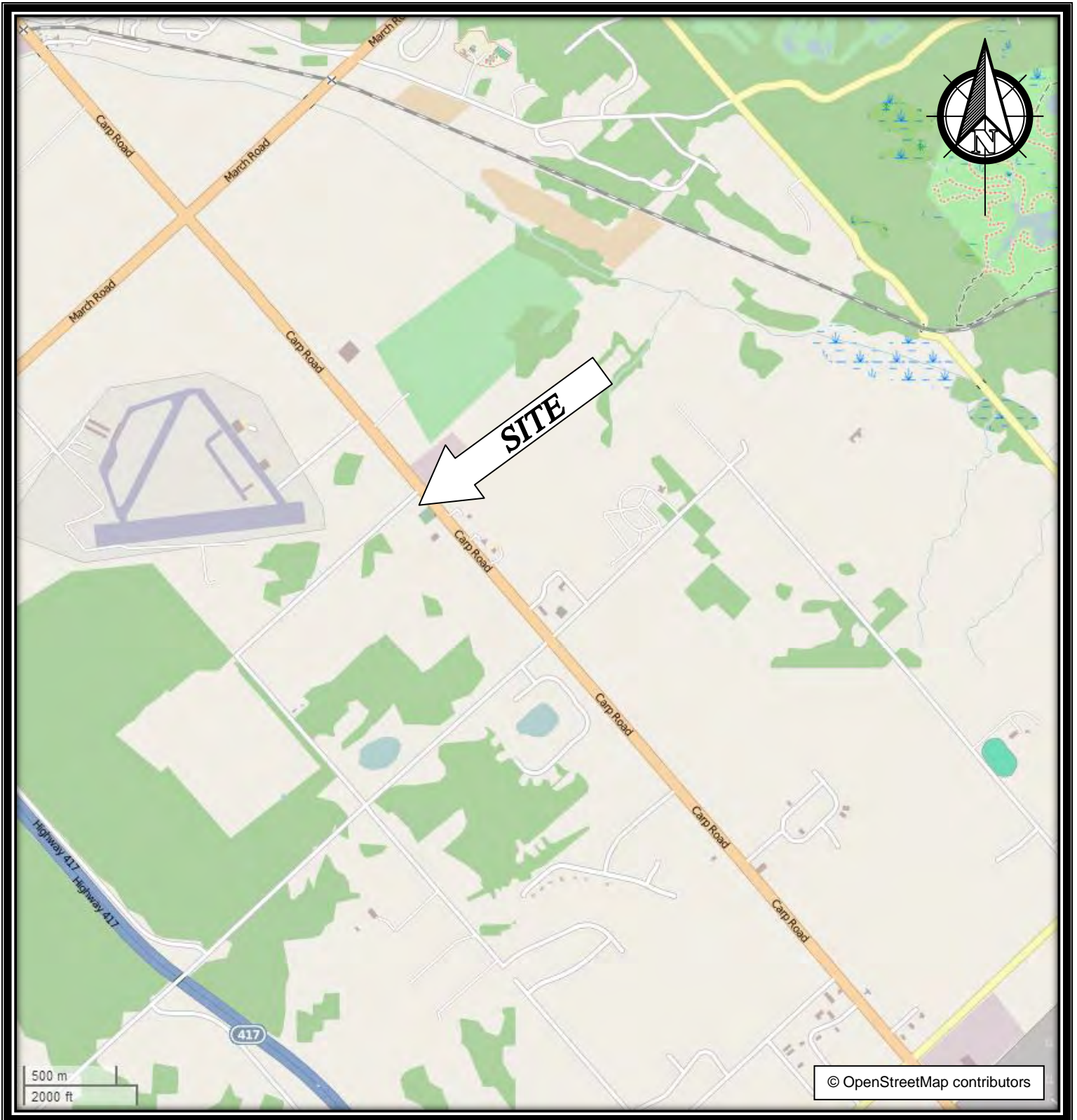
per: Larry Backman, B.Sc.S.
Senior Vice President, National Accounts
Environmental Due Diligence &
Remediation
lbackman@pinchin.com

10.0 REFERENCES

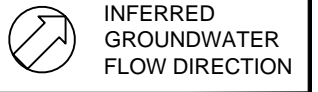
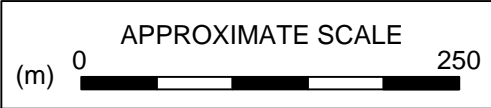
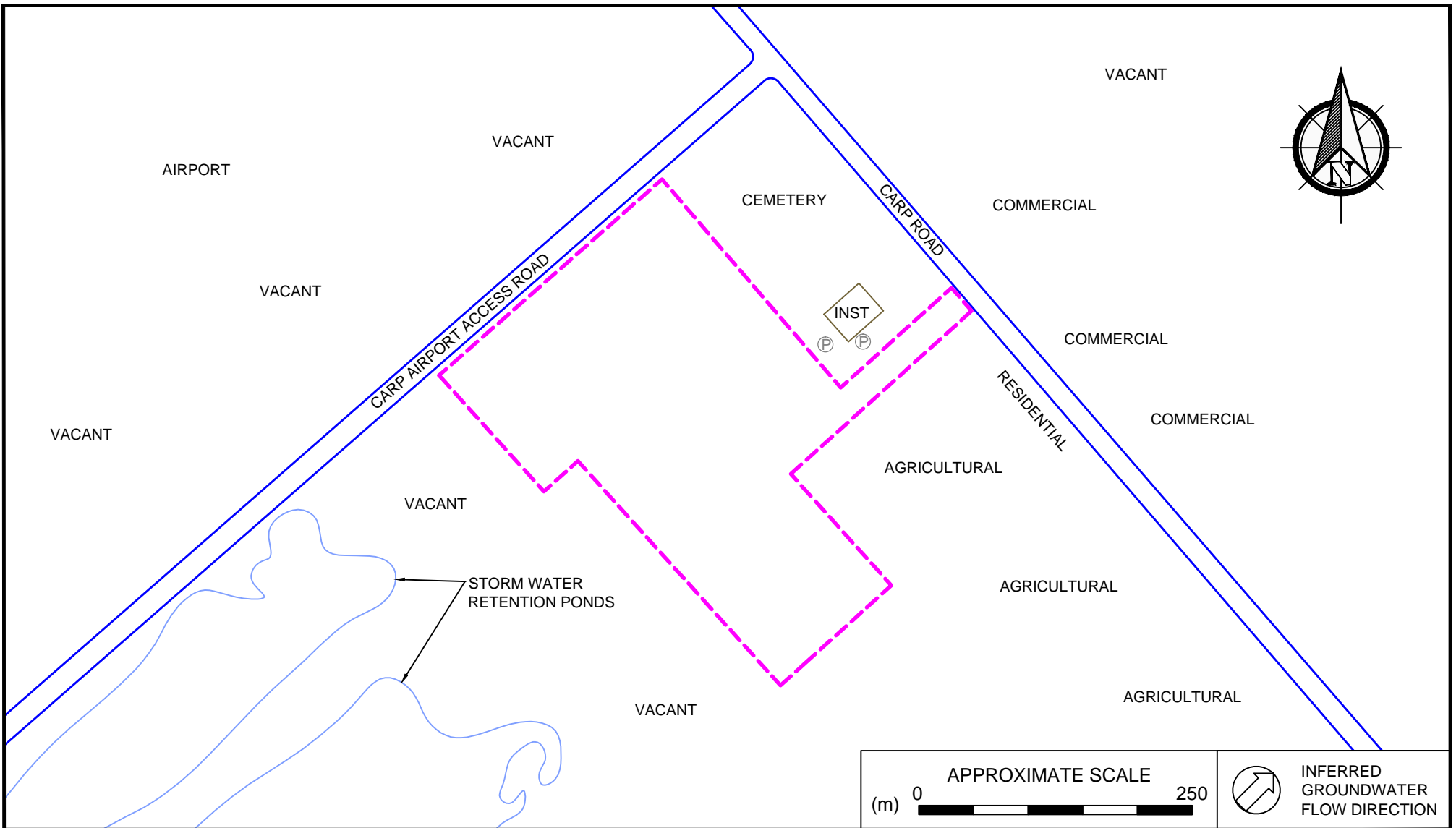
The following documents, persons or organizations provided information used in this report:

1. EcoLog ERIS report entitled “3119 Carp Road, Carp, ON” dated March 14, 2014 (ERIS Project # 20140310054).
2. Opta Information Intelligence.
3. “Paleozoic Geology of the Ottawa Area, Southern Ontario”, Ontario Geological Survey, Map P.2716, 1981.
4. “Surficial Geology – Ottawa, Ontario-Quebec”, Map 1506A, 1982.
5. The Atlas of Canada – Surficial Materials:
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
6. The Atlas of Canada – Bedrock Geology:
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>
7. Toporama – Topographic Maps:
<http://atlas.gc.ca/site/english/maps/topo/map>
8. Fulton, R.J. “Surficial Materials of Canada, Geological Survey of Canada, Map 1880A”. Scale 1:5,000,000. Compiled 1995.
9. Wheeler, J.C., Hoffman, P.F., Card, K.D., Davidson, A., Sanford, B.V., Okulitch, A.V., and Roest, W.R. “Geological Map of Canada, Geological Survey of Canada, Map 1860A”. Scale 1:5,000,000. Compiled 1996.
10. National Air Photo Library, Ottawa, Ontario.
11. Library and Archives of Canada, Ottawa, Ontario.
12. Technical Standards & Safety Authority.
13. The City of Ottawa.
14. Ontario Ministry of the Environment.
15. MOE Brownfields Environmental Site Registry.
16. Google Earth™ Satellite Imagery.
17. “Phase I - Environmental Site Assessment, 3775 Carp Road and 458 Donald B. Munro Drive, Carp, Ontario” prepared by Paterson Group Inc. for Novatech Engineering Consultants Limited, dated December 17, 2007.
18. “Phase I Environmental Site Assessment, 3119 Carp Road, Ottawa, Ontario” prepared by Houle Chevrier Engineering Ltd. for Mr. Greg LeBlanc, dated February 2014.
19. “Hydrogeological Assessment and Terrain Evaluation – Proposed Commercial/Industrial Subdivision, 3119 Carp Road, Township of Huntley, Ottawa, Ontario” prepared by Houle Chevrier Engineering Ltd. for Mr. Greg LeBlanc, dated February 2014.

FIGURES



PROJECT NAME			PHASE I ENVIRONMENTAL SITE ASSESSMENT
CLIENT NAME			MR. GREG LEBLANC
PROJECT LOCATION			3119 CARP ROAD, OTTAWA, ONTARIO
FIGURE NAME			KEY MAP
SCALE			AS SHOWN
PROJECT NO.		DATE:	
92388		MARCH 2014	
FIGURE NO.			1



LEGEND	
	- SITE PERIMETER
INST	- INSTITUTIONAL
	- PARKING

PROJECT NAME			
PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME			
MR. GREG LEBLANC			
PROJECT LOCATION			
3119 CARP ROAD, OTTAWA, ONTARIO			
FIGURE NAME			FIGURE NO.
SITE AND SURROUNDING LAND USE PLAN			2
APPROXIMATE SCALE	PROJECT NO.	DATE	
AS SHOWN	92388	MARCH 2014	

APPENDIX I
OPTA RESPONSE

HEIRS™

Historical Environmental Information Reporting System



An **SCM** Company

150 Commerce Valley Drive W
8th Floor
Markham, Ontario L3T 7Z3
T: 905-882-6300
www.optaintel.ca

Report Completed By:
Sunita Kapoor

Site Address:
3119 Carp Road,
Carp, Ontario

Project No:
92388

Opta Order ID:
22078

Requested by:
Kurt Frommann
Pinchin Environmental

Date Completed:
March 17, 2014

Opta Environmental Services

Historical Environmental Information Reporting System (HEIRS™)

March 17, 2014

Kurt Frommann
 Pinchin Environmental
 555 Legget Drive
 Kanata, Ontario. K2K 2X3

Dear Kurt,

Re: Your Site Address **3119 Carp Road , Carp, Ontario**
Your Project No.: **92388, Opta ID 22078**

As requested, we have searched our records regarding the above site and the following information was found:

Information	Date(s)	Comment	Cost
Research Fee per street address		\$50.00 flat fee per street address.	\$50.00
Fire Insurance Plans	No Record Found	\$100.00 for each Fire Insurance Plan.	
Reports: All Risk/Multi-Risk: Inspection: COPE: Other:	No Record Found	\$55.00 for each Inspection/Survey report	
Site Plan(s)	No Record Found	\$70.00 for each Site plan	
Subtotal			
Minimum order fee of \$155.00			Applicable
2 (two)/4 (four) Day Rush Service			N/A
Total			\$50.00

NRF: No Records Found. NO: Not Ordered.

The total cost for this report is \$50.00 plus courier charges (if applicable) and HST. Please see the Terms and Conditions for our search on page two of this report.

Thank you for employing the services of Opta Information Intelligence.

Sunita Kapoor
 Opta Environmental Services



150 Commerce Valley Drive W
 Markham, Ontario
 L3T 7Z3

T: 905.882.6300
Toll Free: 1.800.268.8080
F: 905.695.6543

An **SCM** Company
www.optaintel.ca

Opta Environmental Services Historical Environmental Information Reporting System (HEIRS™) Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document


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

Law

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

APPENDIX II
CORRESPONDENCE WITH REGULATORY AGENCIES

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

Requester Data			For Ministry Use Only			
Name, Title, Company Name and Mailing Address of Requester Kurt Frommann Pinchin Environmental 555 Legget Dr, Suite 1001, Tower A Kanata, Ontario K2K 2X3 For questions or concerns please contact Kurt Frommann at: kfrommann@pinchin.com			FOI Request No.		FOI Co-ordinator Review date	
			Date Request Received		Fee Paid	
			Response Due Date		~ ACCT ~ CHQ <input checked="" type="checkbox"/> VISA ~ CASH	
Telephone/Fax Nos.	Your Project/Reference No.	Signature of Requester	CNR	ER	NOR	SWR
Tel: (613) 592-3387 Fax (613) 592-5897	No. 92388		WCR			
			SAC	IEB	EAA	

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)	
3119 Carp Road, Carp (Ottawa), Ontario	
Present Property Owner(s) and Date(s) of Ownership	
Mr. Greg LeBlanc	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable)	
Vacant Land	

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

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

From: squibell@tssa.org on behalf of [Public Information Services](#)
To: [Frommann, Kurt](#)
Subject: Re: Tank Search - Pinchin Project #92388
Date: Tuesday, March 11, 2014 10:03:11 AM

Hi Kurt,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

1500 Thomas Arque Dr, Carp has record of 2 expired underground tanks.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

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

www.tssa.org

Toll-Free: 1-877-682-8772

On Tue, Mar 11, 2014 at 9:39 AM, Frommann, Kurt <kfrommann@pinchin.com> wrote:

To Whom It May Concern;

I am writing this email on behalf of Pinchin Environmental. Could you please conduct a search for fuel tanks and retail fuel outlets on the following addresses in Ottawa, Ontario:

- 1) 3113 Carp Road;
- 2) 3119 Carp Road;
- 3) 3123 Carp Road;
- 4) 3149 Carp Road;
- 5) 3155 Carp Road; and
- 6) 1500 Thomas Argue Road.

Thank you for your time and co-operation regarding this matter.

Sincerely,

Kurt Frommann, B.A., EMAPG

Project Technologist

Environmental Due Diligence & Remediation

Pinchin Environmental Ltd.

555 Legget Drive, Suite 1001, Tower A

Kanata, ON K2K 2X3

Phone: [613-592-3387 Ext 1820](tel:613-592-3387)

Cell: [613-410-6956](tel:613-410-6956)

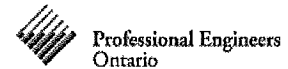
Fax: [613-592-5897](tel:613-592-5897)

kfrommann@pinchin.com

www.pinchin.com

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This electronic message and any attached documents are intended only for the named recipients.
This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.



March 18, 2014.

City of Ottawa
110 Laurier Street West
Ottawa, ON K1P 1J1

VIA FAX 560-2576

Attention: John Bernier

Dear Mr. Bernier:

**RE: Phase I Environmental Site Assessment
3119 Carp Road
Carp (Ottawa), Ontario
Pinchin Project No.: 92388**

Pinchin Environmental Ltd. ("Pinchin") was retained by Mr. Greg LeBlanc ("Client") to conduct a Phase I Environmental Site Assessment ("Phase I ESA") of the property located at 3119 Carp Road, Carp (Ottawa), Ontario, Canada (hereafter referred to as the "Site").

We would appreciate any information you may have, regarding any environmental records, for this property. Such records would include violations, sewer-use infractions, spills or leaks, waste disposal sites, etc. In addition, please search the HLUI database for historical land use in the Site area. The consent form, HLUI disclaimer form, and the Request for Information form are attached. We thank you for your co-operation in this matter and look forward to your reply.

In addition, we would greatly appreciate if could quote the above noted Pinchin Project Number in your response.

If you should require further information, please do not hesitate to contact Kurt Frommann at kfrommann@pinchin.com or by telephone at (613) 592-3387, Ext. 1820.

Yours truly,

PINCHIN ENVIRONMENTAL LTD.

Kurt Frommann
Project Technologist
Environmental Due Diligence &
Remediation

DISCLAIMER
For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the HISTORICAL LAND USE INVENTORY ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Pinchin Environmental ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided "as is".
3. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information to be provided by the City to the Requester is provided on the assumption that no person shall rely on it without undertaking independent verification of it for any purpose whatsoever and all liability to any such person is denied.
4. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
5. Copyright is reserved to the City.
6. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
7. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
8. All information collected under this request and all records provided in response to this request are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990,c. M56, as amended.

Signed:  Dated: March 18, 2014
Per: Kurt Frommann
Title: Project Technologist
Company: Pinchin Environmental Ltd.

CONFIDENTIAL

Deadline for Response: _____

Phase 1 – Environmental Site Assessment

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Kurt Frommann
- b) Address of Requester: 555 Legget Dr, Suite 1001, Kanata, ON K2K 2X3
- c) Telephone Number: 613-592-3387
- d) Site Address: Lot- _____ Concession: _____
Street: 3119 Carp Road
City/Town: Carp (Ottawa), Ontario
Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owner: Mr. Greg LeBlanc
- g) Adjacent Property Owners: _____

- h) Date of Ownership: _____
Previous Owner(s): _____

- i) Type of Site: (X) vacant, () residential, () commercial,
() other (specify) _____
- j) Requestors relationship to Site: environmental site assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: see attached letter

2. CONFIDENTIALITY

- a) Consent Required: () Owner () Tenant () Purchaser () Legal**
- b) Consent Obtained: (X) Owner () Tenant () Purchaser () Legal**

*(If formal MFIPPA request, please forward to Corporate Access and Privacy Coordinator, Clerk's Department)

** (Consent letters must contain the information required, give authorization to requestor, and be dated and signed)

City of Ottawa Authorization Letter

March 10, 2014

**RE: Phase I Environmental Site Assessment
3119 Carp Road
Ottawa, Ontario
Pinchin File No.: 92388**

This will confirm that Pinchin Environmental Ltd. has been retained to conduct a Phase I Environmental Site Assessment ("ESA") of the above-mentioned property, hereby referred to as the "Site".

Please regard this letter as authorization to release to Pinchin information requested to the City of Ottawa, or any other regulatory body requiring authorization from the **owner of the Site**.

GREG LEBLANC

Name of Company

MARCH 11, 2014

Dated

Greg LeBlanc

Signature of Representative

GREG LEBLANC

Name (please print)

APPENDIX III
ECOLOG ERIS REPORT

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICE



DATABASE REPORT



Project Property: 3119 Carp Road, Carp, ON
3119 Carp Rd
Ottawa ON K0A1L0
Custom-Build Your Own Report

Report Type:

Order #: 20140310054

Requested by: Pinchin Environmental

Date: March 14, 2014

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

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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

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Executive Summary

Property Information:

Project Property: 3119 Carp Road, Carp, ON
3119 Carp Rd Ottawa ON K0A1L0

Order Information:

Order No.: 20140310054
Date Requested: 14/03/2014
Requested by: Pinchin Environmental
Report Type: Custom-Build Your Own Report

Additional Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	N	-	-	-
CHEM	Chemical Register	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	N	-	-	-
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIS	Environmental Issues Inventory System	N	-	-	-
EXP	List of TSSA Expired Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FST	Fuel Storage Tank	N	-	-	-
FSTH	Fuel Storage Tank - Historic	N	-	-	-
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	7	7
HINC	TSSA Historic Incidents	N	-	-	-
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	TSSA Incidents	N	-	-	-
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defence & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defence & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	TSSA Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	N	-	-	-
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	N	-	-	-
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	N	-	-	-
Total:			0	7	7

Executive Summary: Site Report Summary – Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------------

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

Executive Summary: Site Report Summary – Surrounding Properties

Map Key	DB	Company/Site Name	Address	Page Number
1	GEN	WESA Group	3108 Carp Road Carp ON K0A 1L0	10
1	GEN	WESA Group	3108 Carp Road Carp ON K0A 1L0	10
1	GEN	WESA Group	3108 Carp Road Carp ON K0A 1L0	10
1	GEN	Water and Earth Science Associates Ltd	3108 Carp Road Carp ON K0A 1L0	11
1	GEN	BluMetric Environmental Inc. WESA	3108 Carp Road Carp ON K0A 1L0	11
1	GEN	WESA Group	3108 Carp Road Carp ON K0A 1L0	11
1	GEN	BluMetric Environmental Inc.	3108 Carp Road Carp ON K0A 1L0	12

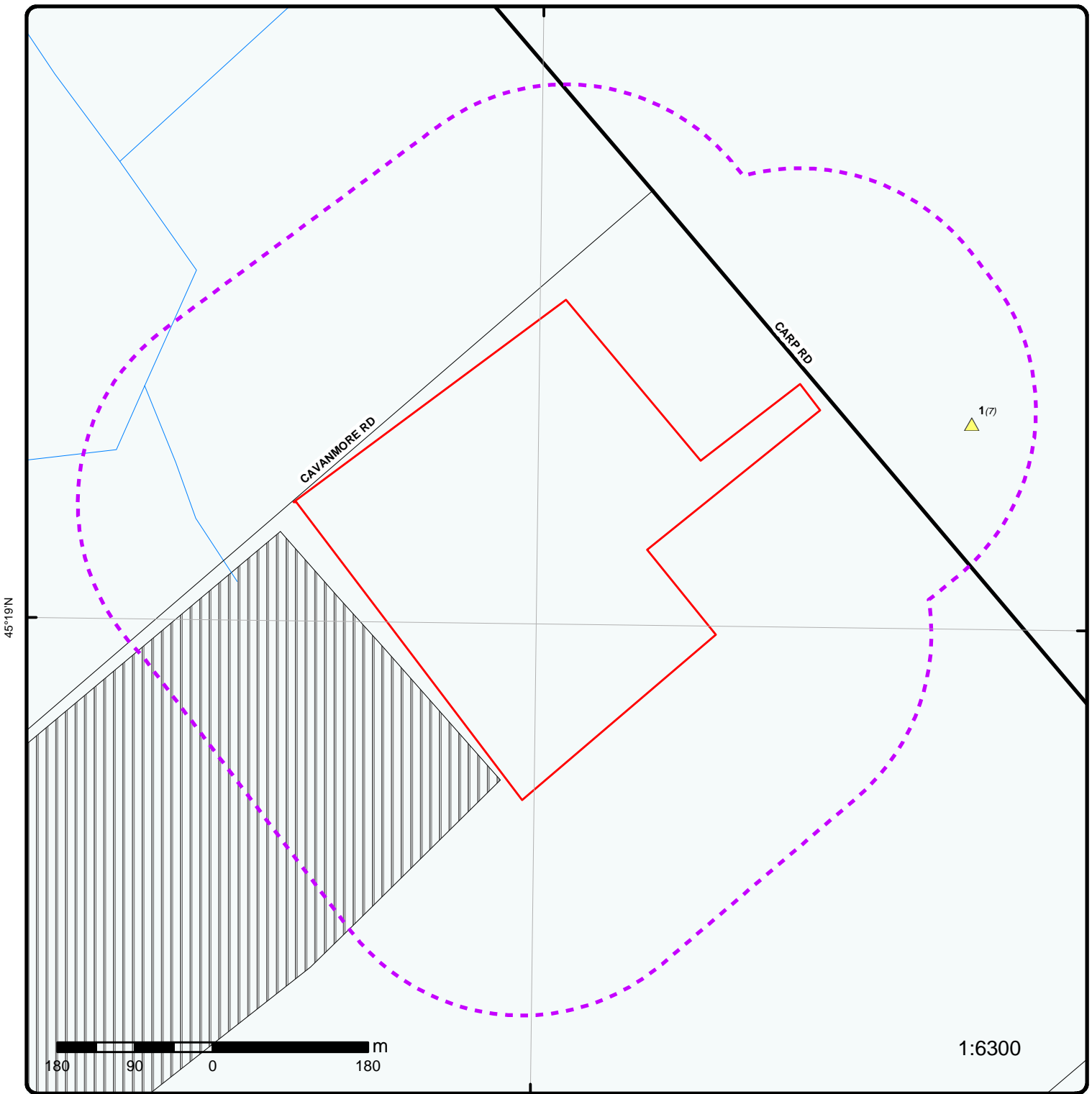
Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 2013 has found that there are 7 GEN site(s) within approximately 0.25 Kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
WESA Group	3108 Carp Road Carp ON K0A 1L0	1
WESA Group	3108 Carp Road Carp ON K0A 1L0	1
WESA Group	3108 Carp Road Carp ON K0A 1L0	1
BluMetric Environmental Inc.	3108 Carp Road Carp ON K0A 1L0	1
BluMetric Environmental Inc. WESA	3108 Carp Road Carp ON K0A 1L0	1
WESA Group	3108 Carp Road Carp ON K0A 1L0	1
Water and Earth Science Associates Ltd	3108 Carp Road Carp ON K0A 1L0	1

76°0'30"W



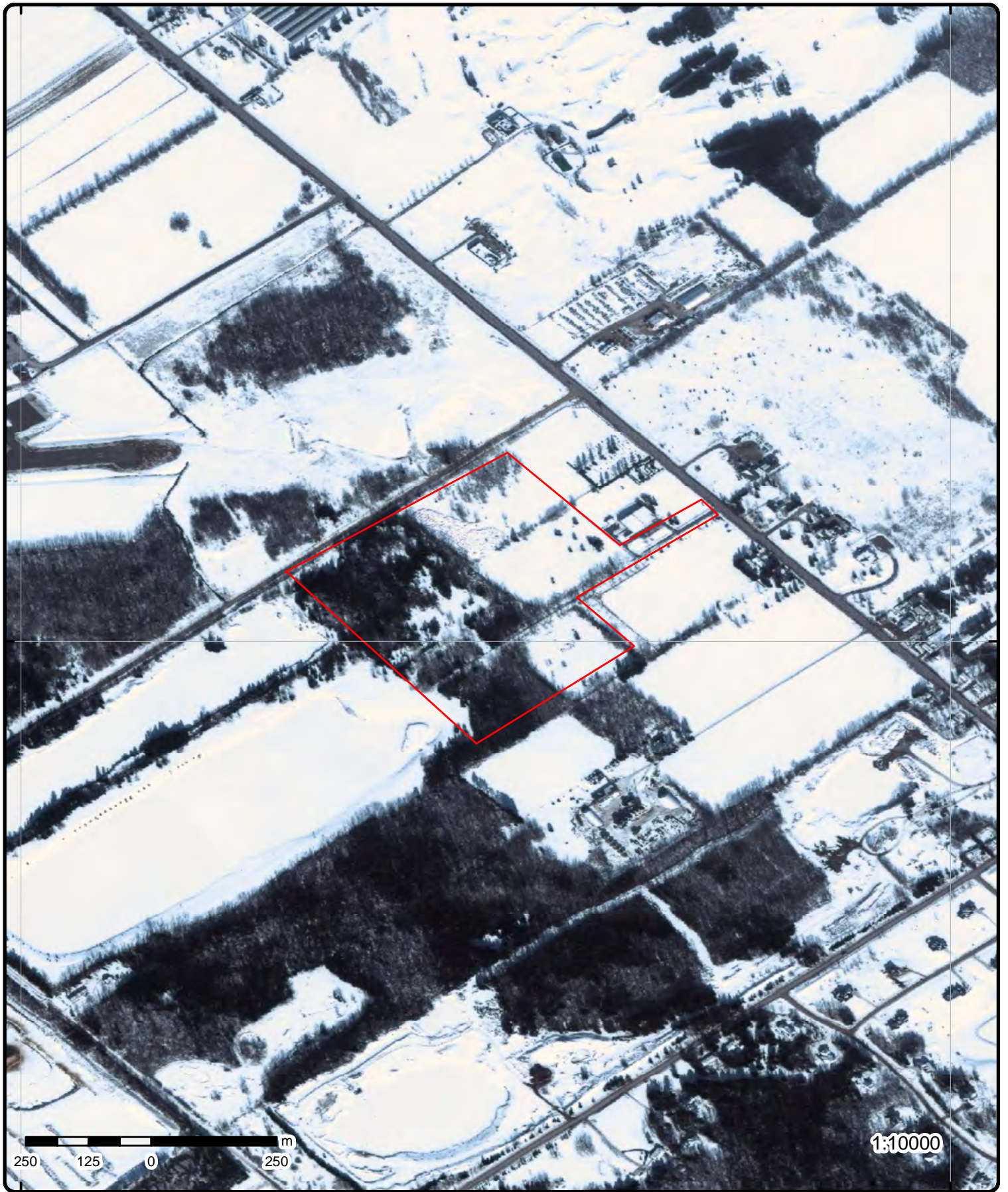
1:6300

Map

Order No: 20140310054

Address: 3119 Carp Rd, Ottawa, ON, K0A1L0

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



Aerial

Order No: 20140310054

Address: 3119 Carp Rd, Ottawa, ON, K0A1L0

Detail Report

Map Key	Number of Records	Elevation m	Site	DB
1	1 of 7	118.6	WESA Group 3108 Carp Road Carp ON K0A 1L0	GEN
SIC Code:		541330 541380 541620		
SIC Description:		Engineering Services, Testing Laboratories, Environmental Consulting Services		
Generator #:		ON3671476		
Approval Yrs:		07,08		
--- Details ---				
Waste Code:		112		
Waste Description:		ACID WASTE - HEAVY METALS		
+				
Waste Code:		131		
Waste Description:		NEUTRALIZED WASTES - HEAVY METALS		
+				
Waste Code:		148		
Waste Description:		INORGANIC LABORATORY CHEMICALS		
+				
Waste Code:		212		
Waste Description:		ALIPHATIC SOLVENTS		
+				
Waste Code:		251		
Waste Description:		OIL SKIMMINGS & SLUDGES		
1	2 of 7	118.6	WESA Group 3108 Carp Road Carp ON K0A 1L0	GEN
SIC Code:		541330, 541380, 541620		
SIC Description:		Engineering Services, Testing Laboratories, Environmental Consulting Services		
Generator #:		ON3671476		
Approval Yrs:		2010		
--- Details ---				
Waste Code:		212		
Waste Description:		ALIPHATIC SOLVENTS		
+				
Waste Code:		131		
Waste Description:		NEUTRALIZED WASTES - HEAVY METALS		
+				
Waste Code:		112		
Waste Description:		ACID WASTE - HEAVY METALS		
+				
Waste Code:		148		
Waste Description:		INORGANIC LABORATORY CHEMICALS		
+				
Waste Code:		251		
Waste Description:		OIL SKIMMINGS & SLUDGES		
1	3 of 7	118.6	WESA Group 3108 Carp Road	GEN

Map Key	Number of Records	Elevation m	Site	DB
Carp ON K0A 1L0				
SIC Code:		541330, 541380, 541620		
SIC Description:		Engineering Services, Testing Laboratories, Environmental Consulting Services		
Generator #:		ON3671476		
Approval Yrs:		2011		
--- Details ---				
Waste Code:		251		
Waste Description:		OIL SKIMMINGS & SLUDGES		
+				
Waste Code:		148		
Waste Description:		INORGANIC LABORATORY CHEMICALS		
+				
Waste Code:		212		
Waste Description:		ALIPHATIC SOLVENTS		
+				
Waste Code:		131		
Waste Description:		NEUTRALIZED WASTES - HEAVY METALS		
+				
Waste Code:		112		
Waste Description:		ACID WASTE - HEAVY METALS		
1	4 of 7	118.6	Water and Earth Science Associates Ltd 3108 Carp Road Carp ON K0A 1L0	<u>GEN</u>
SIC Code:		541330 541380 541620		
SIC Description:		Engineering Services, Testing Laboratories, Environmental Consulting Services		
Generator #:		ON3671476		
Approval Yrs:		06		
--- Details ---				
Waste Code:		131		
Waste Description:		NEUTRALIZED WASTES - HEAVY METALS		
1	5 of 7	118.6	BluMetric Environmental Inc. WESA 3108 Carp Road Carp ON K0A 1L0	<u>GEN</u>
SIC Code:				
SIC Description:				
Generator #:		ON3671476		
Approval Yrs:		As of July 2013		
--- Details ---				
Waste Code:		146		
Waste Description:		Other specified inorganic sludges, slurries or solids		
+				
Waste Code:		148		
Waste Description:		Misc. wastes and inorganic chemicals		
1	6 of 7	118.6	WESA Group 3108 Carp Road Carp ON K0A 1L0	<u>GEN</u>
SIC Code:		541330, 541380, 541620		
SIC Description:		Engineering Services, Testing Laboratories, Environmental Consulting Services		
Generator #:		ON3671476		
Approval Yrs:		2009		

Map Key	Number of Records	Elevation m	Site	DB
--- Details ---				
	Waste Code:	112		
	Waste Description:		ACID WASTE - HEAVY METALS	
	+			
	Waste Code:	131		
	Waste Description:		NEUTRALIZED WASTES - HEAVY METALS	
	+			
	Waste Code:	148		
	Waste Description:		INORGANIC LABORATORY CHEMICALS	
	+			
	Waste Code:	212		
	Waste Description:		ALIPHATIC SOLVENTS	
	+			
	Waste Code:	251		
	Waste Description:		OIL SKIMMINGS & SLUDGES	

1	7 of 7	118.6	BluMetric Environmental Inc. 3108 Carp Road Carp ON K0A 1L0	<u>GEN</u>
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SIC Code: 541330, 541380, 541620
 SIC Description: Engineering Services, Testing Laboratories, Environmental Consulting Services
 Generator #: ON3671476
 Approval Yrs: 2012

--- Details ---

Waste Code:	112	
Waste Description:		ACID WASTE - HEAVY METALS
+		
Waste Code:	251	
Waste Description:		OIL SKIMMINGS & SLUDGES
+		
Waste Code:	148	
Waste Description:		INORGANIC LABORATORY CHEMICALS
+		
Waste Code:	212	
Waste Description:		ALIPHATIC SOLVENTS
+		
Waste Code:	131	
Waste Description:		NEUTRALIZED WASTES - HEAVY METALS

Unplottable Summary

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

Unplottable Report

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

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd 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 Ecolog 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: Sept 2002* Provincial [AAGR](#)
The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Aggregate Inventory: Up to Aug 2012 Provincial [AGR](#)
The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Abandoned Mine Information System: 1800-Feb 2013 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.

Anderson's Waste Disposal Sites: 1860s-Present 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.

Automobile Wrecking & Supplies: 2001-Jun 2010 Private [AUWR](#)
This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Borehole: 1875-Aug 2011 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.

Certificates of Approval: 1985-Oct 30, 2011* 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.

Commercial Fuel Oil Tanks: 1948-Apr 2013 Provincial [CFOT](#)
Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Chemical Register: 1992, 1999-Jun 2010 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.).

Inventory of Coal Gasification Plants and Coal Tar Sites: Apr 1987 and Nov 1988* 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.*

Compliance and Convictions: 1989-2013 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.

Certificates of Property Use: 1994-2013 Provincial [CPU](#)
This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Drill Hole Database: 1886-Jun 2013 Provincial [DRL](#)
The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Environmental Activity and Sector Registry: Oct 31 2011-Dec 2013 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.

Environmental Registry: 1994-2013 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.

Environmental Compliance Approval: Oct 31, 2011-Jan 2014 Provincial [ECA](#)
On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For CofA's prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Environmental Effects Monitoring: 1992-2007* 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.

ERIS Historical Searches: 1999-Mar 2013 Private [EHS](#)
EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Environmental Issues Inventory System: 1992-2001* Federal [EIS](#)
The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

List of TSSA Expired Facilities: Current to May 2013 Provincial [EXP](#)
This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Federal Convictions: 1988-Jun 2007* 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.

Contaminated Sites on Federal Land:

June 2000-Jan 2014

Federal

[FCS](#)

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

Fisheries & Oceans Fuel Tanks:

1964-Sept 2003

Federal

[FOFT](#)

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

Fuel Storage Tank:

2010-May 2013

Provincial

[FST](#)

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

Fuel Storage Tank - Historic:

Pre-Jan 2010*

Provincial

[FSTH](#)

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

Ontario Regulation 347 Waste Generators Summary:

1986-Jul 2013

Provincial

[GEN](#)

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

TSSA Historic Incidents:

2006-June 2009

Provincial

[HINC](#)

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

Indian & Northern Affairs Fuel Tanks:

1950-Aug 2003*

Federal

[IAFT](#)

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

TSSA Incidents:

June 2009-Apr 2013

Provincial

[INC](#)

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

Landfill Inventory Management Ontario:

2012

Provincial

[LIMO](#)

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

Canadian Mine Locations:

1998-2009

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.

Mineral Occurrences:

1846-Apr 2013

Provincial

[MNR](#)

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

National Analysis of Trends in Emergencies System

1974-1994*

Federal

[NATE](#)**(NATES):**

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.

Non-Compliance Reports:

1994-2012

Provincial

[NCPL](#)

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

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

National Defence & Canadian Forces Spills: Mar 1999-Aug 2010 Federal [NDSP](#)
The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

National Defence & Canadian Forces Waste Disposal Sites: 2001-Apr 2007* 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.

National Environmental Emergencies System (NEES): 1974-2003* Federal [NEES](#)
In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

National PCB Inventory: 1988-2008* Federal [NPCB](#)
Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

National Pollutant Release Inventory: 1993-2011 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.

Oil and Gas Wells: 1988-2013 Private [OGW](#)
The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Ontario Oil and Gas Wells: 1800-Jul 2013 Provincial [OOGW](#)
In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Inventory of PCB Storage Sites: 1987-Oct 2004 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.

Orders: 1994-2013 Provincial [ORD](#)
This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Canadian Pulp and Paper: 1999, 2002, 2004, 2005, 2009 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.

Parks Canada Fuel Storage Tanks: 1920-Jan 2005* Federal [PCFT](#)
Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Pesticide Register: 1988-Jun 2013 Provincial [PES](#)
The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

TSSA Pipeline Incidents: June 2009-Mar 2012 Provincial [PINC](#)
TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Private and Retail Fuel Storage Tanks: 1989-1996* 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).

Permit to Take Water: 1994-2013 Provincial [PTTW](#)
This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Ontario Regulation 347 Waste Receivers Summary: 1986-2012 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.

Record of Site Condition: 1997-Sept 2001, Oct 2004- Jan 2014 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).

Retail Fuel Storage Tanks: 1999-Jun 2010 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.

Scott's Manufacturing Directory: 1992-Mar 2011 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.

Ontario Spills: 1988-Jun 2013 Provincial [SPL](#)
This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Wastewater Discharger Registration Database: 1990-2011 Provincial [SRDS](#)
Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Anderson's Storage Tanks: 1915-1953* 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.

Transport Canada Fuel Storage Tanks: 1970-Mar 2007 Federal [TCFT](#)
With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

TSSA Variances for Abandonment of Underground

Current to Jun 2013

Provincial

[VAR](#)

Storage Tanks:

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

Waste Disposal Sites - MOE CA Inventory:

1970-Jan 2014

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.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Up to Oct 1990*

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.

Water Well Information System:

1955-May 2013

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.

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
PHOTOGRAPHS



Photo 1 – View of the north portion of the Site from the access road.



Photo 2 – Southeast portion of the Site.



Photo 3 – Forested area on the southwest portion of the Site.



Photo 4 – View of access road, looking southwest.



Photo 5 – Adjacent property located southwest of the Site.



Photo 6 – Adjacent property located northeast of the Site.



Photo 7 – Adjacent property located northwest of the Site.



Photo 8 – Adjacent property located southeast of the Site.

APPENDIX V
QUALIFICATIONS OF ASSESSOR

Kurt Frommann, B.A. EMAPG, Project Technologist

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